



BRANDON SIBAL
Vice President
Personal Real Estate Corporation
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SITINGS REALTY LTD.
SITINGS.CA / 604.684.6767
1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

PROJECT SUMMARY

The Tyee Plaza Shopping Centre is located in the heart of downtown Campbell River, British Columbia. Strategically stationed directly across Island Highway from the ferry terminal, this location provides a unique opportunity to serve a trade area of 69,169 people, along with traffic volumes totalling 11,164 vehicles per day and average ferry ridership of 1,426 per day.

✚ Campbell River is considered the economic gateway to North Vancouver Island and is in the midst of an economic upswing with major investments being directed towards the city's infrastructure.

✚ Small format CRU space available for lease with venting capabilities.

✚ No Frills now open!



DETAILS

+

Available Sizes:

+

Unit 1315:

1,200 SF

+

Unit 1041:

2,068 SF

+

Unit 1311:

2,560 SF

▶

VIRTUAL TOUR

+

Island Highway: 7,614 VPD

Shoppers Row: 3,550 VPD

+

Contact Listing Agent for Rates

+

Additional Rent: \$11.70 PSF

+

Management Fee 5% of Gross Rent in Addition to CAM

EXISTING TENANTS



DEMOGRAPHICS

	1KM	3KM	5KM	CMA
2025 Population	2,624	14,852	25,914	45,159
2025 Daytime Population	6,663	19,475	28,678	43,905
2025 Average HH Income	\$86,576	\$106,886	\$113,809	\$126,900

CONTACT

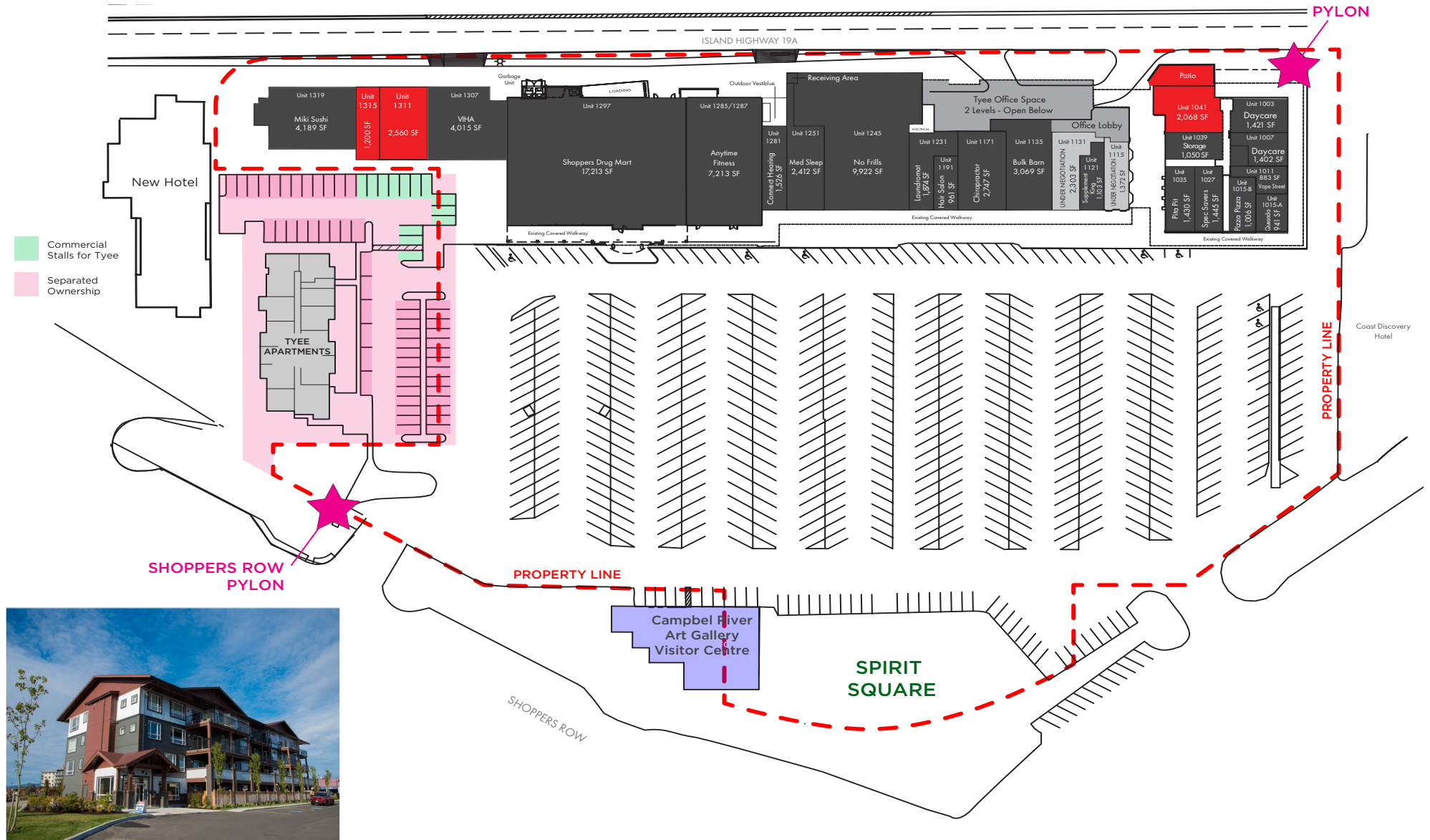
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SITE PLAN

TYEE PLAZA
Campbell River, BC



PHOTOS

TYEE PLAZA
Campbell River, BC



PROPERTY INFORMATION

TYEE PLAZA
Campbell River, BC

PYLON
SHOPPERS ROW



PYLON
ISLAND HWY



PROPERTY INFORMATION

Discovery Sound GP Inc. The Molnar Group.
1285 West Broadway (Suite 570), Vancouver BC, V6H 3X8

MUNICIPAL ADDRESS

MALL: 1111 Shoppers Row, Campbell River, BC V9W 2C7
OFFICES: 1100 Island Hwy, Campbell River, BC V9W 8C6

ZONING

C-1

TOTAL GLA

91,608 SF

LEGAL DESCRIPTION

Property Identifier: 001-028-103
Lot A, District Lot 1558, Sayward District Plan 13752
Except those parts in Plans 18780 and 23790.

Parcel Identifier: 001-028-124
Lot B, District Lot 1558, Sayward District Plan
13752 Except those parts in Plan 15556, 18780, 23790
and VIP82569

Parcel Identifier: 001-028-201

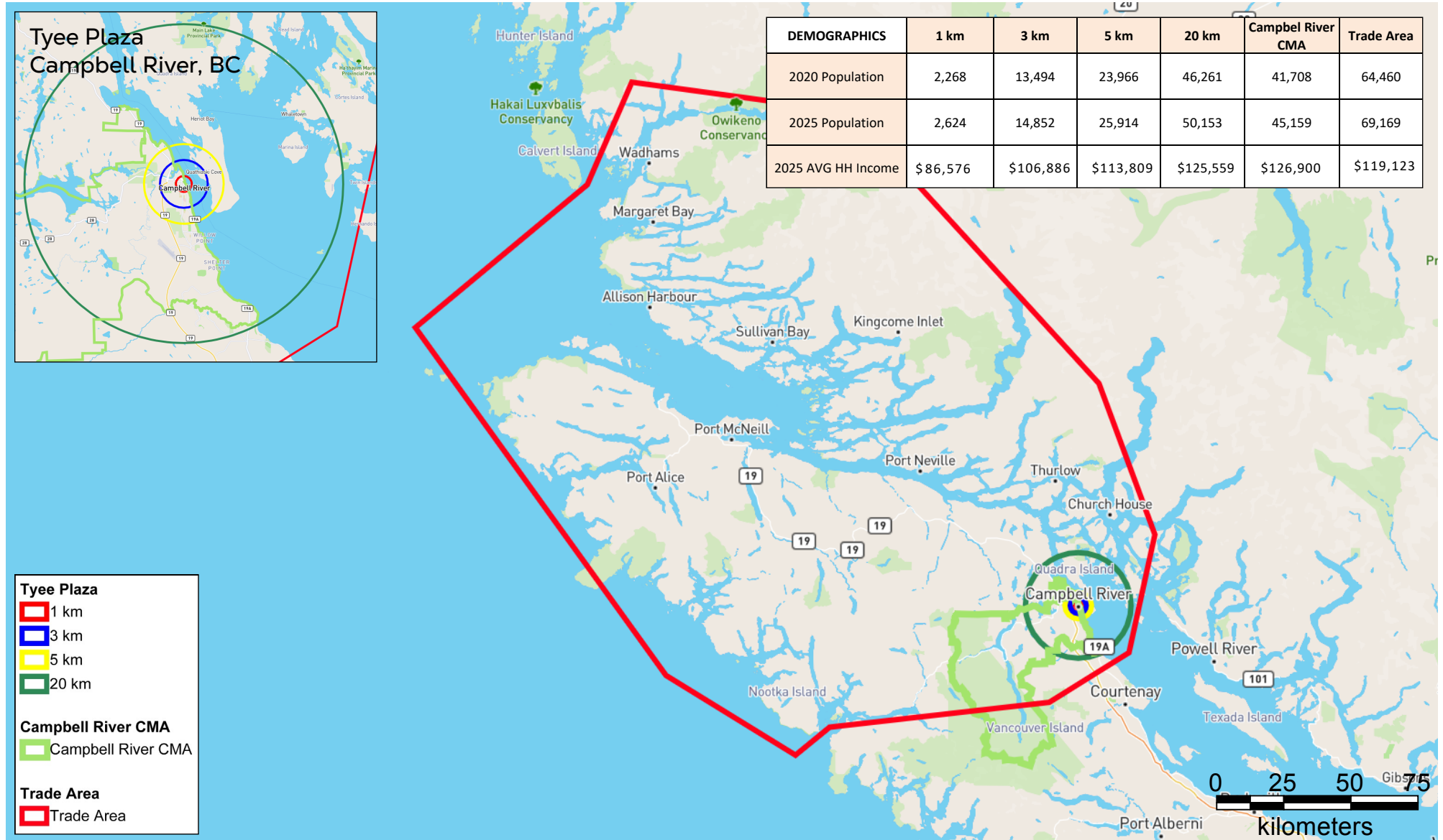
Parcel A (DD 3759191) of Lot B, District lot 1555, Sayward
District Plan 13752

Parcel Identifier: 001-028-251
Lot 1, District Lot 1558, Sayward District, Plan 15730
Except Part in Plan VIP63981

Parcel Identifier: 001-028-286
Lot 1, District Lot 1558, Sayward District, Plan 23790

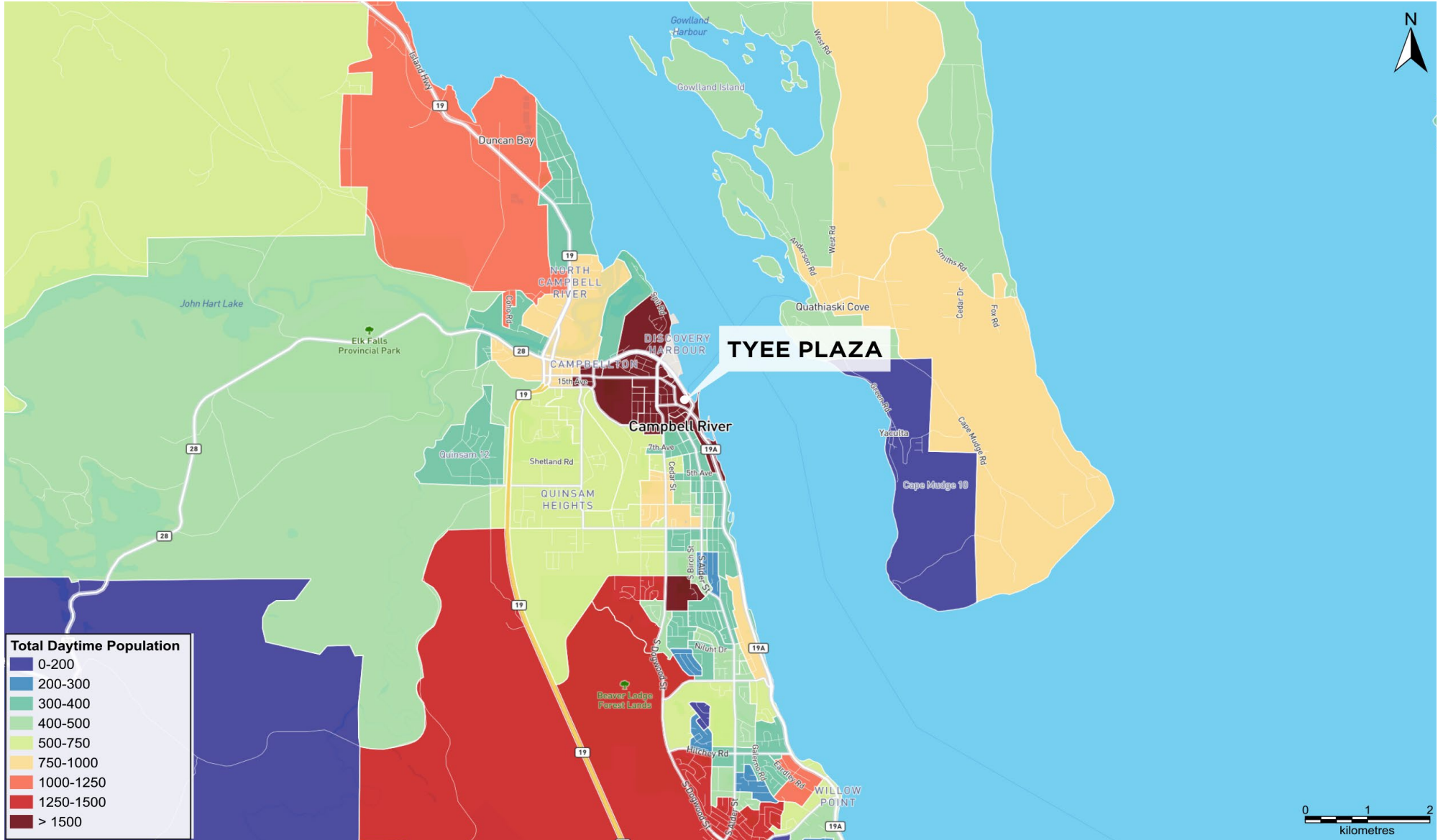
DEMOGRAPHICS

TYEE PLAZA
Campbell River, BC



DAYTIME POPULATION

TYEE PLAZA
Campbell River, BC



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