

FOR LEASE | Waterfront Restaurant and Retail Space
THE VILLAGE AT STLILUP



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STLILUP



Brad Bailey
Vice President
+1 778 690 2088
brad.bailey@colliers.com

1840

Stewart Avenue

Nanaimo | BC



THE OPPORTUNITY

Colliers International is pleased to present the lease offering of a newly constructed and superior quality commercial building located at 1840 Stewart Avenue in the City of Nanaimo on Vancouver Island. The improvements provide for an ideal location for a full-service restaurant with patios, retail/office and service commercial uses including marine service, coffee shop and related uses with an exceptional waterfront location and views.



SITE INFORMATION

The subject property occupies a high visibility location on Stewart Avenue, and comprises an area of approximately 3.41 acres of filled foreshore with extensive parking field including 180 stalls. The site possesses all utilities including city water, hydro, natural gas, cable, sanitary sewer, and storm drainage. The parking is accessed just east of the Zorkin Road/Stewart Avenue controlled intersection.

LEASEHOLD IMPROVEMENTS

The subject building is improved with a newly constructed (2023) and predominantly one storey commercial building comprised of wood frame and timbered construction totalling some 22,975 SF. The space will be delivered in shell condition ready for tenant improvements. Available space ranges from approximately 1,500 SF to 10,000+ SF. A common area lobby will provide interior access to certain units; others are provided storefront parking lot access and/or waterfront access and frontage. Tenant improvement allowances/Landlord Work are negotiable.



THE LOCATION

1840 Stewart Avenue overlooks the Newcastle Channel and Departure Bay and situated just 3 km from Nanaimo's downtown core and 110 km north of the City of Victoria. The site features direct, unobstructed views of Saysutshun Provincial Park (Newcastle Island) and nearby Departure Bay, and surrounding services and amenities including marine based retailers and services, marinas and restaurants. The property also forms part of Nanaimo's popular seawall walkway and lies within a highly trafficked transportation hub in immediate proximity to the BC Ferries Departure Bay terminal, seaplane terminals, and Brechin boat launch, and, as a result, benefits from exposure to major transient and destination traffic flows. With the completion of The Village at Stilup project, Saysutshun Marine Provincial Park will expand its ferry route to include a new port of call at The Village docks.



- Existing & Future Sea Wall
- - - - - Ferry Route
- 📍 Subject Property

TRAVEL TIMES

Tofino	Parksville	Cowichan	Victoria
170 mins (204 kms)	30 mins (37.6 kms)	50 mins (62.4 kms)	90 mins (114 kms)

ZONING

W2 - Harbour Waterfront

This zone provides for active marine uses including retail, tourism, and recreational activities.

Permitted uses include but are not limited to: Boat construction and repair, boat and marine sales, service and rental, canoe and kayak rental, convention centre, ferry terminal, marine equipment sales, museums, neighbourhood pub, public markets, recreational facility, restaurant, retail, tourist facility, yacht club.

LEGAL DESCRIPTION

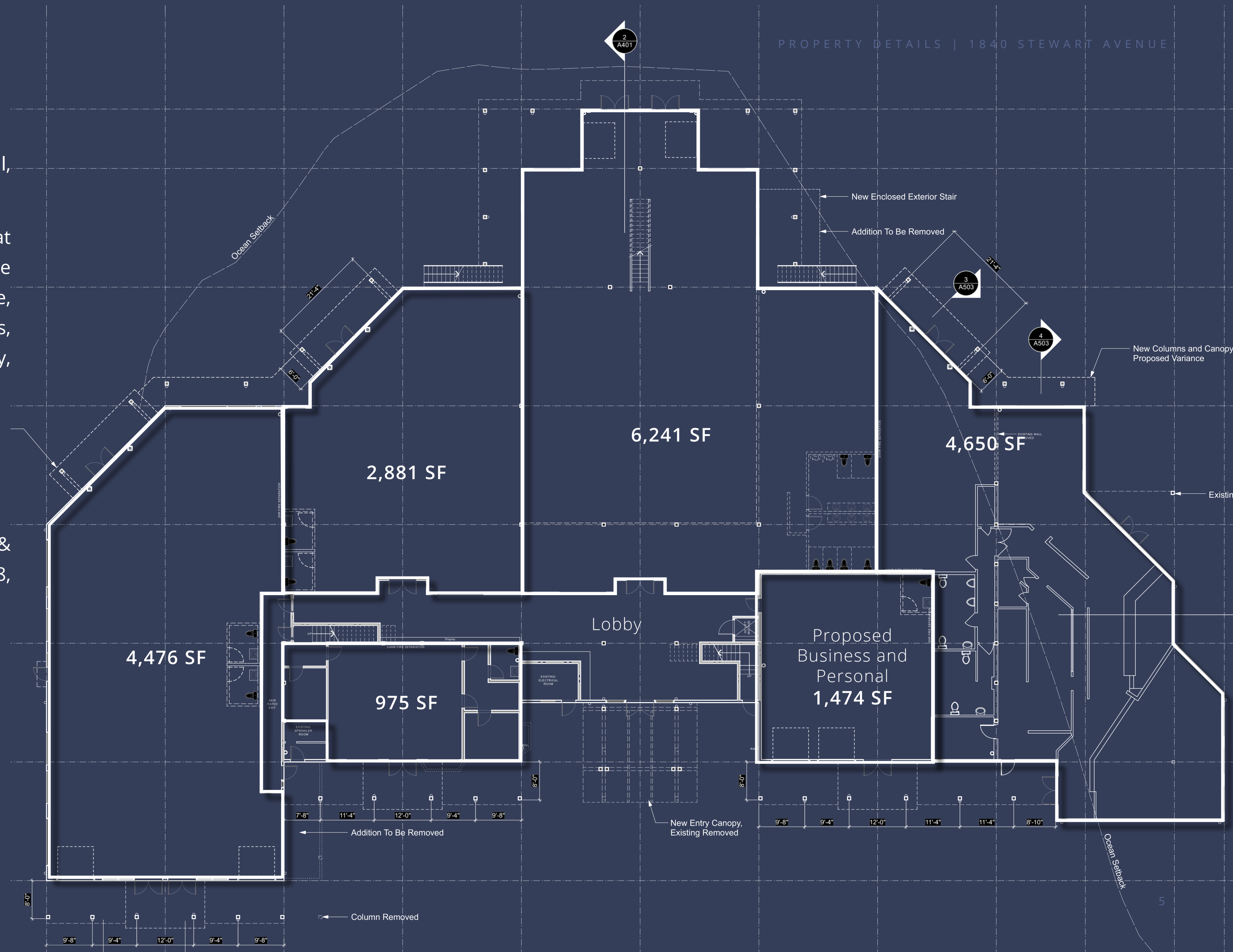
Block 1, Plan EPC 199, District Lot 227, Land District 32 & DL2079, together with that part of Block K, DL 227 & 2078, PL EPC246

ASKING BASE RENT

Contact Listing Agent

ADDITIONAL RENT

Currently estimated at \$12.00 per Square Foot



Contact

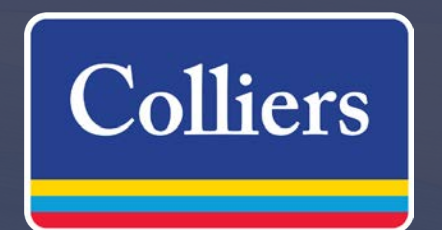
For more information about this offering, please contact:

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Vice President

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collierscanada.com

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