

For Lease

1150 Terminal Avenue
Nanaimo, BC

Terminal Park Shopping Centre

- High exposure shopping centre retail units

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

335 Wesley Street
Suite 105
Nanaimo, BC
V9R 2T5 Canada
Main: +1 250 740 1060
colliers.com





Location

Ideally located in Central Nanaimo, Terminal Park Shopping Centre commands an extensive retail presence as it is situated along the busy Island Highway. Just minutes from downtown Nanaimo, Terminal Park Shopping Centre features excellent exposure to highway traffic, extensive parking and is immediately bordered by other retail development. The unit for sublease is a highway exposure end cap unit with great visibility to the Island Highway and interior traffic flow.

The Centre

Terminal Park Shopping Centre is an existing retail centre comprised of four separate buildings for a total of +/- 50,000 SF of rentable space. The property features tenants such as: Bulk Barn, Burger King, Starbucks, Pizza Hut, Dollarama, London Life and many more.

Access/Egress

- All directional access on Estevan Road
- Right-in, Right-out on Estevan Road
- Right-in, Right-out on Terminal Avenue
- Fully signalized intersection on Terminal Avenue Street provides easy access to the site.

Availability

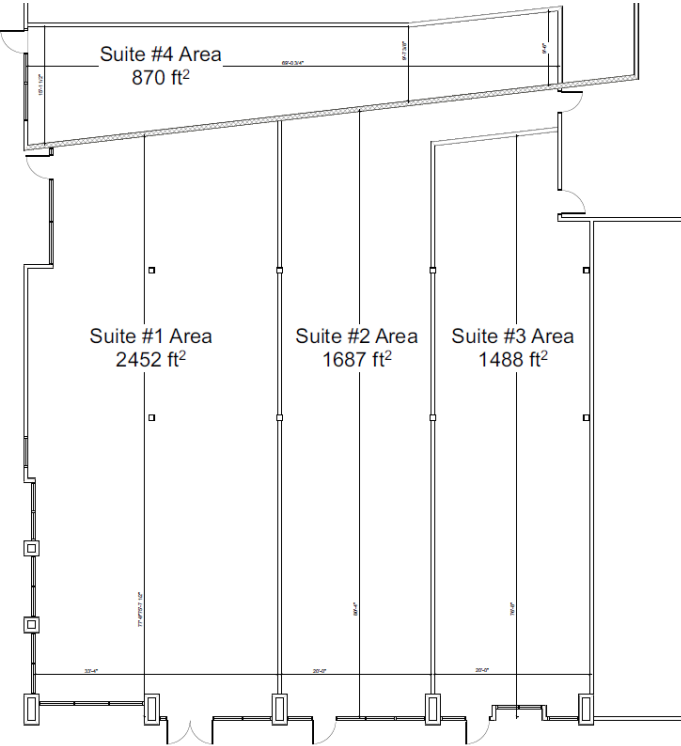
Unit	Approximate Size (SF)	Net Lease Rate (\$ / SF)	Additional Rent PSF (2025 est)
1	6,497	\$26.00	\$14.35
2	1,687	\$26.00	\$14.35
3	1,488	\$26.00	\$14.35
4	870	\$20.00	\$14.35
End Cap*	2,452	\$28.00	\$14.35

*Currently configured as a financial institution with customer service areas; enclosed offices; secure rooms; washrooms; and staff areas.

Demographics

	1 km radius	3 km radius	5 km radius
Total Population	6,394	34,446	66,501
Households	3,119	15,632	28,289
Average Age	45.3	43.2	41.8
Average Household Income	\$90,065.63	\$91,486.78	\$101,182.26
Average Spent (Current Consumption)	\$90,488	\$91,850	\$102,307

Source: Environics (2024)



Zoning

CC3: City Commercial Centre Zone - Wide range of uses include but are not limited to: artist studio, auto repair, auto sales and rental, car wash, club or lodge, commercial school, cultural facility, daycare, fast food restaurant, financial institution, furniture & appliance, garden centre, home centre, internet centre, laundromat, library, medical/dental office, micro brewery, neighbourhood pub, office, pharmacy, retail, restaurant, sign shop, and many others.

Key Highlights

- Busy prime retail corridor in Central Nanaimo
- Excellent amenities in the immediate area
- Extensive parking
- Excellent visibility to Island Highway



335 Wesley Street
Suite 105
Nanaimo, BC
V9R 2T5 Canada
Main: +1 250 740 1060
colliers.com

Brad Bailey

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

