



FOR LEASE | 1501 ESTEVAN ROAD, NANAIMO, BC
Terminal Mall Shopping Centre
 Freestanding Large Format Retail Building

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Property Summary

1501 Estevan Road, Nanaimo, BC

Terminal Mall Shopping Centre enjoys a fantastic location just north of downtown on Terminal Avenue North. This location allows for convenient access from all areas of the Nanaimo market providing an opportunity to service all of the city from one location.

Terminal Mall Shopping Centre has a strong tenant mix including a BC Liquor Store, Nesvog Meats and Sausage Co, Westland Insurance, Cobs Bread, Seadrift Seafood Market, Charlie Brown's Health Foods, and Bank of Montreal.



“ Large format retail premises available for immediate occupancy.”



THE OPPORTUNITY



Access

There are multiple points of access and egress and a large parking field of 105 stalls on-site; and an additional approximately 89 stalls of parking available through a cross easement on the neighbouring property.

The Building

The building was formerly operated as a Save-on-Foods and offers high ceilings and a regular floor plan with approximately 204 feet of frontage and 154 feet of depth. The building has had numerous renovations including a full exterior upgrade, and benefits from ample power.

The Region

The Nanaimo region is the second largest urban centre on Vancouver Island with a population of approximately 105,900 (BC Stats), and is expected to grow by 30% in the next 25 years. In keeping with the broader expansion of the BC economy, Nanaimo has seen a significant increase in both residential and commercial construction.



105,900
Population of Nanaimo



30% Growth
Over the next 25 years.



18,000 Students
Attend Vancouver Island
University

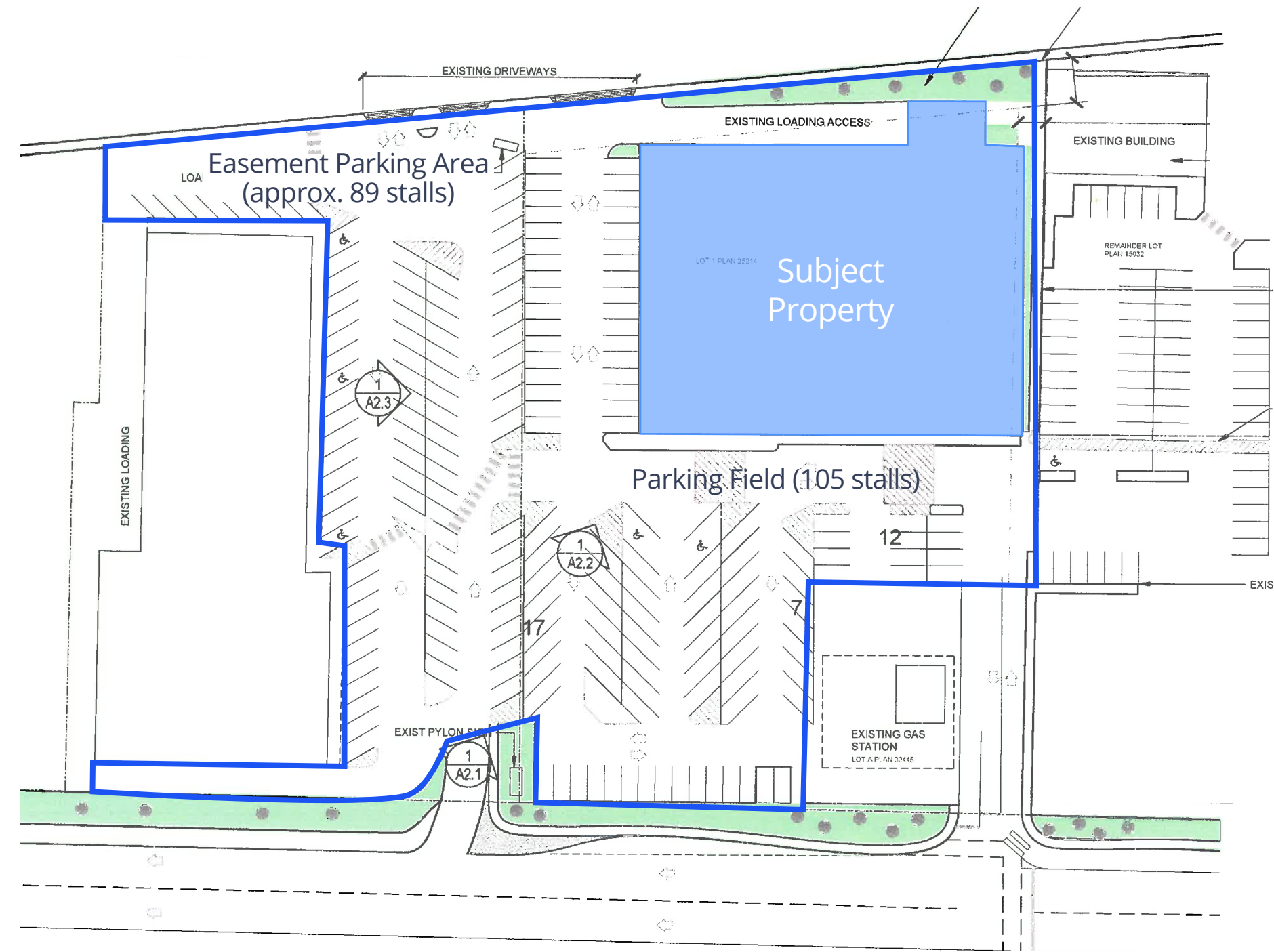


28,050
Vehicles pass per day



194 Stalls
In the parking field

PROPERTY FEATURES



Area	32,405 SF (demising options available)
Asking Lease Rate	Contact listing agents
Operating Costs & Taxes	\$9.71 PSF + 5% management fee
Availability	Immediate
Frontage	204 feet
Depth	154 feet

- Formerly operated as a Save-On-Foods
- High ceilings
- Regular floor plan
- Ample power
- Numerous renovations including full exterior upgrade
- Rear building, dock loading



Please reach out for more information on this opportunity

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