

KELLAND VENTURES

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# Turnkey Grocery Opportunity

## Northridge Plaza

5800 Turner Road | Nanaimo, British Columbia

±29,000 SF | Built-In Refrigeration, Display Cases, Walk-In Coolers & Gondola Shelving in Place

CONFIDENTIAL OFFERING MEMORANDUM

## Rare opportunity to lease a grocery-configured store with significant built-in infrastructure in North Nanaimo.

The former Quality Foods location at Northridge Plaza offers approximately 29,000 square feet of grocery-configured retail space. The premises are delivered with all built-in refrigerated display cases, walk-in coolers and freezers, gondola shelving, and building infrastructure in place. Portable department equipment (prep tables, processing equipment, smallwares) is not included but may be available by separate arrangement.

This configuration allows a new operator to avoid the most capital-intensive components of grocery development — refrigeration, mechanical systems, and display infrastructure — while retaining flexibility to configure portable equipment to their own brand and operational standards.

### Key Highlights

- ▶ ±29,000 SF grocery box with long, proven operating history
- ▶ All built-in refrigerated display cases and walk-in coolers/freezers remain in place
- ▶ Gondola shelving (15+ aisles, 56'–68' runs) included
- ▶ Full building infrastructure: receiving, storage, mechanical, staff, offices, washrooms
- ▶ Strong North Nanaimo demographics with consistent daily-needs traffic
- ▶ Immediate availability upon possession

### PROPERTY SNAPSHOT

**Property:** Northridge Plaza

**Address:** 5800 Turner Road, Nanaimo, BC

**Former Tenant:** Quality Foods (#4713)

**Available Area:** ±29,000 SF

**Building Type:** Neighbourhood Retail Centre

**Zoning:** Retail-Commercial (Grocery Permitted)

**Condition:** Built-In Infrastructure in Place

**Availability:** Immediate

**Lease Type:** Net Lease (Terms Negotiable)

## CONFIRMED BUILT-IN INFRASTRUCTURE — INCLUDED WITH PREMISES

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The following built-in infrastructure remains with the premises. These items represent the most capital-intensive components of grocery development and are confirmed not on the tenant's removal schedule.

### Refrigerated Display Cases

- ▶ 56' four-deck produce display
- ▶ 48' two-deck produce cases
- ▶ 20' six-deck + 6' five-deck produce
- ▶ 48' five-deck front-load dairy
- ▶ Rear-load dairy cooler bank
- ▶ 12' six-deck juice display
- ▶ 24' five-deck fresh meat (x2 banks)
- ▶ 28' meat/deli cold cuts cases
- ▶ 10' service fish counter
- ▶ 4' self-serve fish case
- ▶ 28' service/self-service deli display
- ▶ 27' service/self-service cheese display
- ▶ 22' service/self-service bakery display
- ▶ 12' beverage coolers

### Frozen Food Cases

- ▶ Multi-door reach-in freezers (all banks)
- ▶ 36' wide islands: ice cream (x1)
- ▶ 36' wide islands: frozen food (x1)
- ▶ 36' wide islands: frozen meat (x1)

### Walk-In Coolers & Freezers

- ▶ Produce cooler
- ▶ Meat cooler (12'-10" x 24'-9")
- ▶ Seafood cooler
- ▶ Dairy cooler
- ▶ Chinese food cooler
- ▶ Deli cooler + deli freezer
- ▶ Bakery cooler + bakery freezer
- ▶ Grocery freezer (walk-in)
- ▶ Floral cooler

### Gondola Shelving

- ▶ 15+ grocery aisles (56'-68' runs)
- ▶ Full aisle configuration in place

### Building Infrastructure

- ▶ Receiving area + loading
- ▶ Dry produce storage
- ▶ Storage rooms
- ▶ Mechanical mezzanine
- ▶ Staff mezzanine + offices
- ▶ Washrooms — staff + customer
- ▶ Janitorial rooms (x2)
- ▶ Produce trim area
- ▶ Meat prep room (room/structure)
- ▶ Fish prep station (room/structure)
- ▶ Deli prep area (room/structure)
- ▶ Floral prep room
- ▶ Baxter rotating oven (bakery)
- ▶ Baxter proofer (bakery)
- ▶ Picard revolving tray oven (bakery)
- ▶ Wood Stone oven (prepared foods / BBQ)
- ▶ Southern Pride smoker
- ▶ Baler

## EQUIPMENT STATUS — VERIFICATION REQUIRED & NOT INCLUDED



### Note for Prospective Tenants

While portable department equipment is not included, the built-in infrastructure that remains represents the most significant and costly components of grocery development. A new operator's fit-out is effectively reduced to portable equipment procurement and brand-specific cosmetic work.

### NOT INCLUDED — TENANT-SUPPLIED

The following portable equipment and supplies have been confirmed for removal by the outgoing tenant. A new operator should budget for these items.

**Produce:** Display tables, risers, dunnage racks, ice machines, overwrapper, spring loads

**Meat:** Grinder, band saw, wrap station, all SS work tables, dunnage racks, tray racks

**Deli / Prepared Foods:** Fryers, woks, ovens (Rational), pizza prep, slicers, coolers (True), chill blaster, all prep tables, smallwares

**Bakery:** Mixer, bread slicer, dishwasher, SS tables, all pans and straps

**Seafood:** Wrap station

**Bulk Foods:** Racks and gravity bins (entire section)

**General:** Shopping carts, standalone coolers, pallet jacks, ladders, metro racking, coffee/condiment station

**Staff / Support:** Staff furniture, sign dept equipment, Perk Ave furniture + TVs

## Estimated CapEx Savings from Built-In Infrastructure

# \$3.0 - \$5.5 Million+

Avoided costs from existing built-in refrigerated display cases, walk-in coolers and freezers, gondola shelving, mechanical systems, and building infrastructure. Does not include portable department equipment, which is tenant-supplied.

### Refrigeration & Display Cases

All built-in refrigerated display cases (produce, dairy, meat, deli, bakery, frozen, beverage) and 9 walk-in coolers/freezers remain. These are typically 50-60% of total grocery build-out cost.

### Gondola Shelving & Layout

15+ full aisles of grocery gondola shelving (56'-68' runs) remain configured. Eliminates layout design, procurement, and installation costs.

### Building Infrastructure

Receiving, loading, storage, mechanical mezzanine, staff areas, offices, and washrooms are complete. Reduced design, permitting, and construction timelines.

## North Nanaimo — Established, High-Density Grocery Trade Area

Northridge Plaza is strategically positioned in one of Nanaimo's most established and affluent residential areas, with direct frontage on Turner Road and convenient access to Hammond Bay Road and Highway 19 (Island Highway).

### Access & Connectivity

- ▶ Turner Road — primary frontage and direct vehicular access
- ▶ Hammond Bay Road — north-south arterial connector
- ▶ Highway 19 (Island Highway) — regional access corridor
- ▶ Woodgrove Centre — nearby regional shopping draw (non-competitive)
- ▶ Dover Bay Secondary School — daily traffic generator

### Primary Trade Area Catchment

- ▶ North Nanaimo
- ▶ Uplands
- ▶ Hammond Bay
- ▶ Dover Bay
- ▶ Lantzville corridor

### DEMOGRAPHIC HIGHLIGHTS

#### Strong Grocery Trade Area

North Nanaimo is one of the strongest grocery trade areas on Vancouver Island outside Greater Victoria.

#### Stable Residential Base

High percentage of owner-occupied, single-family households with above-average income levels.

#### Above-Average Grocery Spend

Mature demographics and household composition support high per-capita food and grocery spending.

#### Senior & Family Demographics

Approximately 25% of the population is 65+, with strong family representation — both key grocery segments.

#### Convenience-Driven Shopping

Established neighbourhood centre location supports frequent, repeat-visit, daily-needs grocery trips.

## IDEAL TENANT PROFILES & VALUE PROPOSITION

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### Full-Service Grocery Banners

Regional or national operators seeking a proven location with built-in refrigeration and display infrastructure. Ideal for banners requiring produce, meat, seafood, deli, and bakery departments.

### Discount & Value Grocers

Operators targeting value-conscious consumers. Existing built-in infrastructure reduces the capital barrier to entry; portable equipment can be sourced to fit the operator's specific format.

### Independent & Regional Grocers

Family-owned or regional operators seeking Island expansion without new-build risk. Built-in infrastructure de-risks market entry significantly.

### Specialty & Hybrid Food Retail

Specialty, ethnic, organic, or hybrid concepts seeking a mid-box format ( $\pm 29,000$  SF) with established foot traffic and proven grocery zoning.

## WHY THIS OPPORTUNITY WORKS

### Infrastructure Advantage

Built-in refrigeration, walk-in coolers/freezers, and gondola shelving represent 50-60% of typical grocery build-out cost — all included with the premises.

### Operational Flexibility

Portable equipment is tenant-supplied, allowing the new operator to configure departments to their own brand standards and operational model.

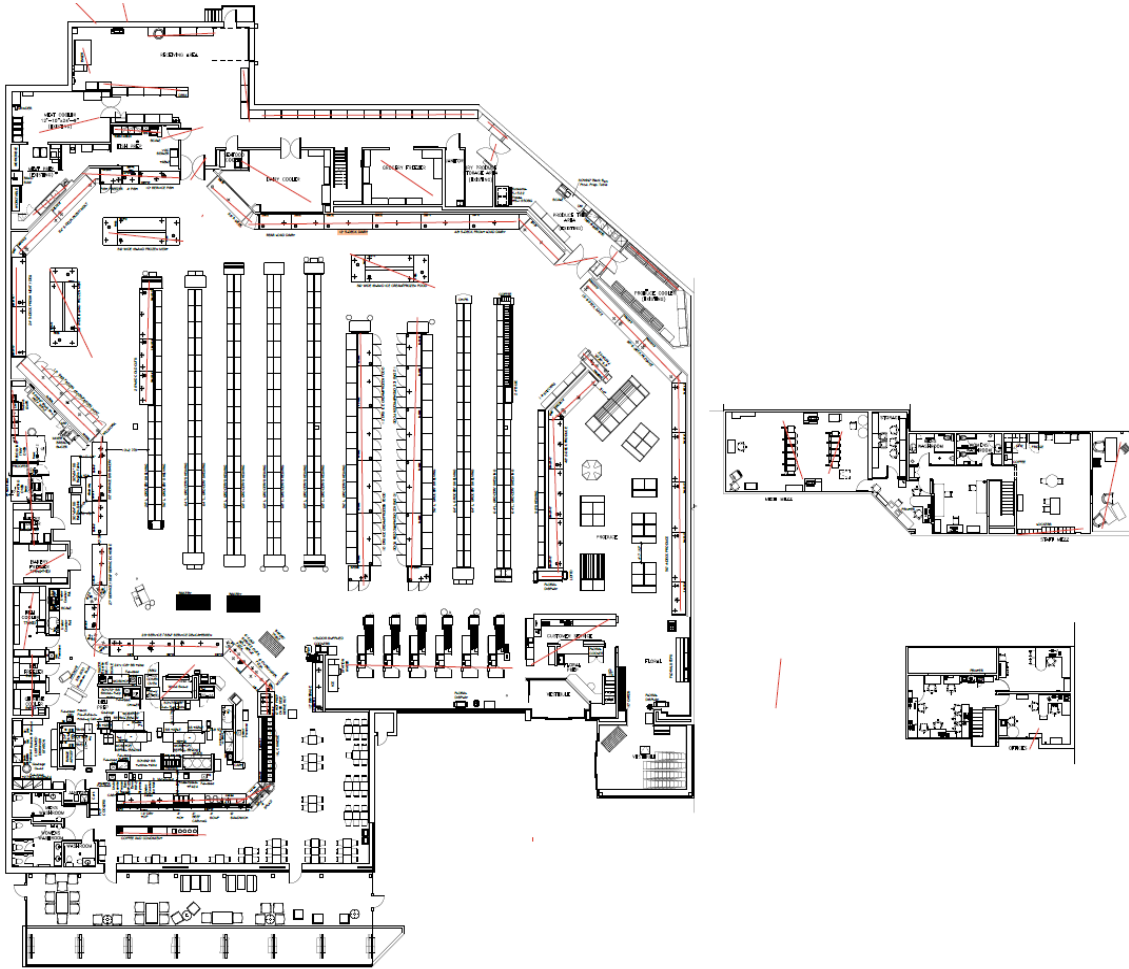
### Proven Trade Area

Established grocery node with loyal, daily-needs customer base. Long operating history confirms sustained demand and traffic.

### Competitive Positioning

Grocery-configured space is increasingly scarce. Limited comparable vacancies in North Nanaimo create a window for first-mover advantage.

## IDEAL TENANT PROFILES & VALUE PROPOSITION



Full 3D Matterport file

<https://my.matterport.com/show/?m=NzKBPN86Xvj>





# Turnkey Grocery Opportunity

Northridge Plaza | 5800 Turner Road | Nanaimo, BC

## CONFIDENTIAL OFFERING

This document is confidential and intended solely for the use of qualified parties. Infrastructure and equipment status is based on current information and is subject to final verification. Additional information, floor plans, lease terms, and site tours are available upon request.

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