

FORM

FOR LEASE

601 BRUCE AVENUE
NANAIMO, BC



DERICK FLUKER*
604 638 2125
dfluker@form.ca

JORDAN CURTEANU
604 638 2124
jcurteanu@form.ca

LAYLA VERA
604 398 4352
lvera@form.ca

*Personal Real Estate Corporation
FORM REAL ESTATE ADVISORS

FOR LEASE

601 BRUCE AVENUE
NANAIMO, BC



OPPORTUNITY

University Village is currently the only major retail centre in Nanaimo's University District and serves an abundance of single and multi-family residential in the immediate area. Situated within 5 blocks of the Malaspina campus of Vancouver Island University, the site also services the school's 14,600 students, staff and faculty members.

LOCATION

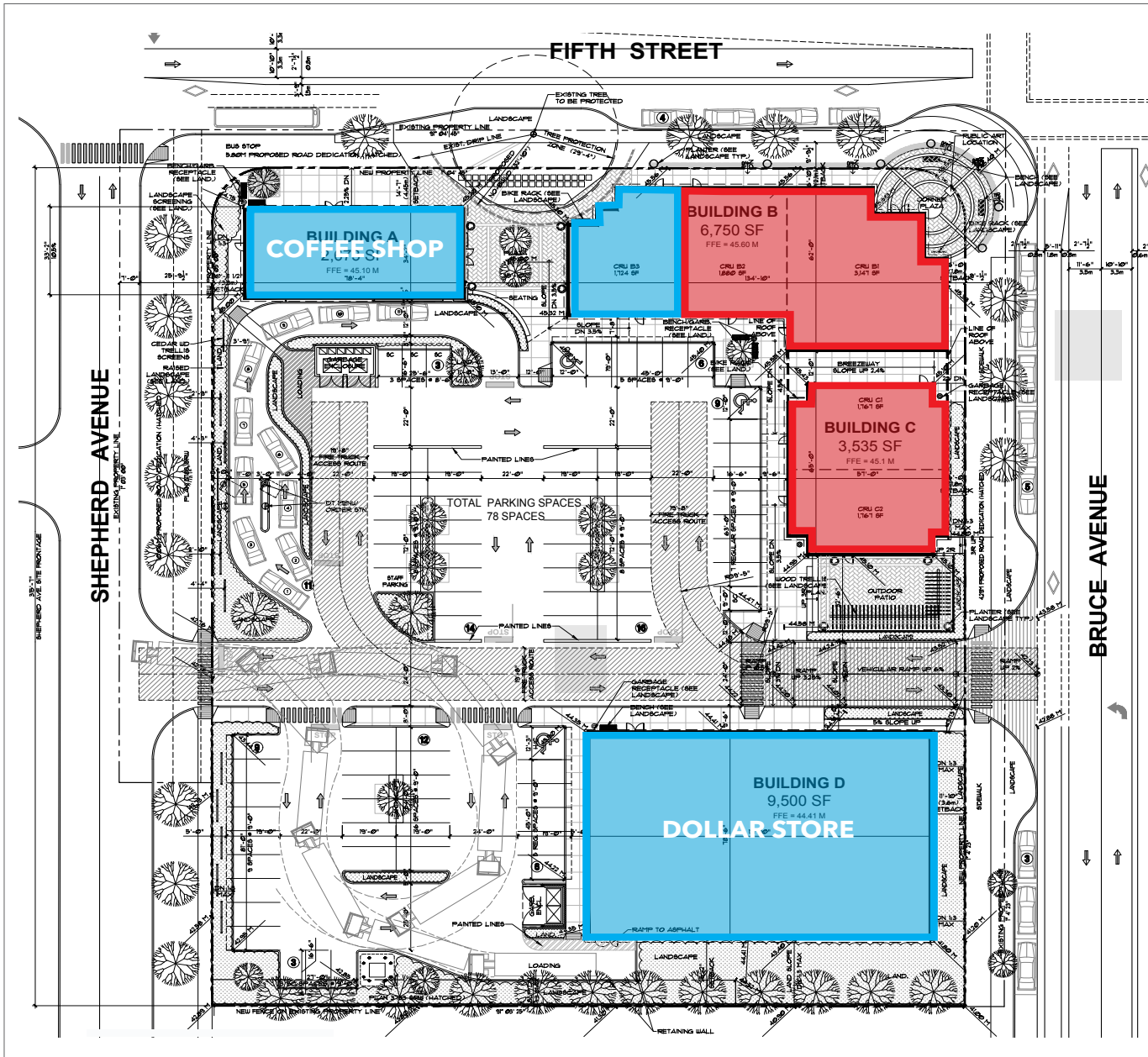
Nanaimo is the regional trading hub and business centre for the northern half of Vancouver Island. With a population of approximately 92,000 people, Nanaimo is Vancouver Island's second largest city.

Located on the southwest corner of Bruce Avenue and Fifth Street, the subject property is situated across the street from University Village, a 112,290 SF newly renovated retail development in the heart of the Harewood neighbourhood.



FOR LEASE

601 BRUCE AVENUE
NANAIMO, BC



AREA TENANTS

Area tenants include Quality Foods, Shoppers Drug Mart, Bosley's, 7-Eleven, H&R Block, Easy Home, Domino's Pizza, Liquor Store, Subway and Starbucks.

TIMING

June 1, 2019

ASKING RATES

Contact listing agent

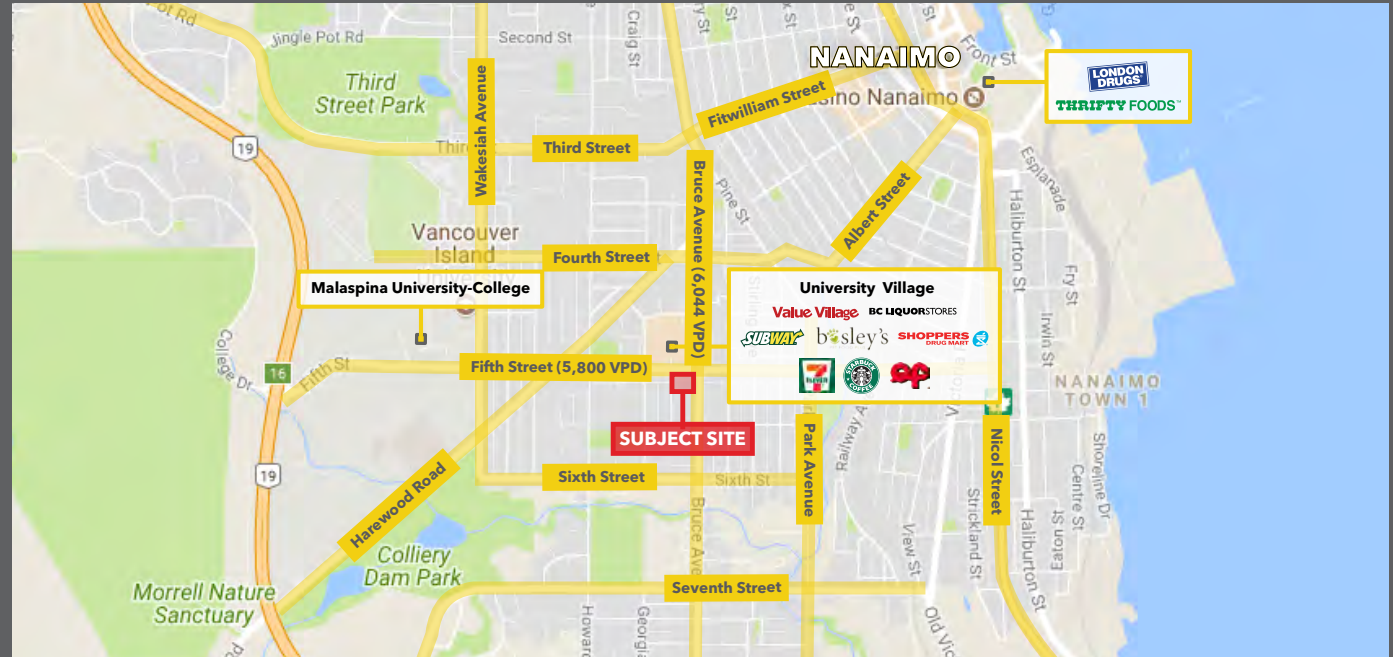
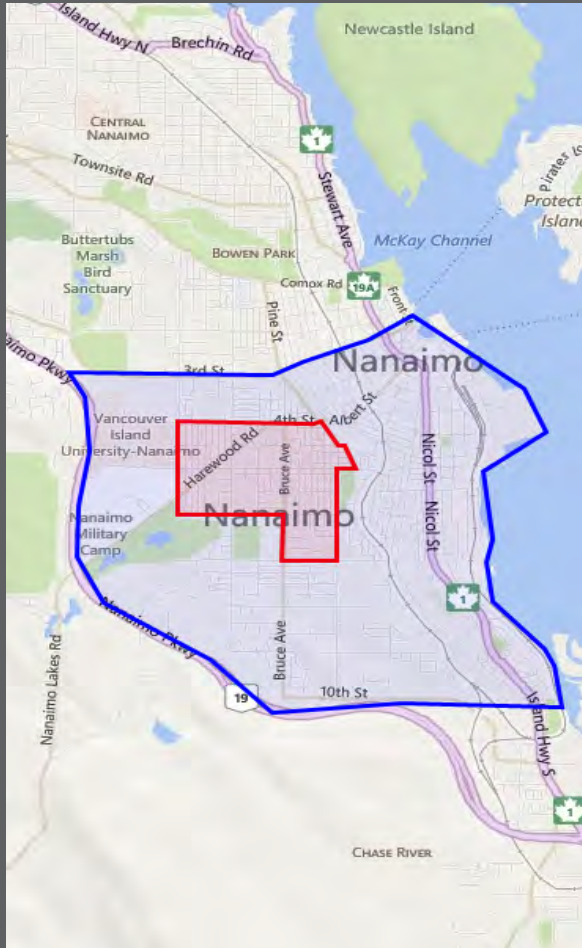
■ AVAILABLE

■ DEAL PENDING

BUILDING	SIZE (SF)
Building A	8,050
Building B	6,750
Building C	3,535
Building D	3,475

FOR LEASE

601 BRUCE AVENUE
NANAIMO, BC



2017 ESTIMATES & PROJECTIONS	PRIMARY TRADE AREA	SECONDARY TRADE AREA	NANAIMO
Population	3,224	14,836	92,004
Households	1,361	6,581	39,790
Average Household Income	\$60,757	\$63,113	\$75,296

FORM REAL ESTATE ADVISORS INC.
1280-333 SEYMOUR STREET
VANCOUVER, BC V6B 5A6

T 604 638 2121 F 604 638 2122
FORM.CA

All communications and inquiries related to this opportunity, or requests for additional information or requests regarding procedures, must be made to the Form Real Estate Advisors Inc. agents named on the first page. No personnel of the Vendor or any of its affiliates should be contacted directly under any circumstance.

Disclaimer: None of the Vendor, its affiliates, Form Real Estate Advisors Inc. or any of their respective representatives makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained in this document, and interested parties should conduct their own independent analysis of the information contained or referred to herein. Nothing contained in this document is, or should be relied on as, a promise or representation, whether as to the past or the future. The Vendor, its affiliates, Form Real Estate Advisors Inc. and their respective representatives are under no obligation to accept any offer made by any person or entity regarding this opportunity.