

**FORM**

# FOR LEASE

601 BRUCE AVENUE  
NANAIMO, BC



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\*Personal Real Estate Corporation  
FORM REAL ESTATE ADVISORS

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## 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

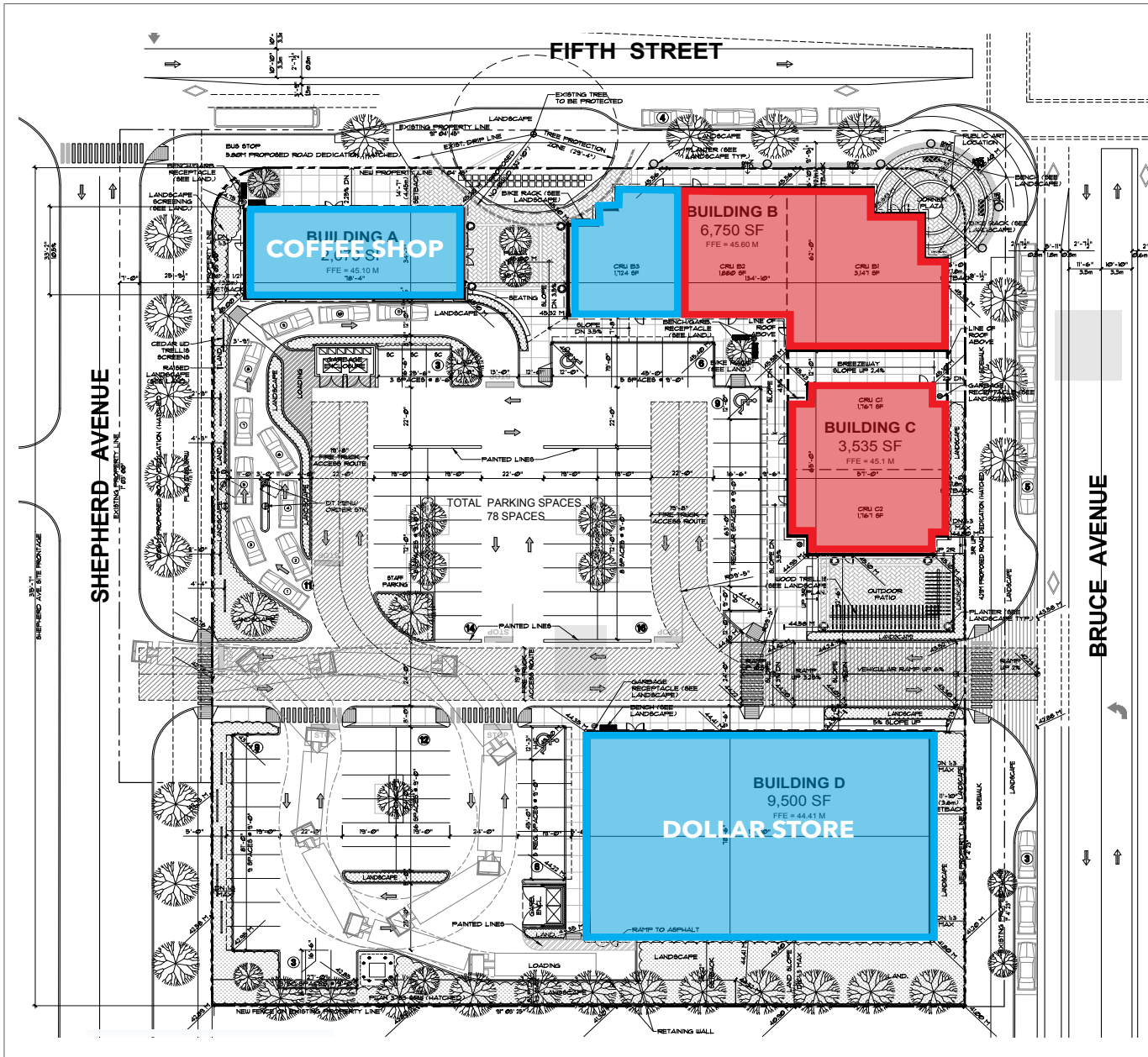
Nanaimo is the regional trading hub and business centre for the northern half of Vancouver Island. With a population of approximately 92,000 people, Nanaimo is Vancouver Island's second largest city.

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.



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## 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

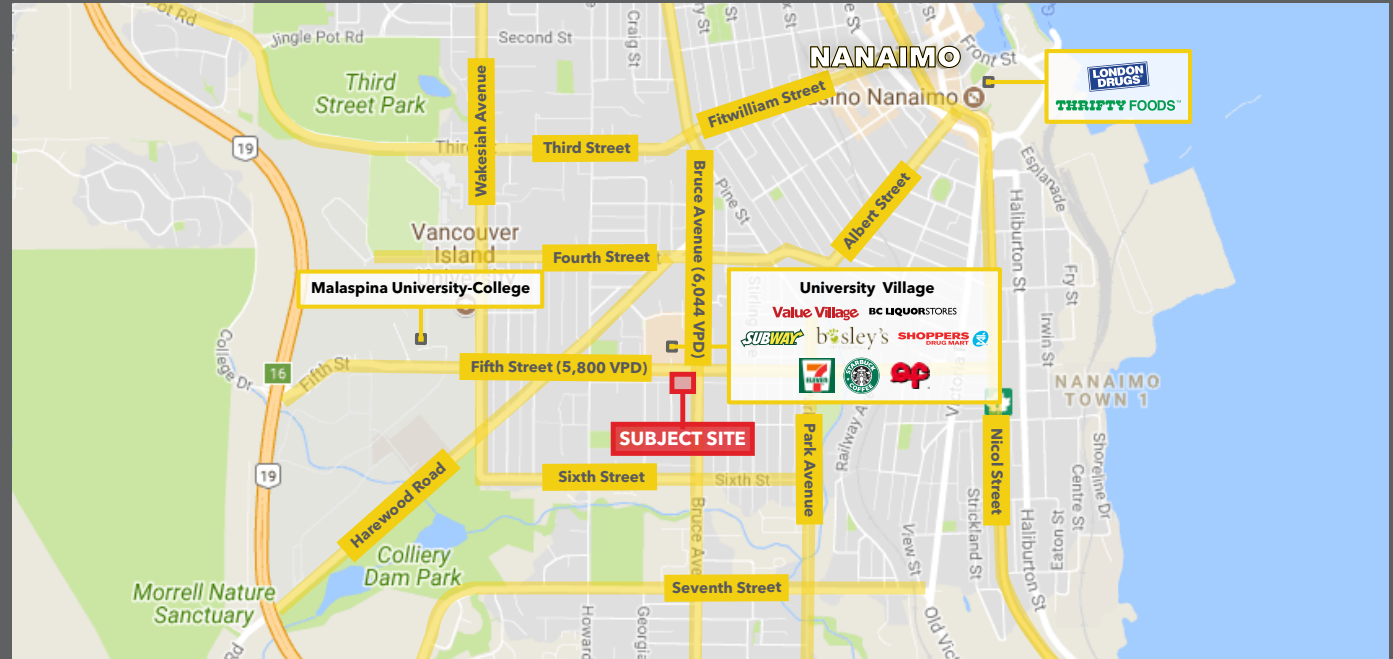
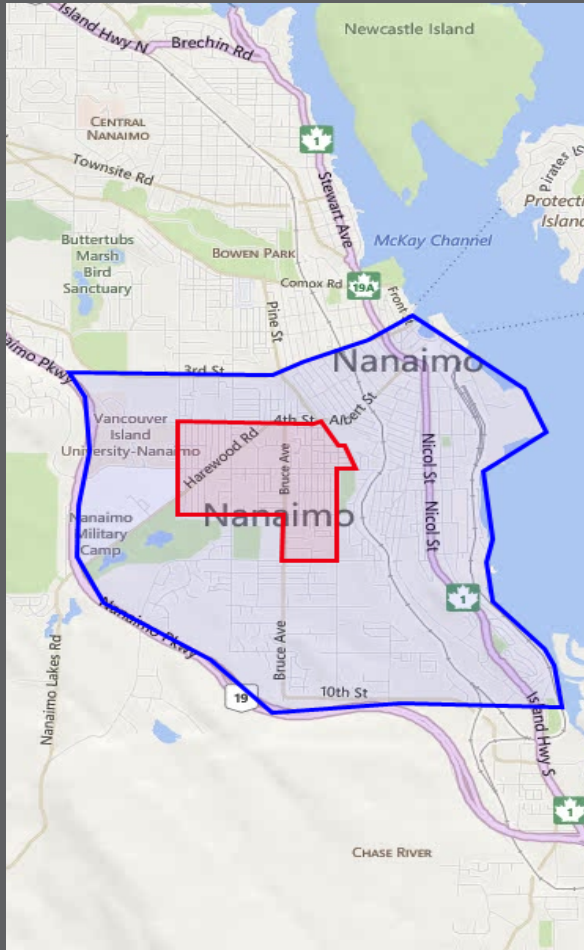
■ AVAILABLE

■ DEAL PENDING

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

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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.**  
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