

**FOR SALE**

# HAMMOND BAY CENTRE

6355 HAMMOND BAY ROAD, NANAIMO, BC

Acquire a high-quality neighbourhood shopping centre located in the heart of Nanaimo's thriving retail hub, fully leased to long-term local and national tenants.

**60,650 sf**  
NET RENTABLE  
AREA

**5.06**  
ACRES

**7**  
BUILDINGS

**14**  
TENANTS

**5.00 YRS**  
WALT

**100%**  
OCCUPIED



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**AVISON  
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# HAMMOND BAY CENTRE

## FOR SALE



**Outstanding location in Nanaimo's primary retail hub** with direct access from Island Highway North and 530 feet of highway frontage



**Fully leased to several national brands** and anchored by The Brick, which has recently renewed its lease for an additional five years at market rates



**Strong leasing activity** has extended the Property's WALT to 5.0 years



**Highly desirable Wendy's drive-thru pad**, which is difficult to replace in Nanaimo



**Exceptionally maintained by ownership**, which has recently completed major capital improvements



**Opportunity to increase the Property's NOI** in the coming years



**Significant ongoing and proposed residential development** in surrounding neighbourhoods



**Long-term redevelopment potential** as the 5.06-acre property is designated Secondary Urban Centre in the Nanaimo OCP, which permits low- and mid-rise residential development



# 6355

## HAMMOND BAY ROAD

### EXCELLENT LOCATION

Hammond Bay Centre is situated on the high-profile corner of Hammond Bay Road and Island Highway North, in the heart of Nanaimo's primary retail hub. The Property's proximity to major shopping centres and big-box retailers, which attract consumers from across Vancouver Island, ensures a consistent stream of retail traffic around the site. The Property's excellent visibility and multiple points of ingress and egress enables convenient access for motorists travelling on Island Highway North and Hammond Bay Road, which see traffic volumes exceeding 25,000 and 12,000 vehicles per day, respectively.

### STRONG TENANT ROSTER

Hammond Bay Centre is fully leased to a stable mix of national and local tenants, with over 65% of the Property's leasable area having been continuously occupied by the same tenants for 35 years. The Property's 5-year Weighted Average Lease Term provides excellent income security, with recent five-year renewals of The Brick, Coastal Community Credit Union, and Pizza Hut, secured at market lease rates. A highly sought-after drive-thru pad—tenanted by Wendy's on a multi-decade lease—offers additional long-term contractual rent growth backed by a reliable corporate covenant. Hammond Bay Centre's track record of retaining key tenancies and attracting new high-quality businesses positions the asset as a compelling long-term investment that will benefit from Nanaimo's steady population growth and demographic trends.

### ATTRACTIVE RETURNS

Hammond Bay Centre's strong income profile is secured by high-quality tenants offering excellent covenant and steady growth through built-in rental escalations. Staggered lease expiries maintain occupancy and offer additional income upside, as recent leasing activity at the Property has seen tenants renew at considerable premiums to their prior rates.

### VALUE-ADD INITIATIVES

Hammond Bay Centre is well-positioned to accommodate value-add initiatives for The Brick's anchor space and Coastal Community Credit Union's standalone pad. With no renewal option, The Brick's lease permits flexibility for investors who may choose to reposition the Property's anchor space upon The Brick's expiry in January 2031. The expiry of Coastal Community Credit Union's lease in March 2036 will present an additional opportunity to add value through repositioning or redevelopment of the standalone retail pad.



# LOCATION OVERVIEW

## DRIVE TIMES

BC Ferries Departure Bay Terminal	15 minutes
Downtown Nanaimo	16 minutes
Parksville	22 minutes

27,904

0 - 3 KM

47,608

0 - 5 KM

Total Population  
(2024 estimates)

\$122,673

0 - 3 KM

\$123,422

0 - 5 KM

Average Household Income  
(2024 estimates)



staples easy

WOODGROVE  
Walmart WINNERS  
SPORT CHEK ToysRUs  
save on foods Landmark

Michael's  
SHOPPERS DRUG MART

WINNERS  
HOMESENSE  
DOLLARAMA  
PETSMART  
CO-OP  
MID ISLAND LIQUOR

DOLLAR TREE  
Cabel's

LORDCO  
AUTO PARTS  
KAL TIRE

COSTCO  
WHOLESALE

ISLAND HIGHWAY NORTH (25,000 VEHICLES PER DAY)

AULDS ROAD (11,000 VEHICLES PER DAY)

HAMMOND BAY ROAD (12,000 VEHICLES PER DAY)

IMPROVED IN 2021

FUTURE REPOSITIONING OPPORTUNITY

SUBJECT PROPERTY  
Hammond Bay Centre

The BRICK

Pizza Hut

SERIOUS COFFEE

barBURRITO

LOUISIANA HOTSPOT

POPEYES

Wendy's

HORANG

COASTAL COMMUNITY

Denture Clinic

WOODGROVE

Busy Bubble

BEYOND BEAUTY

MIDAS

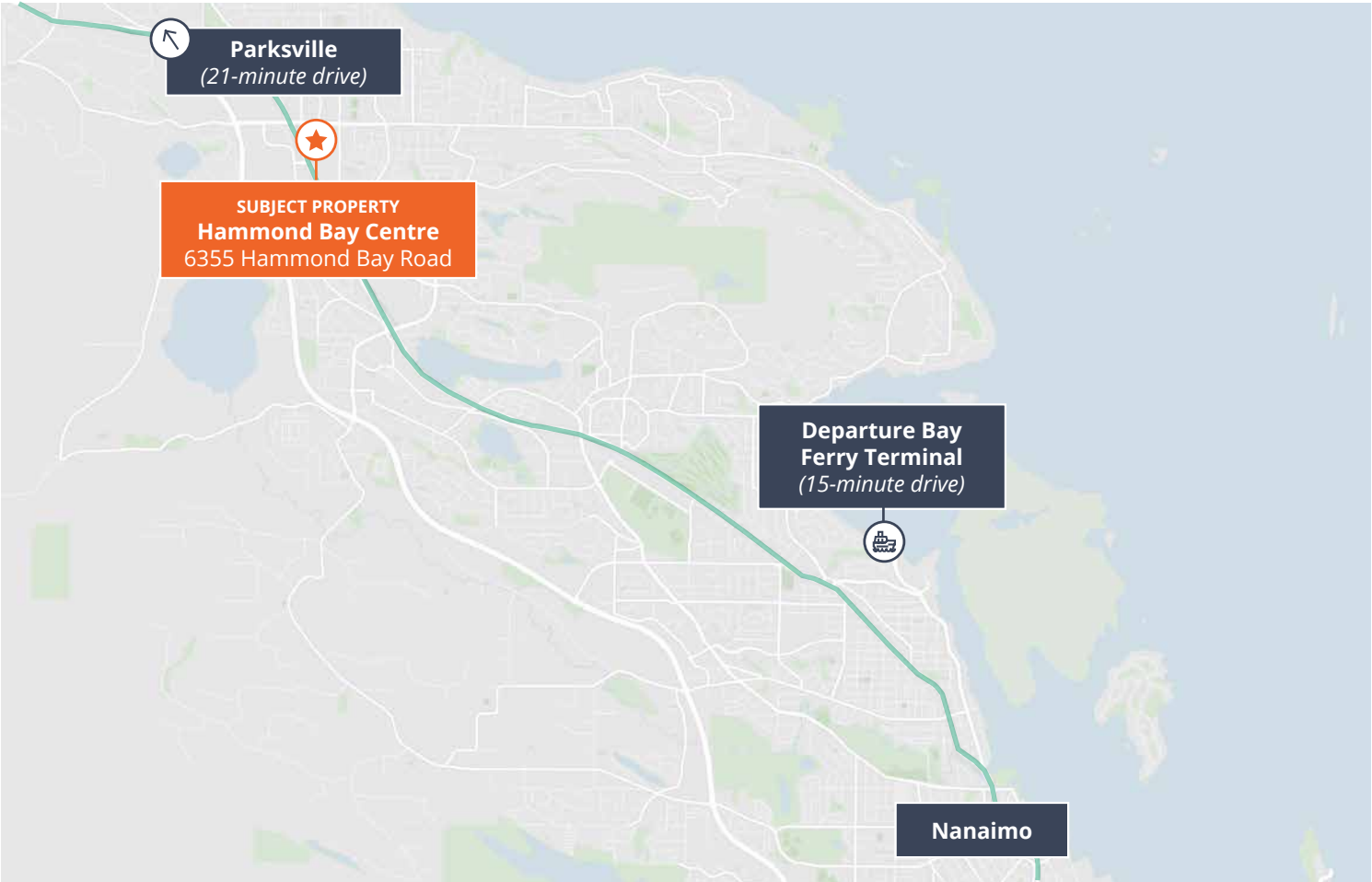
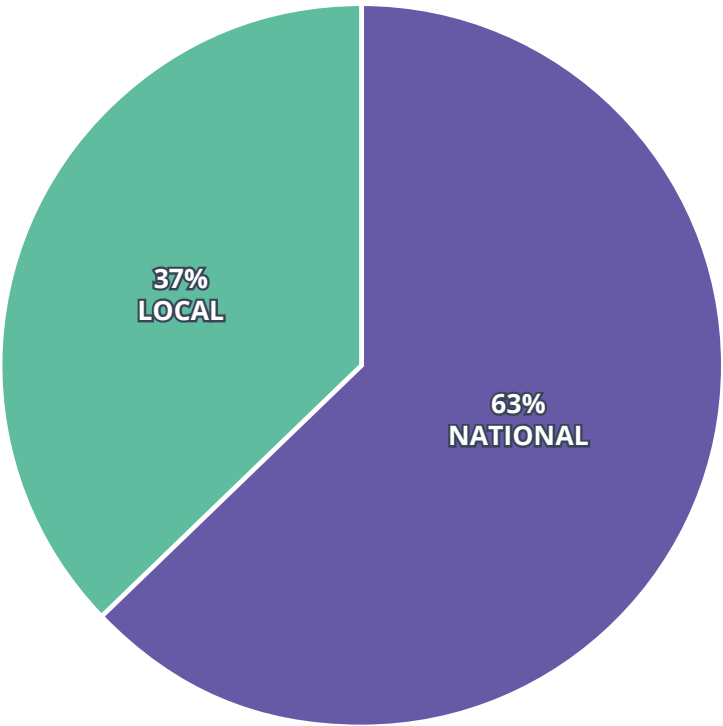


# PROPERTY OVERVIEW

Municipal Address	6355 Hammond Bay Road, Nanaimo, BC
Legal Description	LOT 1, SECTION 12, WELLINGTON DISTRICT, PLAN VIP53276
PID	017-537-690
Construction Year / Major Improvement	1990 (Major Improvement 2021)
Site Size	5.06 acres
Net Rentable Area	60,650 sf
Projected 2026 NOI	Approximately \$1.8 million
Parking	226 stalls (3.7 stalls / 1,000 sf)
Zoning	CC-4 North Nanaimo Urban Centre
OCP Designation	Secondary Urban Centre
Frontage	Approximately 530 ft along Island Highway North



TENANT SHARE OF RENTAL INCOME





This opportunity is offered on a confidential, unpriced, basis to a select group of qualified investors, with no set bid date. The Vendor reserves the right to call for offers at a future date. Interested parties are invited to contact Avison Young for further details regarding the Offering.



[Download Confidentiality Agreement](#)

## Contact for more information

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