

For Lease

# University Village: Phase 2

## LOCATION

601 Bruce Avenue  
Nanaimo, BC  
V9R 3Y6, Canada

## LEASING CONTACTS

ALYCIA KAMER  
Senior Director  
604 558 8665  
akamer@bosaproperties.com

CALLY ZERING  
Leasing Manager  
778 357 0175  
czering@bosaproperties.com



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properties**

OVERVIEW

University Village is currently the only major retail centre in Nanaimo's University District, servicing the Malaspina campus of VIU with over 14,600 students, staff and faculty members, as well as an abundance of single and multi-family residential.



LOCATION

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 development is situated directly across from University Village: Phase 1, a 112, 290 sq. ft. retail development in the Harewood neighbourhood.



GROSS LEASABLE AREA

22,364 sq. ft.

YEAR BUILT

2019

NUMBER OF UNITS

8

NUMBER OF BUSINESSES

7

ANCHOR TENANT

- Dollarama

FOOD OFFERINGS

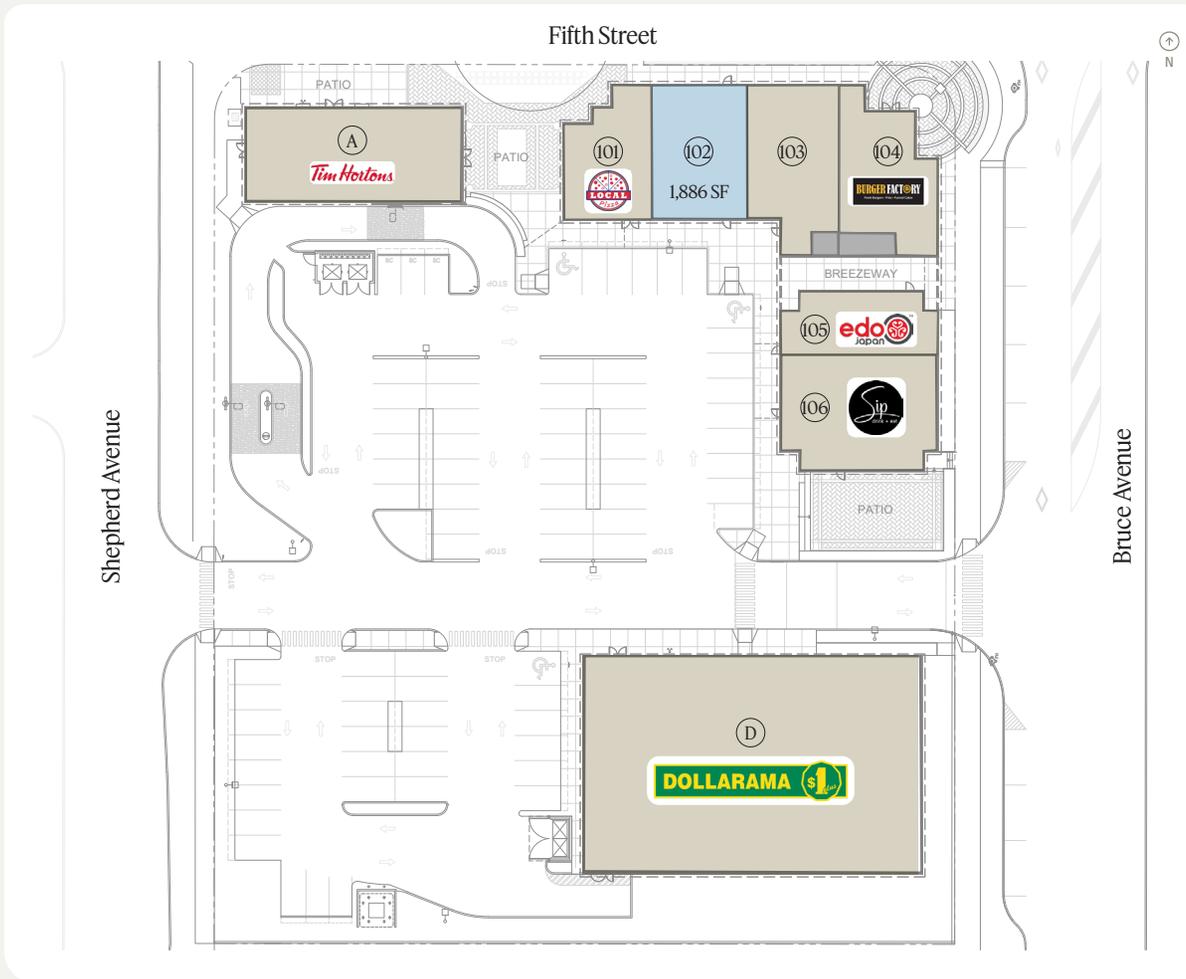
- Tim Hortons
- Edo Japan
- Local Pizza
- Burger Factory
- SIP Neighborhood Pub

OTHER OFFERINGS

- Benson View Dental (coming soon)

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● Leased ● Available



## AVAILABLE UNITS

UNIT	SF	AVAILABILITY
102	1,886	April 1, 2026

## NET RENTAL RATE

Negotiable

## OPERATING EXPENSES

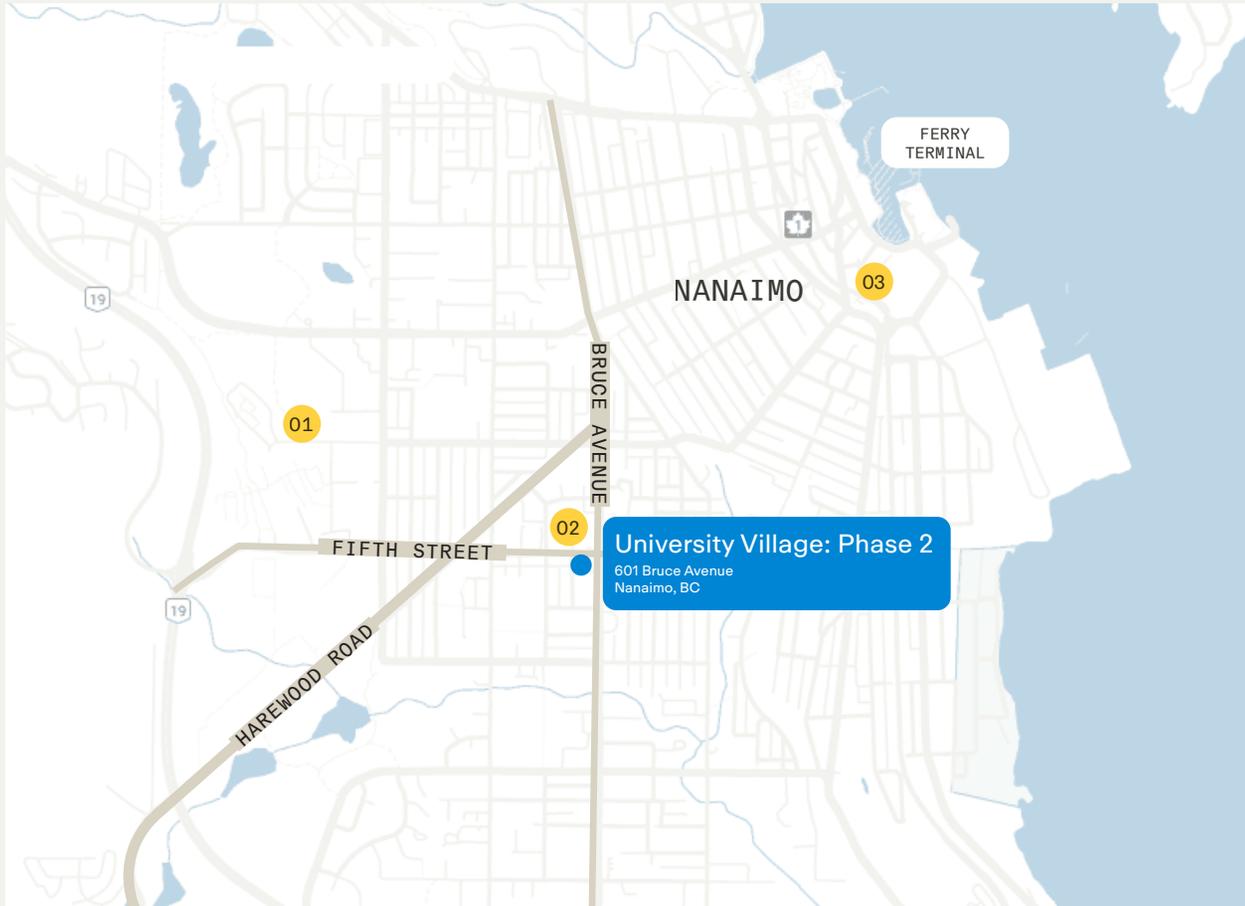
Approximately \$26.90/sf  
(2026 estimate)

## ALLOWANCE

Negotiable

LOCATION OVERVIEW

NEIGHBOURHOOD DESTINATIONS



- 01 Malaspina Campus
- 02 University Village: Phase 1
- 03 London Drugs & Thrifty Foods

2022 DEMOGRAPHICS*	1KM	3KM	5KM
Population	6,969	26,841	48,381
Households	3,146	13,131	20,607
Average Household Income	\$66,706	\$68,889	\$74,895

CONTACT

# Get in Touch

HEAD OFFICE

Bosa Properties  
1201-838 West Hastings St  
Vancouver, BC V6C 0A6

Office 604 416 0286

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