

**1180 RESORT DRIVE, PARKSVILLE**  
**GROCERY / MARKET ANCHOR OPPORTUNITY**

**FOR  
SALE/  
LEASE**



**WILLIAM | WRIGHT**



**SANTANNA PORTMAN**  
santanna.portman@williamwright.ca  
250.586.1226





#### **FOR SALE/LEASE**

### **1180 Resort Drive, Parksville**

This new development offers a grocery or market anchor an excellent opportunity to leverage a pre-existing clientele of visitors to the bustling resort destination of Parksville and a new audience of long-term rental residents.

Situated within the city of Parksville, just minutes from Nanoose Bay, the location boasts prime arterial exposure and nearby highway access. Signage opportunities include building and pylon signs, with direct access from the Old Island Highway and Resort Drive.

The adjacent multifamily development will consist of over 240 apartment units, and there are multiple spas, conference resorts, and strata hotels in the immediate vicinity, attracting a high volume of visitors year-round. Any retailer would serve as a valuable amenity to nearby residents and the surrounding community.

The absence of grocery options in the immediate area has identified a significant market gap and an opportunity. With construction anticipated to begin in early 2025, now is the chance to secure this area for your business.



## Salient Facts

### LOT SIZE

+/- 263,712 SQFT

### BUILDING SIZE

Up to +/- 14,000 SQFT

### PARKING

On-Site

### ZONING

Comprehensive Development

### BASIC RENT

Contact Listing Agent

### ADDITIONAL RENT

Contact Listing Agent

### PRICE

Contact Listing Agent

## For Sale - Up to 1.5 Acres for Grocery Anchor Only

The Vendor would consider subdividing and selling the retail focused parcel to a qualified grocery user only. The Vendor would sell the parcel with the appropriate subdivision and zoning in place making it shovel ready for the grocer user upon possession.

## Property Highlights



Ample Highway Exposure and Access



Grocery or Market Retailer Opportunity



Adjacent to Over 240 Multifamily Residences



Transit Available Adjacent to Site







## Stunning Waterfront Location in the Center of It All

Parksville is located on the east coast of Vancouver Island, 37 km north of Nanaimo, and just a short ferry ride across the Strait of Georgia from Vancouver. The city of Parksville is well known for its spectacular waterfront location.

Parksville is serviced by Highway 19 (Vancouver Island Inland Highway) and provides easy access from Victoria to Campbell River. Highway 19A (the Old Island Highway) runs through the middle of Parksville and offers easy access throughout Parksville.

Transportation to/from Vancouver and the Lower Mainland is convenient, with easy access to the ferry service in Nanaimo and easy airport access at the Nanaimo Airport (30-minute drive) and the Comox Airport (60-minute drive).

With a population of more than 16,000, Parksville grew quickly by more than 9.5% between 2016 and 2021. The whole Regional District of Nanaimo (Nanaimo, Parksville, Qualicum, etc.) has a population exceeding 160,000.



**9.5%**

Population  
growth  
since 2016



**± 16,000**

Population as  
of 2022







## Location & Transit

This commercial development offers retailers a unique, untapped opportunity in a bustling area known for its top-rated resorts on Vancouver Island and nearby Rath Trevor Provincial Park, with more than 830,000 visitors annually. As of now, there are very few retail amenities in the vicinity. Yet the area services thousands of people and is easily accessed from the Highway. A transit stop will also be located immediately adjacent to the future development.





#### ABOUT THE DEVELOPER

### Primex Investments

Primex Investments is a Vancouver-based real estate investment company that oversees close to \$1 billion in multi-family and mixed-use commercial real estate assets throughout Greater Vancouver, the Fraser Valley, Vancouver Island and the Okanagan. Primex and its affiliates own and manage, through subsidiary Pacific Cove Property Management, roughly 2,500 operating rental apartment units and an additional roughly 75,000 square feet of retail space.



In projects currently under construction it is set to bring an additional roughly 1,000 residential units plus retail space to the market, and it has a number of other projects that are in earlier stages of development.



FOR MORE INFORMATION CONTACT

**SANTANNA PORTMAN**  
santanna.portman@williamwright.ca  
250.586.1226

williamwright.ca



|                                                                                    |                                                                                             |                                                                                   |                                                                              |                                                                                            |                                                                                |                                                                              |
|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| <b>Vancouver Office</b><br>1340-605 Robson Street<br>Vancouver, BC<br>604.428.5255 | <b>Tri-Cities Office</b><br>370-2755 Lougheed Highway<br>Port Coquitlam, BC<br>604.545.0636 | <b>Fraser Valley Office</b><br>180-8621 201 Street<br>Langley, BC<br>604.546.5555 | <b>Victoria Office</b><br>843 Johnson Street<br>Victoria, BC<br>250.590.5797 | <b>Central Island Office</b><br>100B-154 Memorial Avenue<br>Parksville, BC<br>250.586.1226 | <b>Kelowna Office</b><br>205-478 Bernard Avenue<br>Kelowna, BC<br>236.420.3558 | <b>Kamloops Office</b><br>406-121 5th Avenue<br>Kamloops, BC<br>236.425.1617 |
|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|------------------------------------------------------------------------------|

E.&O.E. This communication is not intended to cause or induce breach of an existing agency agreement. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services and its listing client and/or clients make no guarantees or warranties of any kind, expressed or implied, regarding the information including but not limited to warranties of content, accuracy, completeness, and reliability, and do not accept or assume any responsibility or liability, consequential or direct, for the recipient's reliance upon the information. Any recipient and/or interested party should undertake their own appropriate and independent due diligence and inquiries to the accuracy of the information, which is subject to errors, omissions, and changes, including changes to price or withdrawal, without notice. Sizes are approximate and based on architectural measurements. William Wright Commercial Real Estate Services and its listing client and/or clients exclude unequivocally all inferred or implied terms, conditions, and warranties arising out of this document and exclude all liability for loss and/or damages arising therefrom. This publication is the copyrighted property of William Wright Commercial Real Estate Services and its listing client and/or clients. © 2024 William Wright Commercial Real Estate Services. All rights reserved.

William Wright Commercial Real Estate Services Inc.  
100B-154 Memorial Avenue, Parksville  
T 250.586.1226 | F 604.428.5254  
williamwright.ca