

FOR LEASE

1300 & 1320 ISLAND HIGHWAY S, NANAIMO, BC

BUILD-TO-SUIT OPPORTUNITIES



TO NANAIMO

South Parkway Plaza

Chase River Liquor Store

Southgate Shopping Centre

Subject Site

ISLAND HIGHWAY S (23-28 VPD)

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Marcus & Millichap

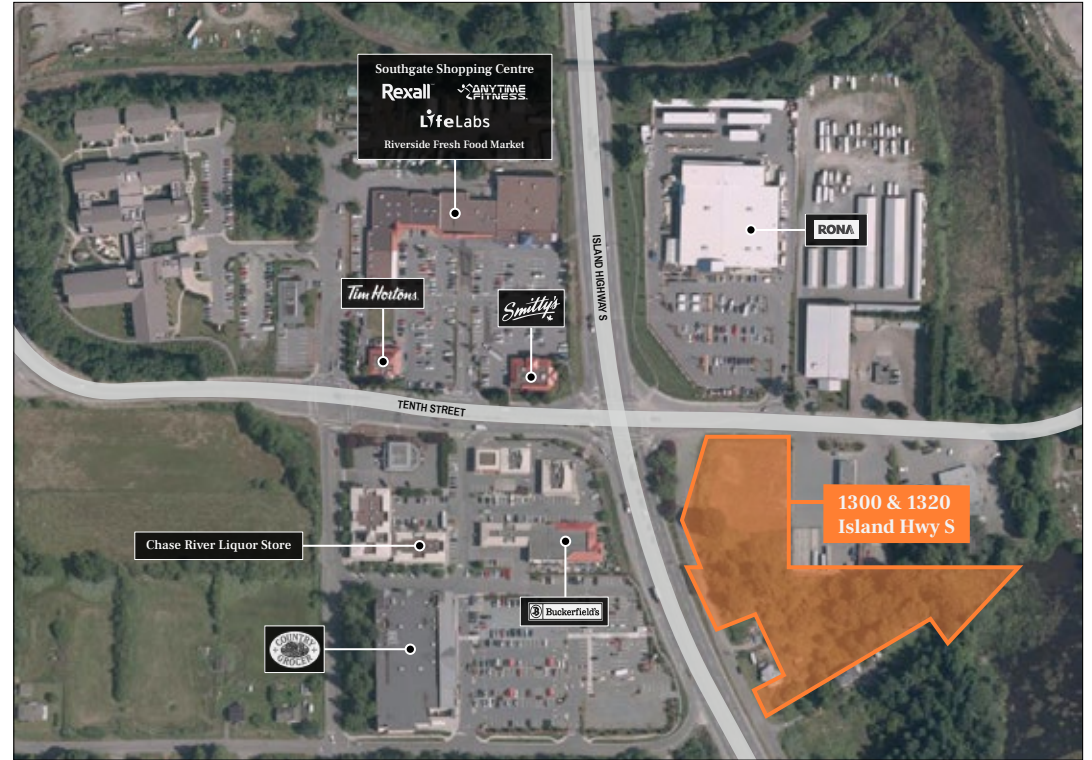
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SALIENT DETAILS

Civic Address:	1300 & 1320 Island Highway S, Nanaimo, BC
Parking:	Approx. 75 stalls (6.6 stalls per 1,000 SF)
Zoning:	COR2 Mixed-Use Corridor: This zone provides for a mixed-use, street oriented development along urban arterials and major collector roads.
Access/Egress:	All direction access via Maki Road
Traffic Count:	Island Highway S: 23,228 vehicles per day
Timing:	2021-2022
Availability:	1,000 - 12,000 SF
Operating Costs:	Apprx. \$12
Site Size:	Approx. 2.96 Acres
Asking Rates:	Please contact listing agent



HIGHLIGHTS

-  Excellent connectivity between South Nanaimo surrounding communities, Nanaimo Airport, Duke Point Ferries and the Nanaimo Parkway bypass via Island Highway S
-  Highly visible site with exposure to 23,228 vehicles per day along Island Highway S
-  Nanaimo has an average household income of \$91,392 and is projected to grow to \$107,404 by 2024
-  Nanaimo has a population of 162,340 people
-  The nearby 726-acre Sandstone Master Plan will encompass over 3,200 single and multi-family residential units and over 200 acres of retail commercial and industrial development

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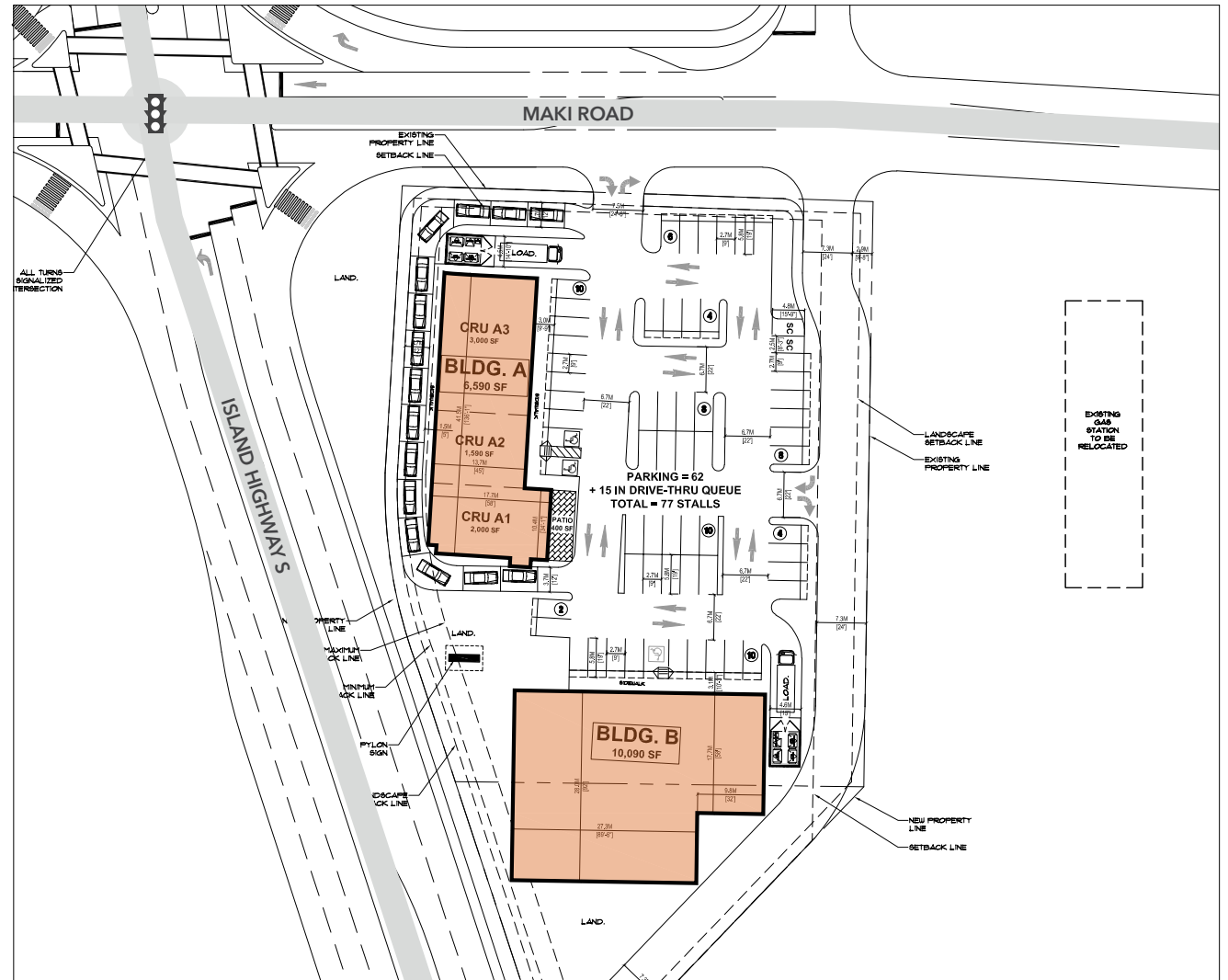
SITE PLANS

Population in Nanaimo of **160,000+**

Leasable Space of up to **12,000 SF**

Excellent Connectivity and Exposure to **Island Highway S**

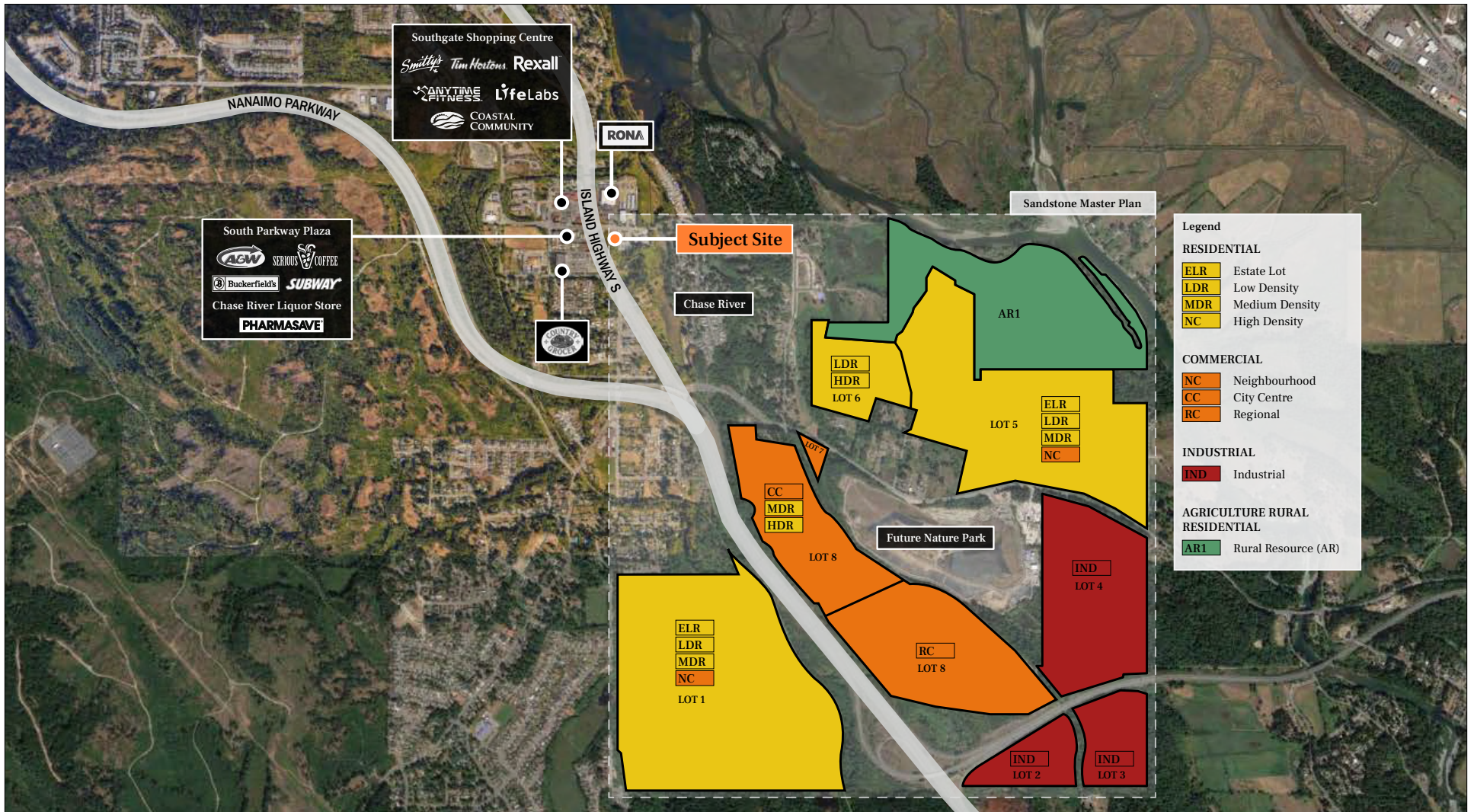
Average Household Income within 3KM Radius of **\$83,397**



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SANDSTONE MASTER PLAN AERIAL



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2020 Demographics	3 KM	5 KM	Nanaimo
Population	10,420	25,407	162,340
Households	4,319	11,412	70,540
Average Household Income	\$83,397	\$75,069	\$91,392



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