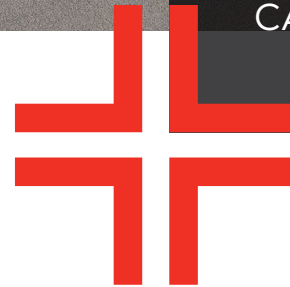




FOR LEASE | 5 UNITS REMAINING

# TYEE PLAZA

1111 SHOPPERS ROW  
CAMPBELL RIVER, BC



**BRANDON SIBAL**  
Vice President  
Personal Real Estate Corporation  
604.628.2582  
brandon@sitings.ca

**SITINGS REALTY LTD.**  
SITINGS.CA / 604.684.6767  
1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

# PROJECT SUMMARY

The Tye Plaza Shopping Centre is located in the heart of downtown Campbell River, British Columbia. Strategically stationed directly across Island Highway from the ferry terminal, this location provides a unique opportunity to serve a trade area of 69,169 people, along with traffic volumes totalling 11,164 vehicles per day and average ferry ridership of 1,426 per day.

- ✦ Campbell River is considered the economic gateway to North Vancouver Island and is in the midst of an economic upswing with major investments being directed towards the city's infrastructure.
- ✦ Small format CRU space available for lease with venting capabilities.
- ✦ No Frills now open!



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# DETAILS

- ✦ Available Sizes:
  - ✦ Unit 1315: 1,200 SF
  - ✦ Unit 1115: 1,401 SF
  - ✦ Unit 1041: 2,068 SF
  - ✦ Unit 1131: 2,303 SF
  - ✦ Unit 1311: 2,560 SF
- ✦ Island Highway: 7,614 VPD
- ✦ Shoppers Row: 3,550 VPD

✦ Contact Listing Agent for Rates

✦ Additional Rent: \$11.70 PSF

✦ Management Fee 5% of Gross Rent in Addition to CAM

# EXISTING TENANTS



# DEMOGRAPHICS

|                         | 1KM      | 3KM       | 5KM       | CMA       |
|-------------------------|----------|-----------|-----------|-----------|
| 2025 Population         | 2,624    | 14,852    | 25,914    | 45,159    |
| 2025 Daytime Population | 6,663    | 19,475    | 28,678    | 43,905    |
| 2025 Average HH Income  | \$86,576 | \$106,886 | \$113,809 | \$126,900 |

# CONTACT

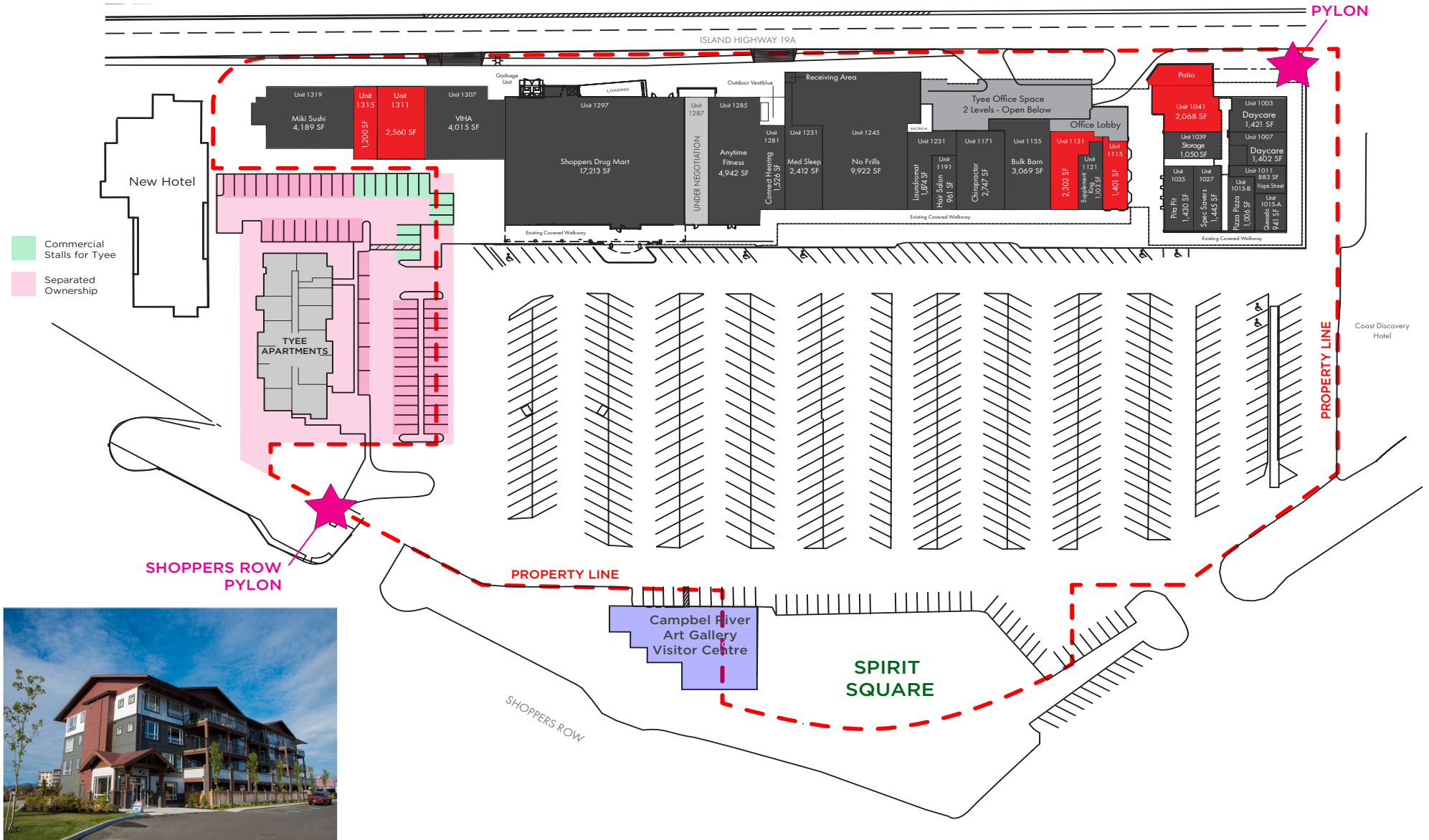
**BRANDON SIBAL**

Vice President  
Personal Real Estate Corporation

604.628.2582  
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# SITE PLAN

TYEE PLAZA  
Campbell River, BC



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# PHOTOS

TYEE PLAZA  
Campbell River, BC



# PROPERTY INFORMATION

TYEE PLAZA  
Campbell River, BC

PYLON  
SHOPPERS ROW



PYLON  
ISLAND HWY



## PROPERTY INFORMATION

Discovery Sound GP Inc. The Molnar Group.  
1285 West Broadway (Suite 570), Vancouver BC, V6H 3X8

## MUNICIPAL ADDRESS

MALL: 1111 Shoppers Row, Campbell River, BC V9W 2C7  
OFFICES: 1100 Island Hwy, Campbell River, BC V9W 8C6

## ZONING

C-1

## TOTAL GLA

91,608 SF

## LEGAL DESCRIPTION

Property Identifier: 001-028-103

Lot A, District Lot 1558, Sayward District Plan 13752  
Except those parts in Plans 18780 and 23790.

Parcel Identifier: 001-028-124

Lot B, District Lot 1558, Sayward District Plan  
13752 Except those parts in Plan 15556, 18780, 23790  
and VIP82569

Parcel Identifier: 001-028-201

Parcel A (DD 3759191) of Lot B, District lot 1555, Sayward  
District Plan 13752

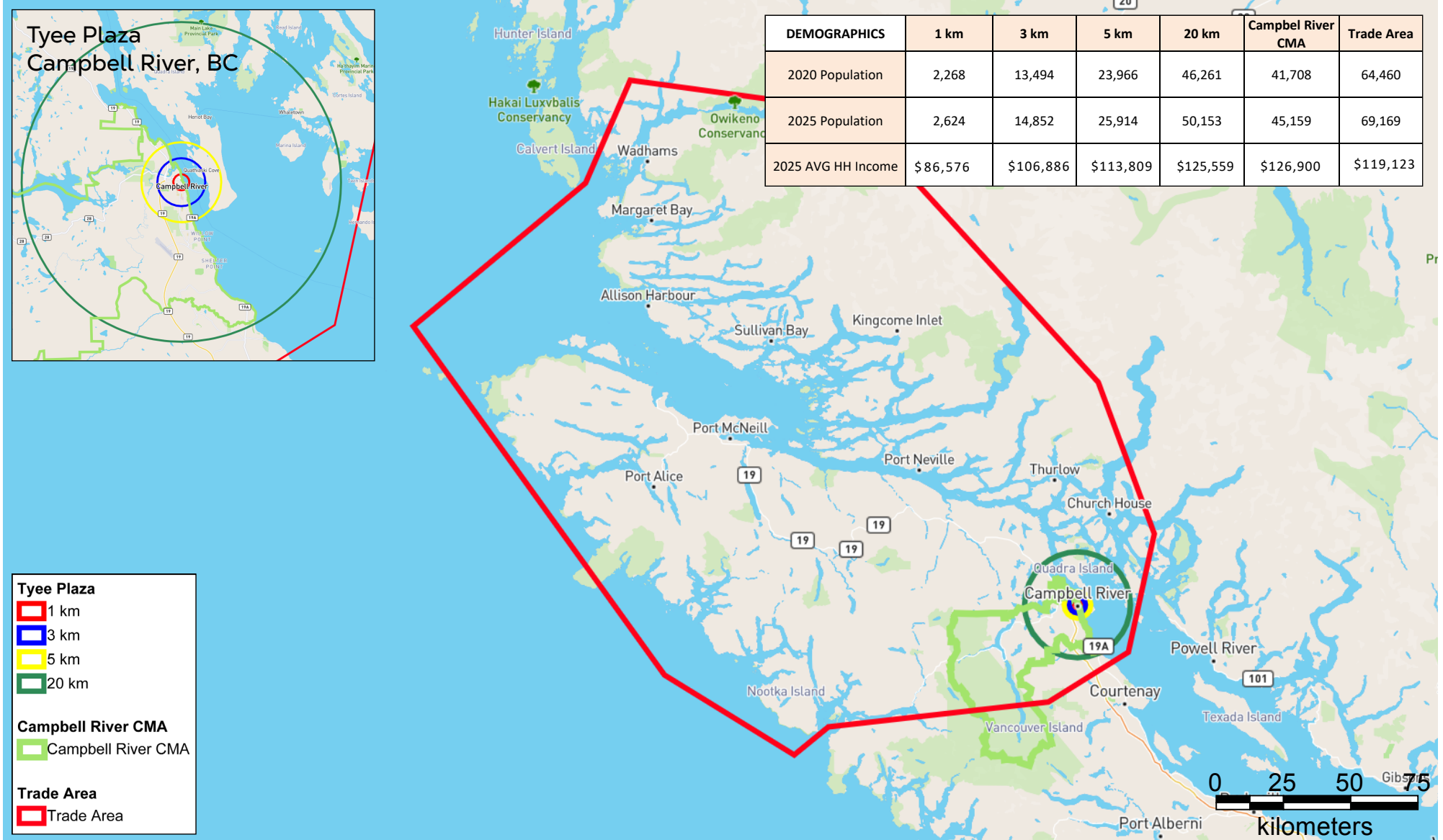
Parcel Identifier: 001-028-251

Lot 1, District Lot 1558, Sayward District, Plan 15730  
Except Part in Plan VIP63981

Parcel Identifier: 001-028-286

Lot 1, District Lot 1558, Sayward District, Plan 23790

# DEMOGRAPHICS



# DAYTIME POPULATION

