

FOR SALE



TYEE PLAZA SHOPPING CENTRE

1111 SHOPPERS ROW & 1100 ISLAND HWY.

CAMPBELL RIVER, BC



**OPEN FORMAT GROCERY AND PHARMACY
ANCHORED NEIGHBOURHOOD CENTRE WITH UPSIDE
AND FUTURE DEVELOPMENT POTENTIAL**



CUSHMAN &
WAKEFIELD

Marcus & Millichap

THE OPPORTUNITY

Cushman & Wakefield ULC and Marcus & Millichap REIS Canada Inc. (collectively the “Agent”) are pleased to present the opportunity to acquire a 100% freehold interest in Tyee Plaza Shopping Centre (the “Property” or “Centre”), located at 1111 Shoppers Row and 1100 Island Highway in Campbell River, British Columbia, directly across from the BC Ferries terminal.

Tyee Plaza comprises approximately 91,600 square feet of leasable area and is currently 92.2% leased to a strong cross section of national, regional, and local tenants. Notable tenants include No Frills, Shoppers Drug Mart, and Vancouver Island Health Authority, providing a stable, necessity-based income stream with near-term upside through the lease-up of remaining vacancies.

In addition, the scalable 9.93-acre site offers compelling long-term redevelopment potential in one of Vancouver Island’s most established waterfront markets.

INVESTMENT HIGHLIGHTS



GROCERY, PHARMACY & HEALTHCARE ANCHORED CENTRE
Tyee Plaza is anchored by No Frills, Shoppers Drug Mart, and Vancouver Island Health Authority, complemented by a strong mix of regional and local operators, creating a necessity-based retail and service hub with low-risk, recurring cash flow and a WALT 5 years and 6 months.



IRREPLACEABLE WATERFRONT LOCATION IN DOWNTOWN CORE
Situating on one of the largest and most visible parcels in downtown Campbell River, Tyee Plaza offers dual exposure to Island Highway and Shoppers Row in a central waterfront setting. The Centre serves a trade area of more than 60,000 residents and is surrounded by apartments, hotels, seniors housing, and complementary medical, food, and personal-service uses.



STRONG LEASING FUNDAMENTALS & NEAR-TERM GROWTH
Tyee Plaza is 92.2% leased with only 7,000 square feet of vacancy, providing a clear path to full stabilization through targeted lease-up and rent resets. Staggered lease expiries create a steady runway for rental growth and value capture as Vancouver Island market rents continue to grow.



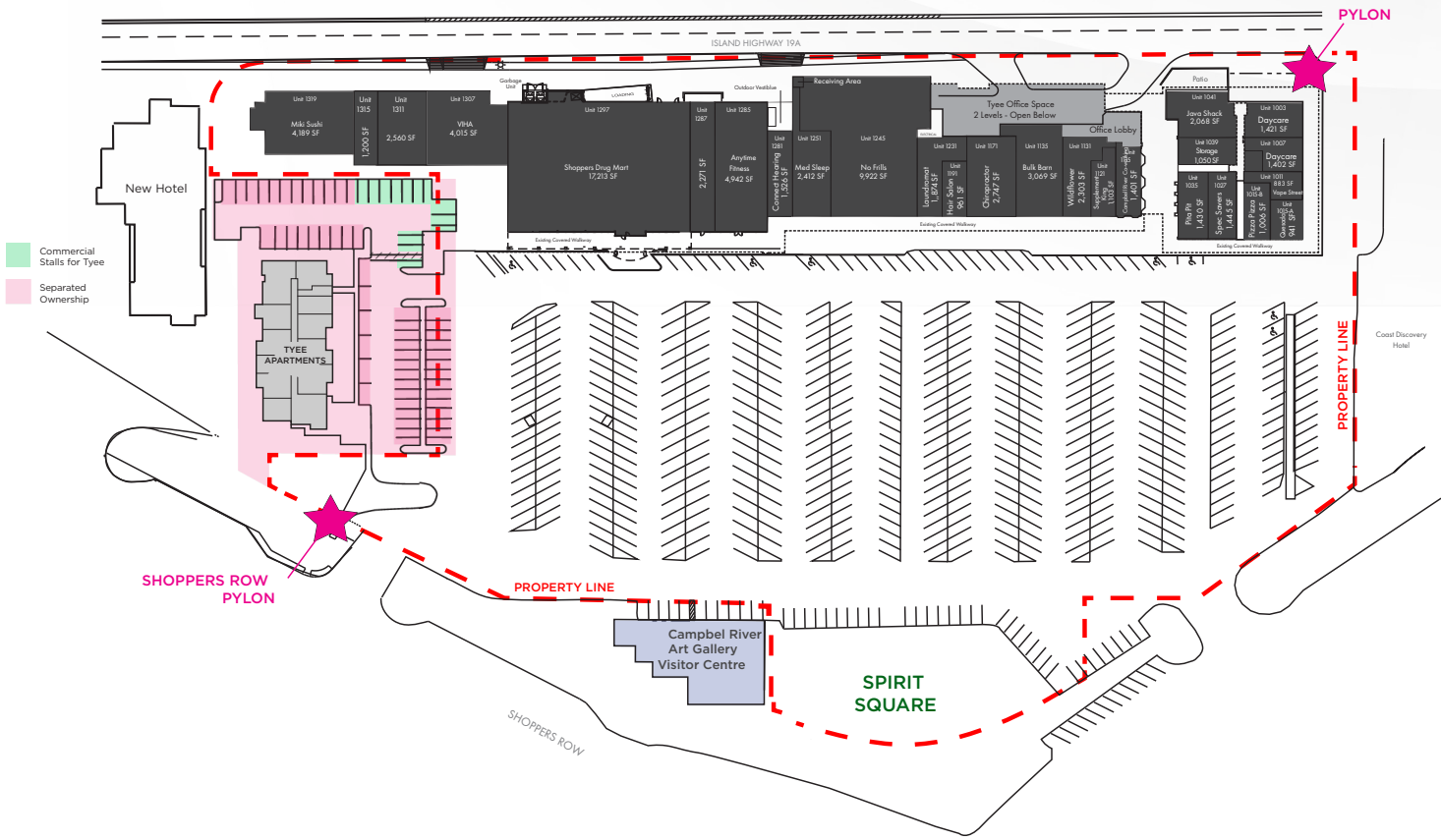
LONG-TERM MIXED-USE REDEVELOPMENT POTENTIAL
Identified in the City of Campbell River’s Official Community Plan as a catalyst site for downtown waterfront enhancement, Tyee Plaza’s 9.93-acre site, zoning, and location support phased mixed-use intensification-including additional residential, hospitality, or commercial density while maintaining stable, interim income.

SALIENT DETAILS

Address	Retail: 1111 Shoppers Row, Campbell River, BC Office: 1100 Island Highway, Campbell River, BC		
Year Built	1962	Occupancy	92.2%
Year Renovated	1998	Income In Place (IIP)	\$1,736,061
GLA	91,598 square feet	Stabilized Income	\$1,926,199
Site Area	9.93 Acres	Walt	5 Years and 6 months
Frontage (approx.)	1,000 ft. along Shoppers Row 870 ft. along Island Highway	Zoning	C-1 <u>(click to view bylaw)</u>
Parking	±455 Surface Stalls*	Land Use	Downtown <u>(click to view bylaw)</u>
Number of Tenants	24		
<i>*Note: There is a Crown Covenant on the parking lot for its use to be provided as public parking. Any development on the parking lot will require approval. Additionally, the City also holds a SRW protecting spirit square.</i>			



SITE PLAN



OFFERING PROCESS

The Property is offered for purchase without a formal asking price. All interested parties are encouraged to execute and return the Confidentiality Agreement for access to additional Property information including the Confidential Offering Memorandum and access to the Data Room.

Please consult the listing agents for price and offer submission guidelines.



FOR MORE INFORMATION, PLEASE CONTACT:

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