



PARKVILLE HOUSE

285 Despard Avenue West
Parkville, BC

RETAIL LEASING BROCHURE



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

DAN CLARK
Personal Real Estate Corporation
604.628.2577
dan@sitings.ca

BRANDON SIBAL
Associate
604.628.2582
brandon@sitings.ca

PROJECT SUMMARY

Parksville House is ideally located on the North East Corner of the Alberni Highway and Despard Avenue, Parksville, BC. The subject site contains 142 new residential units along with up to 5,385 square feet of commercial space. The site is immediately adjacent to a new Quality Foods grocery store, Cascadia Liquor and the Parksville Pharmacy. Act fast to secure these primes retail units.



UNIT SIZES
FROM 1,282 -
5,385 SF

This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.



 **SITINGS**

 **XTEAM**
REALTY ADVISORS

SITINGS.CA
604.684.6767

DETAILS

✦ Available Sizes: Building A 5,385 SF

✦ CRU 1: 1,314 SF

✦ CRU 2: 1,282 SF

✦ CRU 3: 1,297 SF

✦ CRU 4: 1,492 SF

✦ Available: 2025

✦ Base Rent: Contact Listing Agent

✦ Patio Potential: for CRU 4

✦ Additional Rent: Contact Listing Agent

✦ Commercial Parking: 17 stalls

AREA TENANTS



DEMOGRAPHICS

Drive Time	3 MIN	5 MIN	10MIN
2023 Population	3,015	9,369	23,671
2023 Daytime Population	2,545	9,619	24,384
2028 Populations Projections	3,414	10,033	25,041
2023 Average HH Income	\$80,049	\$80,888	\$90,263
2028 Average HH Income Projections	\$92,966	\$93,796	\$103,917

CONTACT

DAN CLARK

Personal Real Estate Corporation
Sitings Realty Ltd

604.628.2577
dan@sitings.ca

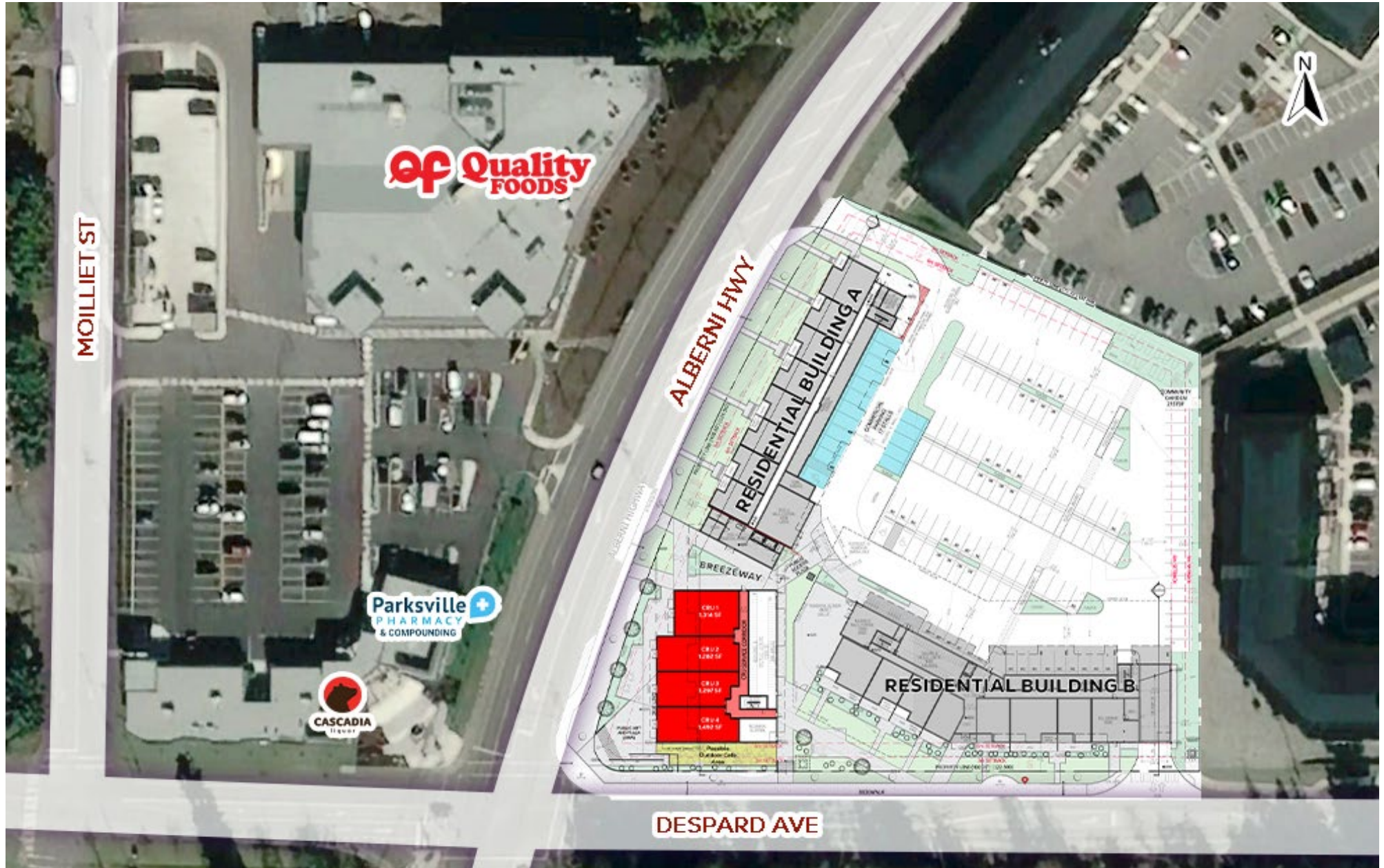
BRANDON SIBAL

Associate
Sitings Realty Ltd

604.628.2582
brandon@sitings.ca



SITE PLAN



This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.

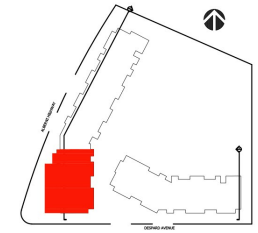


SITINGS

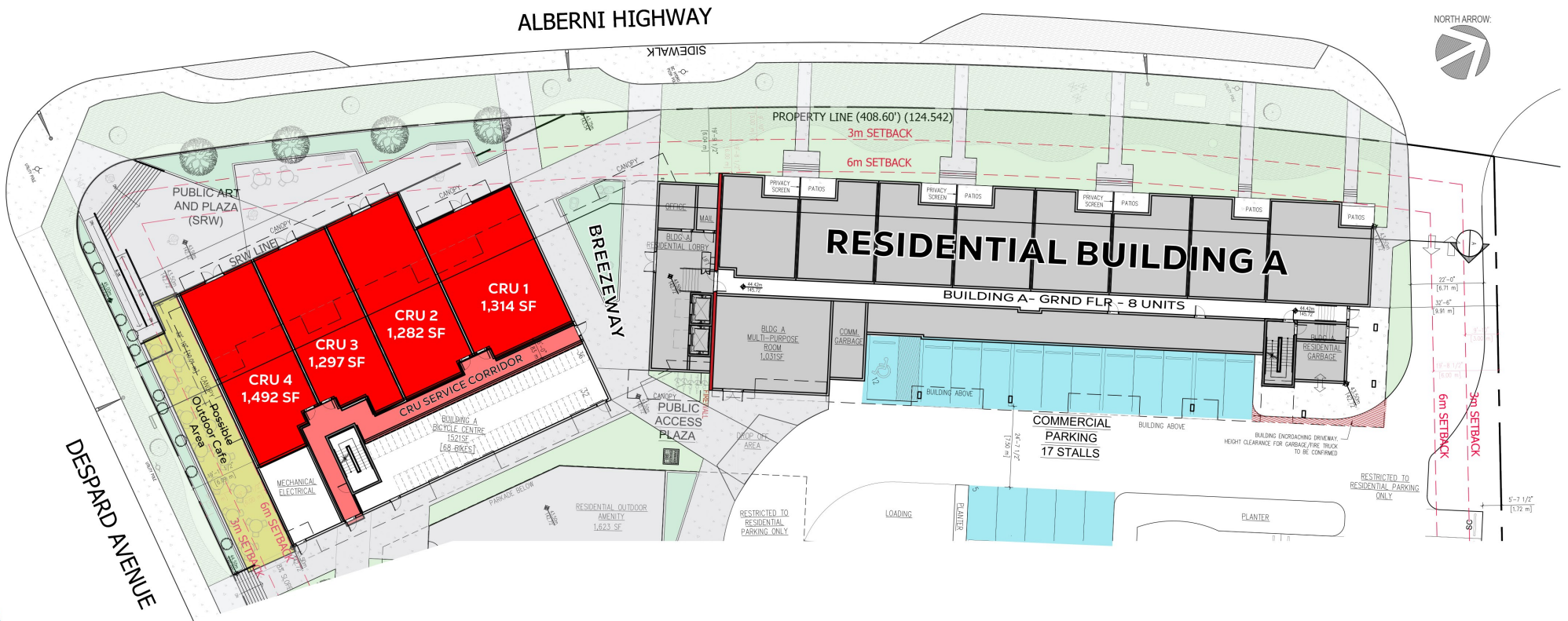
XTEAM
REALTY ADVISORS

SITINGS.CA
604.684.6767

GROUND FLOOR PLAN



2 KEY PLAN
A200 N.T.S.

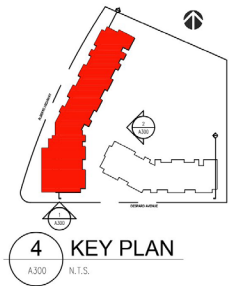


⊕ CRU's can be combined to 5,385 SF

This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.



BUILDING ELEVATIONS



1 SOUTH ELEVATION
A300 1:200

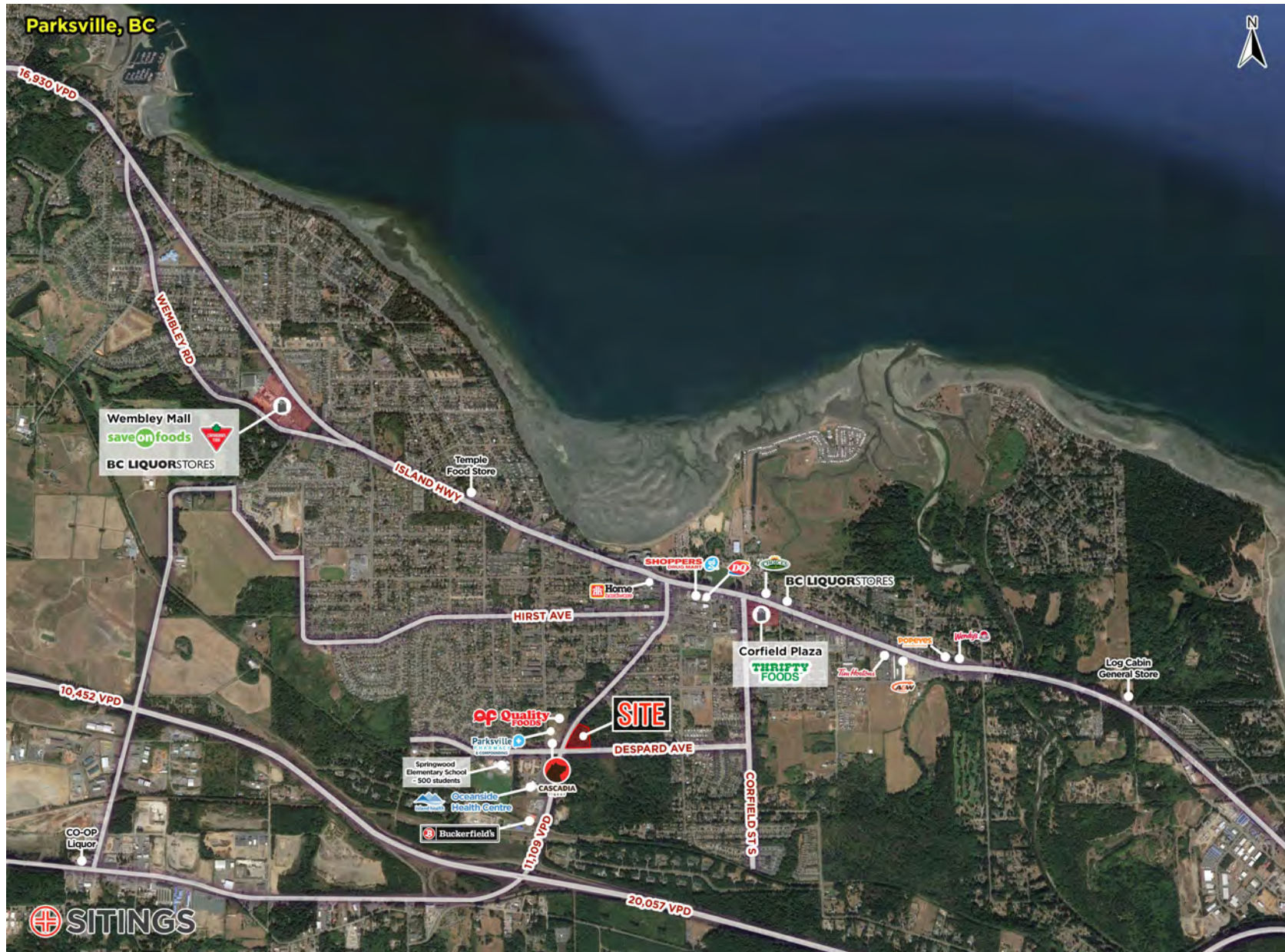


2 WEST ELEVATION
A300 1:200

BREEZEWAY



AERIAL



This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.



