



TYEE PLAZA

1111 Shoppers Row
Campbell River, BC

PROPERTY LEASING BROCHURE



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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 65,785 people, along with traffic volumes of 11,060 vehicles and ferry ridership of 1,960 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 capital improvement projects.
- Some of these projects include Campbell River's Downtown Revitalization, the North Island Hospital Project, and the John Hart Power Generating Station Replacement Project.
- Recent tenants to join Tye Plaza include: Anytime Fitness, Fin Crust Pizza, Supplement King, Campbell River CoWorking, Med Sleep & Connect Hearing.



JOIN SHOPPERS DRUG MART

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DETAILS

✦ Size: 1,200 - 2,560 SF

✦ Contact Listing Agent for Rates

✦ Additional Rent: \$11.70 PSF

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

✦ Island Highway: 15,374 VPD

EXISTING TENANTS



DEMOGRAPHICS

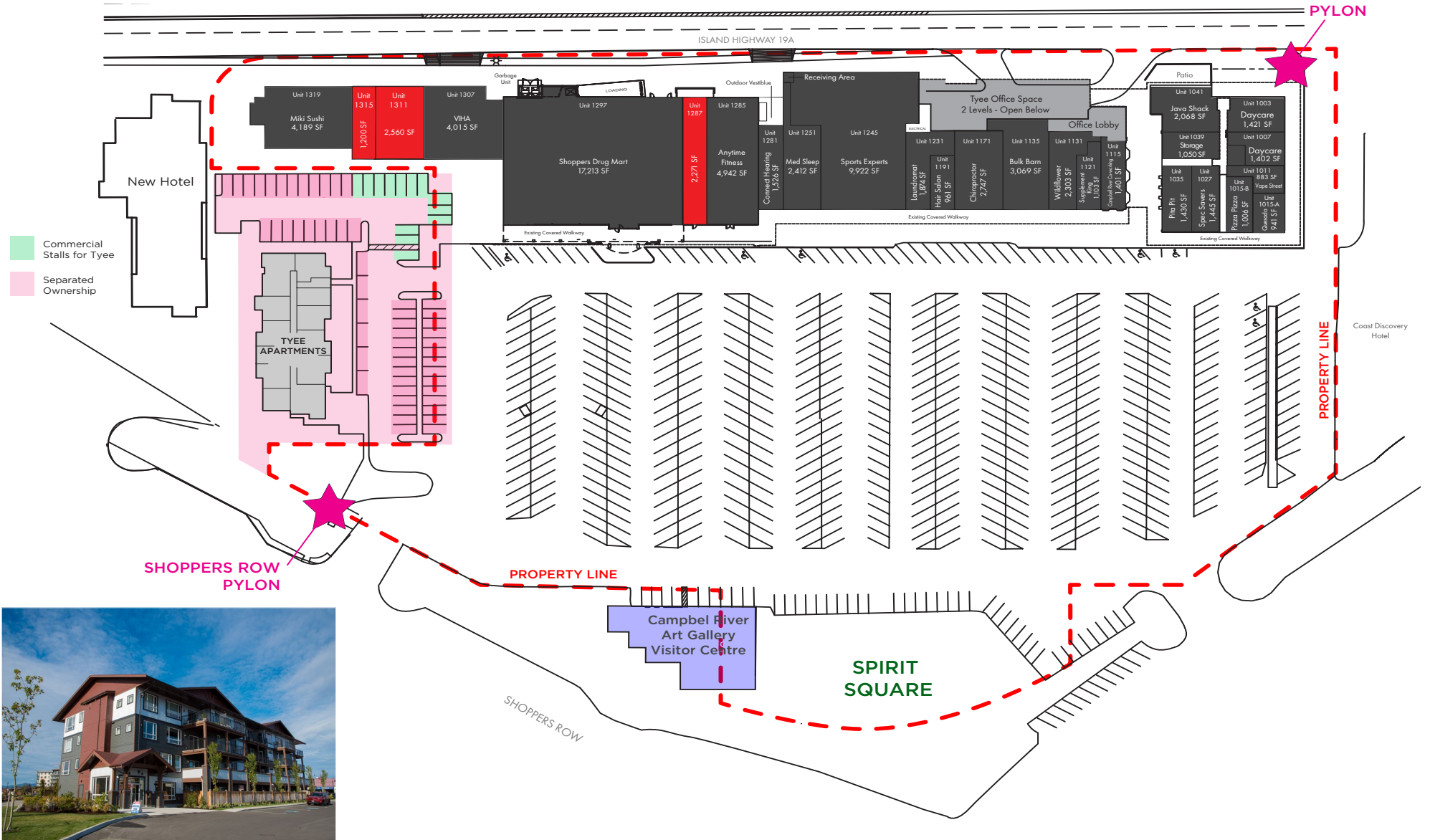
	1KM	3KM	5KM	CMA
2022 Population	2,349	13,574	24,302	42,875
2022 Daytime Population	6,216	20,338	28,200	41,601
2022 Average HH Income	\$68,412	\$82,279	\$90,873	\$102,058

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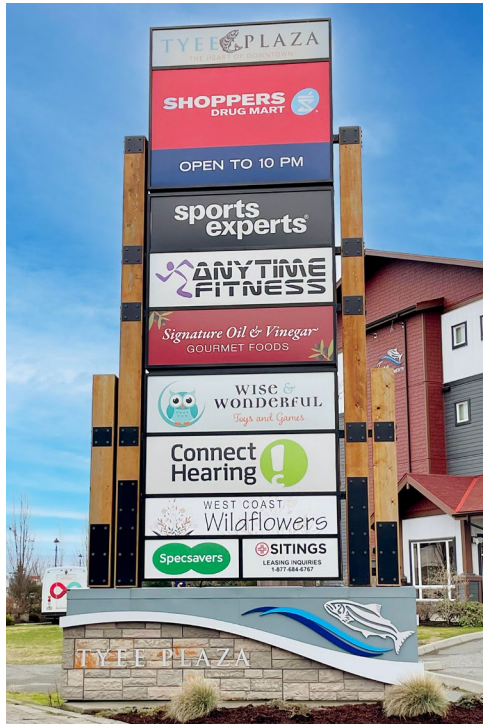
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PYLON
SHOPPERS ROW



PYLON
ISLAND HWY



PROPERTY INFORMATION

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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

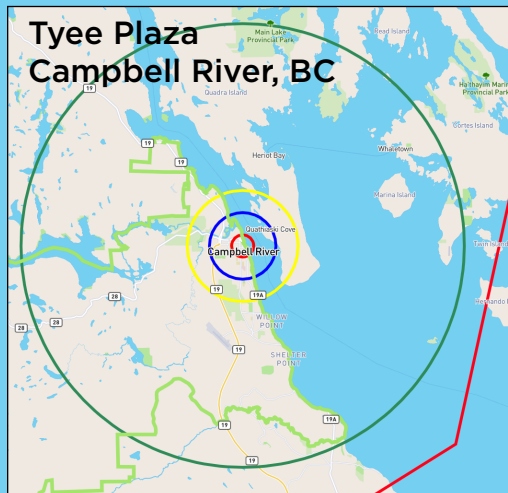
Parcel A (DD 3759191) of Lot B, District lot 1555, Sayward
District Plan 13752

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	1 km	3 km	5 km	20 km	Campbell River CMA	Trade Area
2017 Population	2,166	12,567	22,849	44,739	40,172	62,417
2022 Population	2,349	13,574	24,302	47,576	42,875	65,785
2022 AVG HH Income	\$ 68,412	\$82,279	\$90,873	\$99,692	\$102,058	\$95,562

