



1000 SHOPPERS ROW

Campbell River, BC

PROPERTY LEASING BROCHURE

BRANDON SIBAL
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SITINGS REALTY LTD.
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1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

PROJECT SUMMARY

Located in the heart of Downtown Campbell River, 1000 Shoppers Row offers prime corner exposure along the city's central retail node. Located just 400m from the Campbell River Ferry Terminal, this location has the benefit of serving a traffic volume of 11,060 vehicles per day and a ferry ridership of 1,960 per day. The premises is fully fixtured, providing a turn-key opportunity for both retail and office tenants.

- ✚ Prominent corner end cap unit along Shoppers Row, Campbell River's main retail corridor
- ✚ Ample pedestrian and vehicle traffic driven by ferry ridership and the presence of local and national retailers in the immediate area
- ✚ Convenient access to Highway 19A (Island Hwy) and Campbell River transit route
- ✚ Growing downtown core with several major investments into the city's capital improvement projects, including the:
 - Campbell River Downtown Revitalisation
 - North Island Hospital Project
 - John Hart Power Generating Station Replacement Project
- ✚ Fully fixtured premises with 4,541 SF on main level and 944 SF on second floor



DETAILS

✚ Size: 5,485 SF

✚ Main Floor: 4,541 SF

✚ Second Floor: 944 SF

✚ Base Rent: Contact Listing Agent

✚ Additional Rent: \$7.82 PSF (2025 est.)

✚ Available: Immediately

✚ Parking: Street front and dedicated rear surface parking

✚ Zoning: C-1 (Commercial One)

✚ Traffic Counts: 11,060 vehicles per day along Shoppers Row

AREA TENANTS



DEMOGRAPHICS

DRIVE TIME	3 MIN	5 MIN	10MIN
2025 Population	2,834	7,220	27,010
2030 Populations Projections	3,109	7,804	28,868
2025 Average HH Income	\$89,626	\$96,772	\$113,629
2025 Daytime Population	6,703	11,981	30,037

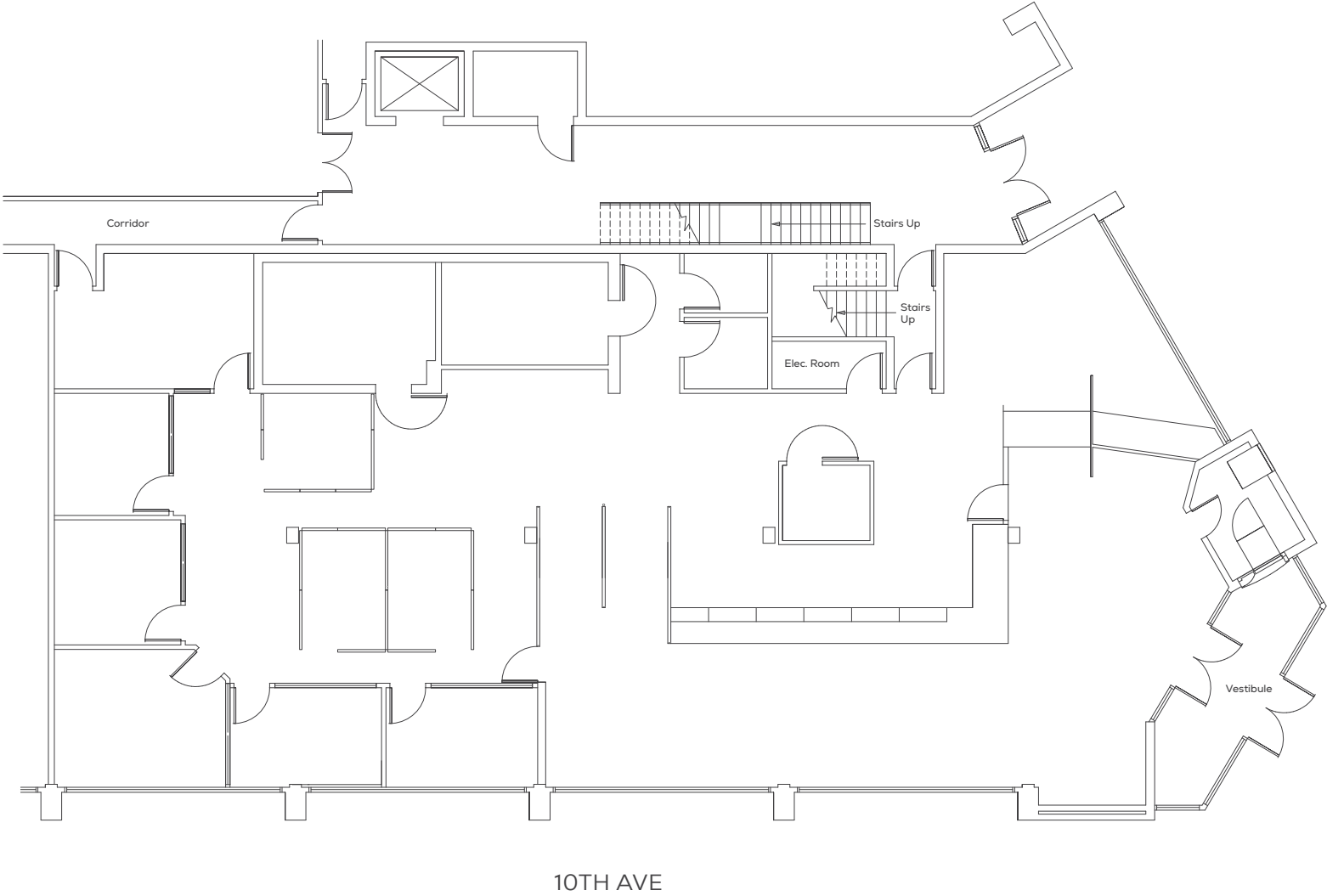
CONTACT

BRANDON SIBAL

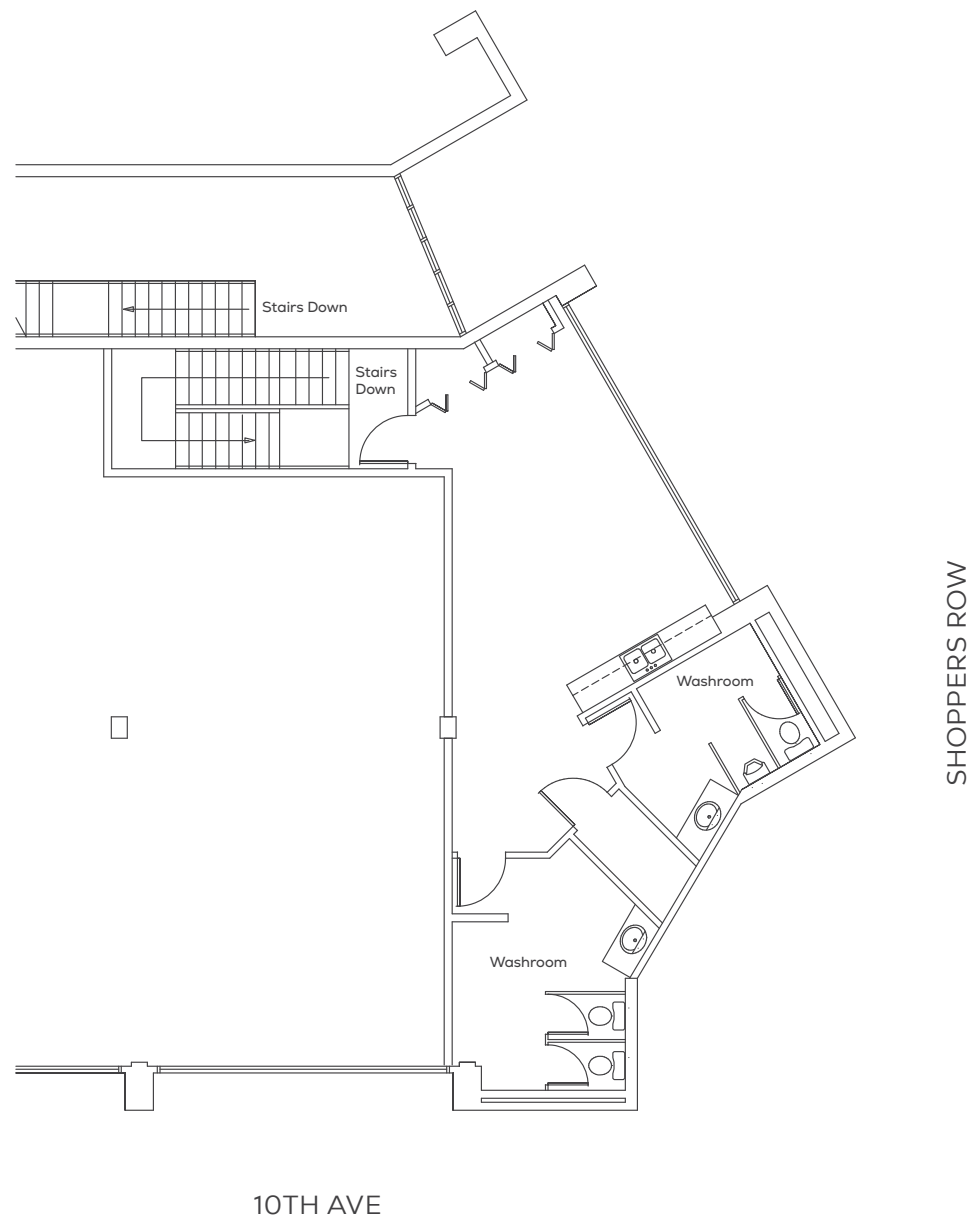
Vice President
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FLOOR PLAN - LEVEL 1



FLOOR PLAN - LEVEL 2



LOCATION



PHOTOS - EXTERIOR



PHOTOS - INTERIOR

