



TYEE PLAZA

1111 Shoppers Row
Campbell River, BC

PROPERTY LEASING BROCHURE

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

PROJECT SUMMARY

The Tyee 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 Tyee Plaza include: Anytime Fitness, Fin Crust Pizza, Supplement King, Campbell River CoWorking, Med Sleep & Connect Hearing.



DETAILS

✦ Size: 1,200 - 2,560 SF

✦ Additional Rent: \$11.70 PSF

✦ Island Highway: 15,374 VPD

✦ Contact Listing Agent for Rates

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

EXISTING TENANTS



DEMOGRAPHICS

	1KM	3KM	5KM	CMA
2024 Population	1,012	9,275	22,602	44,737
2024 Daytime Population	3,455	14,290	25,682	43,752
2024 Average HH Income	\$75,399	\$81,551	\$97,098	\$109,851

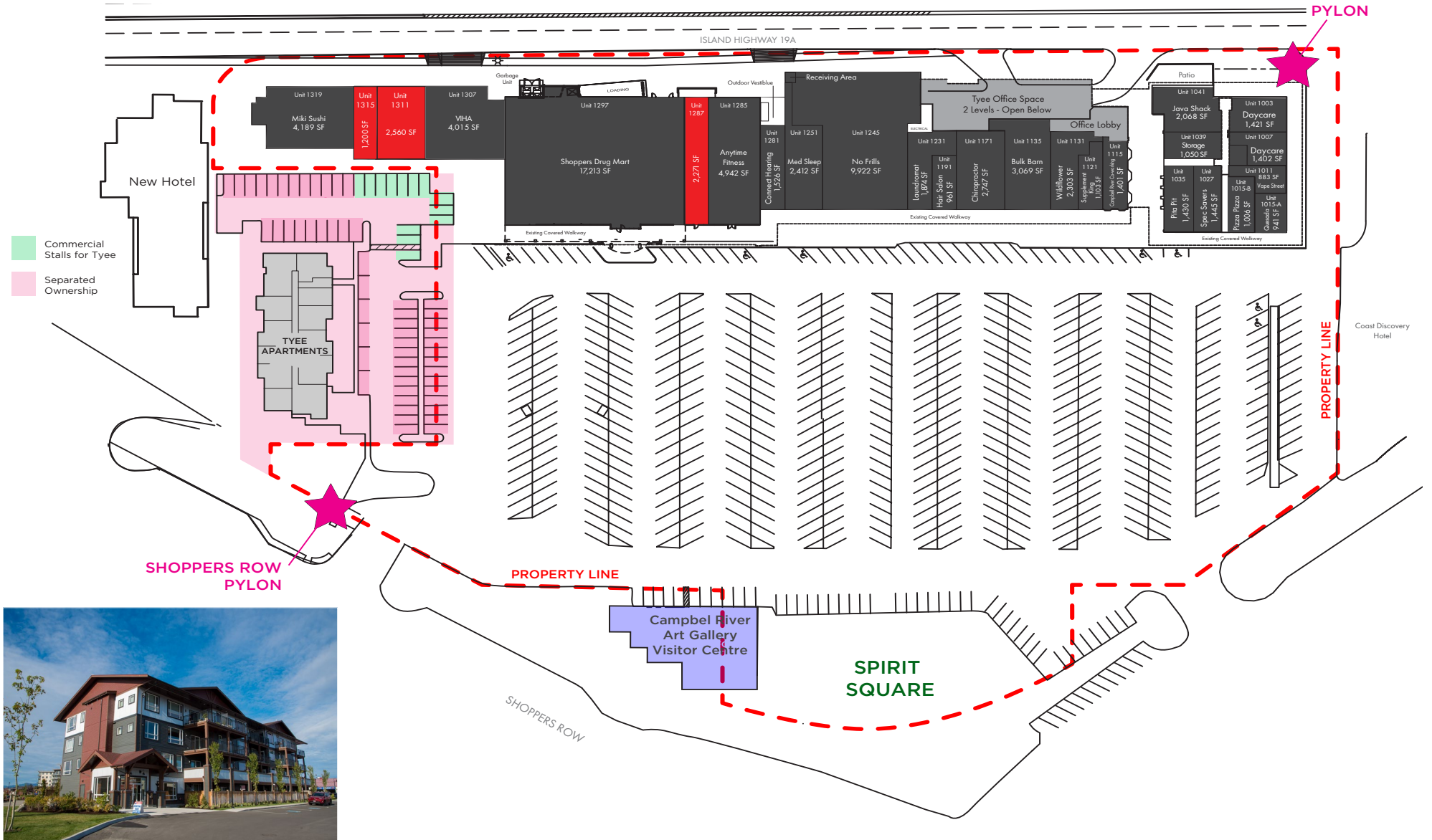
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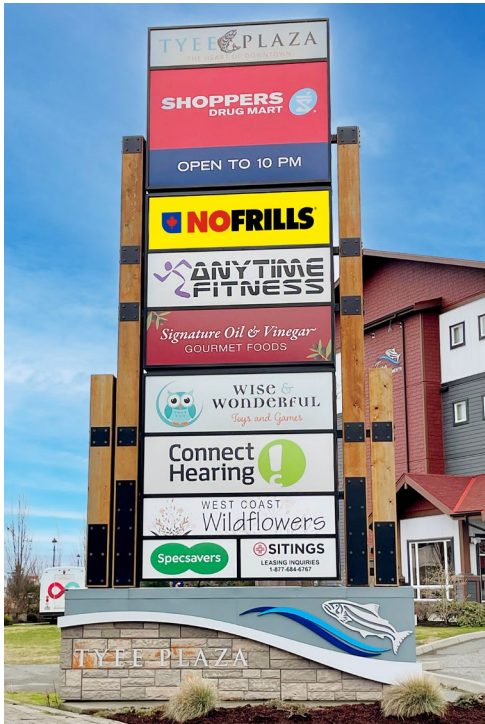
TYEE PLAZA

Campbell River, BC





PYLON
SHOPPERS ROW



PYLON
ISLAND HWY



PROPERTY INFORMATION

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

