

For Sale

Mid-Island Investment Portfolio



Strategic Locations - Located in Nanaimo and Cobble Hill Markets.



Diverse Asset Mix - A curated portfolio featuring single tenant retail, multi-tenant retail/industrial, and development land.



Rare Offering - Exceptional opportunity to acquire a Mid-Island portfolio with balanced income and growth potential.



1250 S Island Highway, Nanaimo, BC

3730 Trans-Canada Highway, Cobble Hill, BC

1305 & 1315 Fisher Road, Cobble Hill, BC

Opportunity

Tetra Realty Advisors is pleased to present a rarely available Mid-Island Investment Portfolio (the “Portfolio”), strategically positioned across the strong markets of Nanaimo and Cobble Hill. This Portfolio combines secure long-term income, multi-tenant stability, and significant development upside, making it an exceptional opportunity for investors seeking both secure income and long-term value creation.

Portfolio Overview

1250 Island Highway, Nanaimo

- Single-tenant property leased to RONA Inc. under a recently renewed long-term NNN lease.

3730 Trans-Canada Highway, Cobble Hill

- Fully leased multi-tenant retail/industrial property.
- Anchored by established covenants in a highly visible, accessible location.

1305 & 1315 Fisher Road, Cobble Hill

- +/-10 acres of land undergoing rezoning to I-1H Light Industrial with lot line adjustments in process.

Price Guidance: Please contact the listing agents for further information.

Qualified purchasers who have executed a Confidentiality Agreement (CA) will be granted access to the data room containing all pertinent vendor-provided information.

1250 S Island Highway, Nanaimo, BC



3730 Trans Canada Highway, Cobble Hill, BC



1315 & 1305 Fisher Road, Cobble Hill, BC*



*Lot line is reflective of latest lot line adjustment plans provided by the vendor

Location Overview



1250 Island Highway, Nanaimo, BC

PID
027-506-428

LEGAL DESCRIPTION
LOT A SECTION 7 NANAIMO DISTRICT PLAN
VIP84952 EXCEPT THAT PART IN PLAN VIP88557

ZONING
CC3 - City Commercial Centre

LOT SIZE
4.16 acres*

BUILDING SF
41,905 SF

TENANT
RONA INC.

TERM
Five Years Expiring Feb 28, 2031

RENEWAL OPTIONS
Two (2) x Five (5) Years

NOI
\$780,000 (March 1, 2026)

ASKING PRICE
Contact Listing Agents

CAP RATE
Contact Listing Agents

*BC Assessment

Property Overview

1250 Island Highway South, Nanaimo, BC is a single-tenant asset, leased to RONA Inc. under a recently renewed NNN lease, providing investors with a stable and truly carefree investment.

Strategically located in South Nanaimo's expanding corridor, the property benefits from strong a national tenancy, long-term security, and future growth driven by the large-scale Sandstone Development and surrounding residential expansion.



Property Highlights



Triple Net (NNN) Lease
The tenant is operating on a long-term, carefree NNN lease providing a carefree investment for an investor.



Recent Renewal Completed
The tenant has renewed for an additional five year term, presenting a hands-off asset for investors seeking reliable cash flow from a well-established tenant with long-term occupancy.



Strong Covenant- RONA
RONA INC. is a leading Canadian home improvement retailer with over 425 stores operating under three banners across the country. The company employs more than 21,000 people nationwide.



Prime Nanaimo Market Location
Situated in one of Vancouver Island's fastest-growing urban centers, The property benefits from strong economic fundamentals and a thriving commercial environment.



High-Exposure Corner Site
Strategically positioned at a busy intersection with excellent visibility and easy access, the property benefits from proximity to key area tenants, Country Grocer and Southgate Shopping centre.



Strong Growth Node
Located nearby master Sandstone development which will include approximately over 2,200 homes and +/- 125,000 SF commercial space, potential industrial space as well as 200 acres of park space.

Nanaimo

Market Overview Snapshot

Nanaimo is rapidly emerging as a high-priority growth area within the City of Nanaimo, underpinned by comprehensive municipal planning, major infrastructure investments, and transformative developments that are set to reshape the economic and urban landscape.

Nanaimo's population forecasts indicate a substantial increase, with the number of residents to reach approximately 57,395 by 2046, representing a 51.3% increase from 2022 figures. This level of sustained population growth reinforces the critical need for expanded commercial, retail, and service amenities to meet rising demand from both residents and businesses.

Nanaimo



Strong Growth Trajectory: Designated for significant urban expansion, supported by private investment and major public infrastructure initiatives



Strategic Accessibility: Excellent connectivity via the Island Highway, Nanaimo Airport, and BC Ferries terminals, ensuring efficient logistics and regional reach.



Institutional Anchor: Vancouver Island University, with over 2,000 employees and 12,000 students, drives steady population inflow and supports student-oriented retail and services.



Diverse Economic Base: Anchored by healthcare, retail, construction, education, and transportation logistics, complemented by industrial activity and emerging technology sectors.



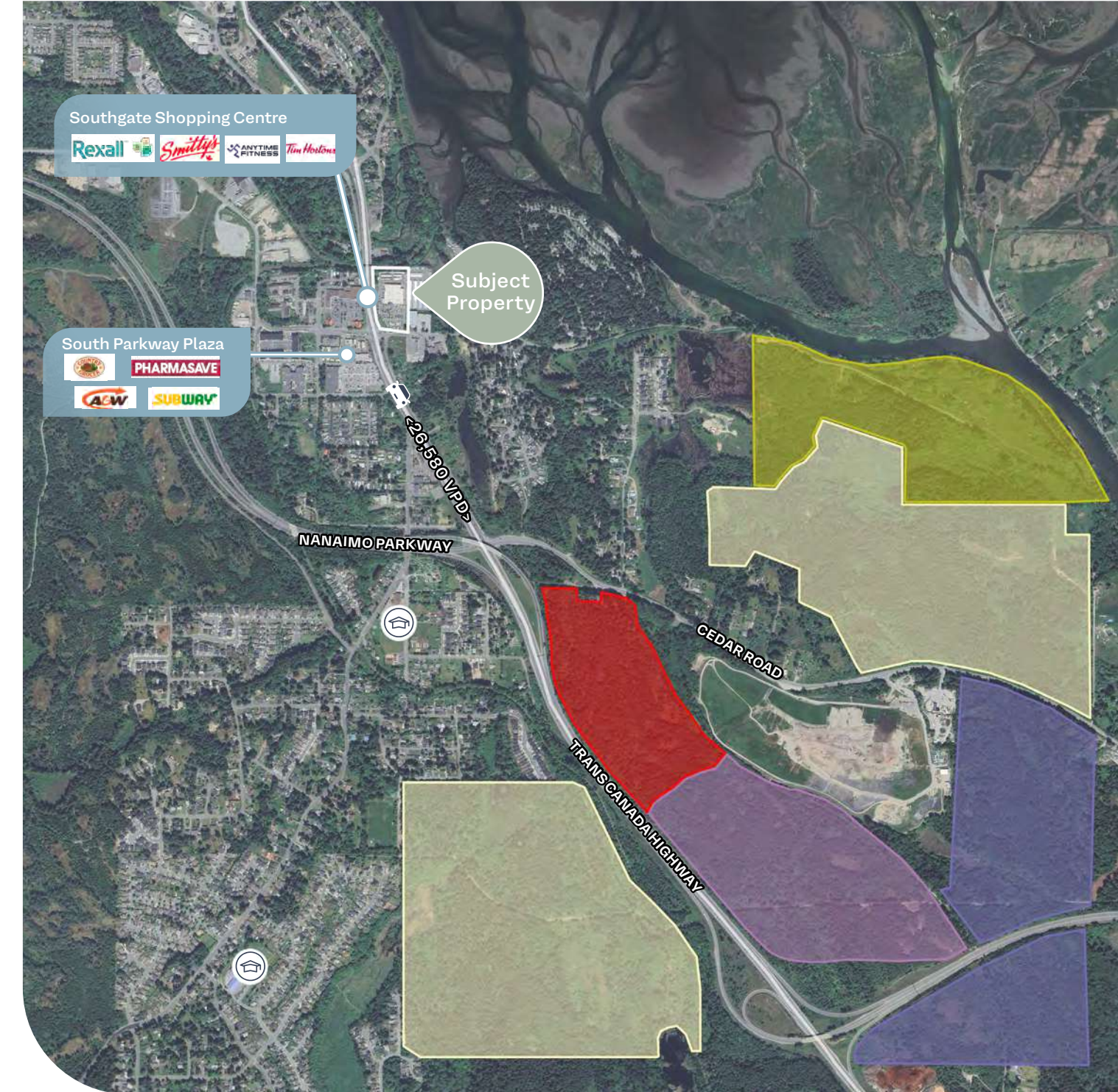
Young & Growing Population: A dynamic mix of students, young families, and newcomers contributes to demographic vitality and sustained retail and housing demand.

Sandstone Development

A major catalyst for this transformation is the Sandstone Development—a 294-hectare, master-planned community that will establish South Nanaimo as a regional hub. The development will include:

- Over 2,200 residential units
- Approximately ±125,000 square feet of commercial space
- 200 acres of dedicated parkland and green space

-  • Neighbourhood
-  • Fielding Neighbourhood Centre
-  • Light Industrial
-  • Industrial
-  • Resource Protection



3730 Trans Canada Highway, Cobble Hill, BC

PID

027-050-572

LEGAL DESCRIPTION

LOT A SECTION 14 RANGE 6 SHAWNIGAN DISTRICT
PLAN VIP83037 EXCEPT PLAN EPP114766

ZONING

I-1C - LIGHT INDUSTRIAL 1C ZONE

LOT SIZE*

15.43 Acres

TENANTS

RONA Inc.
All-Fab Building Components LP
Independent Pump & Mechanical Ltd.

TERM

Ten Years Expiring March 31, 2031 (Rona Inc.)
Five Years Expiring August 31, 2029 (All -Fab Building Components LP)
Four Years Expiring Dec 31, 2028 (Independent Pump & Mechanical Ltd.)

RENEWAL OPTIONS

Three (3) x Five (5) Years (Rona Inc.)
One (1) x Five (5) Years (All-Fab Building Components LP)
No Further Options (Independent Pump & Mechanical Ltd.)

LEASEABLE AREA

22,125 SF (Rona Inc.)
14.75 Acres (All-Fab Bulding Components)
1,118 SF (Independent Pump & Mechanical Ltd.)

NOI

\$1,127,627 (March 1, 2026)

PRICE

Contact Listing Agents

CAP RATE

Contact Listing Agents

*Lot size may adjust due to lot line adjustment plan

Property Highlights



Fully Leased Asset:

The property is 100% leased to established, long-term NNN tenants including RONA Inc., All-Fab Building Components LP, and Independent Pump & Mechanical Ltd.



Strong Anchor Tenants:

The property is anchored by Rona Inc. and All Fab Building Components LP, making up approximately 97.00% of the NOI.



Long-Term, Income-Producing Investment:

All tenants are secured under long-term lease agreements, providing stable, predictable cash flow for investors.



Highly Visible, Accessible Location:

Strategically positioned at the corner of Trans Canada Highway, the property offers excellent highway frontage, high visibility, and seamless access for logistics and commuting.



Rare Industrial Offering:

The property benefits from industrial zoning in the Cowichan Valley Regional District (CVRD), where industrial land supply is limited and demand remains strong.



Tenant Highlights

RONA Rona Inc. (Anchor Tenant)

-One of Canada's largest home improvement retailers with 425+ stores nationwide

-Employs 21,000+ people and recognized as a household brand across Canada

-Essential-service retailer with resilient demand from contractors and homeowners

-Backed by decades of experience and strong market presence coast-to-coast



All-Fab Building Components LP (Anchor Tenant)

-Established in 1970, with 50+ years of operational history

-Leading manufacturer of engineered wood products for major developers and contractors

-Extensive reach across Western Canada, the Territories, and the upper Midwest U.S.

-Trusted partner in large-scale residential, commercial, and industrial construction projects

1305 & 1315 Fisher Road, Cobble Hill, BC

PID

002-315-408
025-580-311

LEGAL DESCRIPTION

LOT 2, SECTION 14, RANGE 6, SHAWNIGAN DISTRICT,
PLAN 28411, EXCEPT PART IN PLAN VIP71562

LOT 1 SECTION 14 RANGE 6 SHAWNIGAN
DISTRICT PLAN VIP74703

CURRENT ZONING

I-1C LIGHT INDUSTRIAL 1C ZONE (1305 Fisher Road)
A-1- AGRICULTURAL RESOURCE 1 ZONE, I-1C -
LIGHT INDUSTRIAL 1C ZONE (1315 Fisher Road)

PROPOSED ZONING

I-1H LIGHT INDUSTRIAL

CURRENT LOT SIZE*

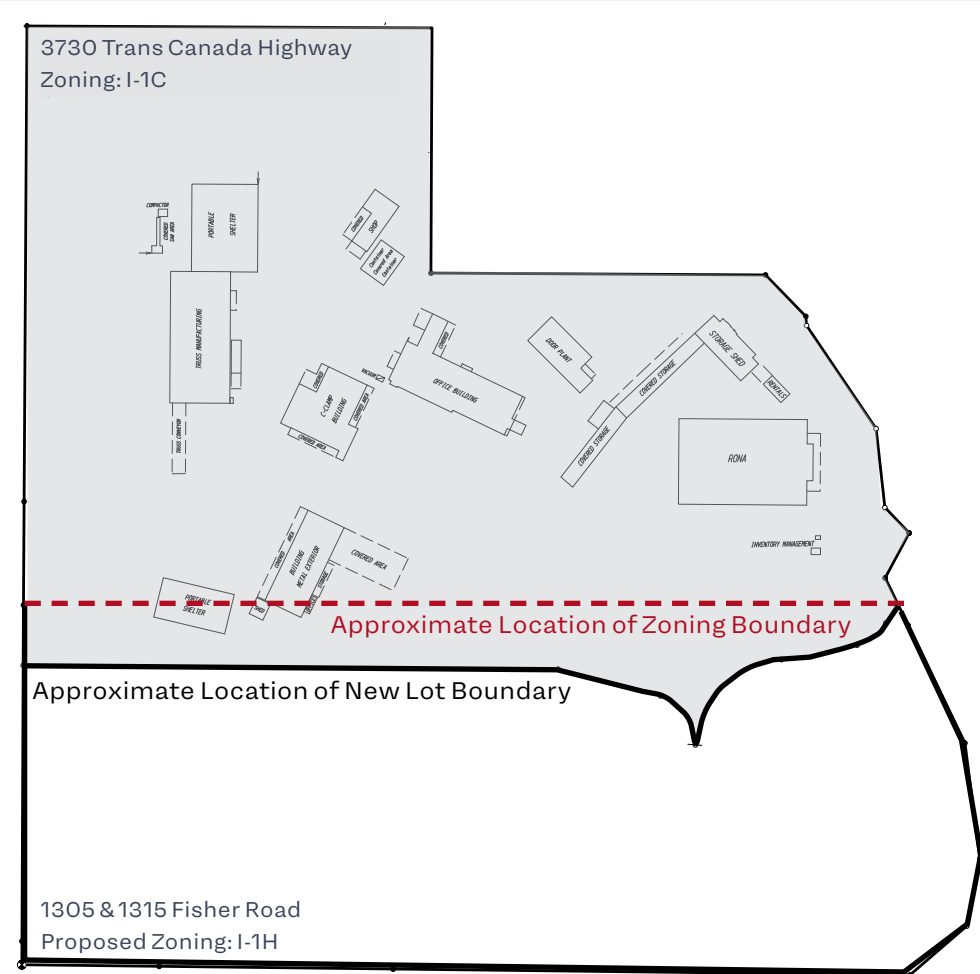
2.35 Acres (1305 Fisher Road)
14.78 Acres (1315 Fisher Road)
17.13 Total

PROPOSED LOT SIZE

+/- 10 Acres

**The vendor is in the process of revising the property boundaries, and that the total lot size of 1305 Fisher Road and 1315 Fisher Road will change*

Conceptual Site Plan



Property Highlights



Rare Industrial Offering
+/-10 acres of light industrial land in the growing Cowichan Valley.



Expansion & Development Potential
Large parcel offers scale for multiple auto-related businesses, clustering, or long term



Strong Demand
Demand for service-oriented industrial land on southern Vancouver Island remains strong, supporting long-term stability and growth



Servicing Advantage
Lower infrastructure demands than broader industrial designations, improving development feasibility.



Strategic Island Location
Excellent access to the Trans-Canada Highway with direct connectivity to key Vancouver Island hubs.

- Victoria – ~35 minutes south
- Duncan – ~10 minutes north
- Nanaimo – ~45 minutes north



New I-1H Zoning
Permits a broad range of light industrial and service uses including automotive shops, contractor yards, workshops, storage/warehousing, food processing, garden centres, and community service.



*Conceptual Rendering



Cobble Hill

Market Overview Snapshot

Cobble Hill is positioned as a key growth area within the Cowichan Valley Regional District (CVRD). As part of a region experiencing sustained demographic and economic growth, Cobble Hill is gaining recognition for its untapped potential in both commercial and industrial sectors.

The Cowichan Valley Industrial Land Use Strategy has identified a clear shortage of available, serviced industrial lands across the region. As demand grows for light manufacturing, distribution, trades-based services, and small-scale industrial users, Cobble Hill is emerging as a viable alternative to the constrained land supply in Duncan and Greater Victoria. With access to the Trans-Canada Highway, a strong local labour base, and increasing interest from investors and end-users, Cobble Hill is well-positioned to absorb future industrial demand.

Cobble Hill



Strategic Trade Area: Located within a region serving nearly 90,000 residents, Cobble Hill offers access to a growing consumer and labour base within a 30–40 minute radius.



Transportation Access: Immediate access to the Trans-Canada Highway enables efficient connectivity north toward Nanaimo and south to Victoria.



Commercial Undersupply: The surrounding area lacks adequate commercial amenities relative to population growth, creating opportunity for service-based retail, professional services, and mixed-use development.



Industrial Demand Outpacing Supply: The CVRD has formally recognized the need to expand industrial land supply, and Cobble Hill offers potential sites with strong locational attributes.



Mid-Island Investment Portfolio Photos



1250 S Island Highway, Nanaimo, BC



3730 Trans Canada Highway, Cobble Hill, BC



1305 & 1315 Fisher Road, Cobble Hill, BC



TETRA

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