



Developed by



FOR LEASE

Jubilee Heights Commercial Village in Campbell River, BC

- ✓ 66,000 SF New Grocery Anchored Retail
- ✓ Primary Commercial Hub for South Campbell River
- ✓ Opportunities for banks, daycare, liquor, pharmacy, restaurant and other essential needs services



Subject Property

BEAVER CREEK BOULEVARD

SOUTH ALDER STREET

Future Multi Family

DOGWOOD STREET <15,533 VPD>

FOR LEASE

Jubilee Heights Commercial Village,
Campbell River, BC

Salient Details

ADDRESS
608 Beaver Creek Blvd, Campbell River, BC

ZONING
CD1-A1 - Jubilee Heights Neighbourhood
Comprehensive Development A1

SF AVAILABLE
1,000-10,000 SF

PARKING
260 stalls (4 stalls per 1,000 SF)

TRAFFIC COUNTS
Dogwood Street: 15,533 VPD
Jubilee Parkway: 17,120 VPD

TIMING
Spring 2027

ASKING RENT
Contact Leasing Agents







ADDITIONAL RENT
Est. \$13.00 PSF

Opportunity

Tetra Realty Advisors Inc. is pleased to introduce a new leasing opportunity in Campbell River. Located within Jubilee Heights—a brand-new, master-planned community comprising 165 acres of residential and commercial development—this site is poised to become the primary retail and service hub for South Campbell River.

Strategically positioned along the high-traffic Dogwood Street corridor, the development offers seamless access to Jubilee Parkway and the Inland Island Highway, ensuring high visibility and convenient connectivity to surrounding neighborhoods and key regional routes.

Highlights

-  ~66,000 square feet of retail space available.
-  Comprising **five buildings**, allowing flexibility for a variety of retail formats.
-  **Ideal for** banks, pharmacy, liquor, daycare, dental, medical, restaurant, and other daily needs retail services.
-  Anchored within the **Jubilee Heights Master Planned Community**, serving as the central commercial hub for South Campbell River. Jubilee Heights is expected to have 500 - 800 units upon full build out.
-  Surrounded by **expanding residential development**, including existing single-family homes, planned multi-family units, and a proposed hotel.
-  **High-visibility frontage** along Dogwood Street, with excellent traffic exposure and in close proximity to the Campbell River Airport and Inland Island Highway.

Site Plan

CRU 1a	3,800 SF
CRU 1b	1,080 SF
CRU 1c	1,080 SF
CRU 1d	1,080 SF
CRU 1e	1,360 SF
CRU 2a	1,300 SF
CRU 2b	1,000 SF
CRU 2c	1,000 SF
CRU 2d	1,000 SF
CRU 2e	1,000 SF
CRU 2f	1,000 SF
CRU 2g	1,000 SF
CRU 2h	1,300 SF
CRU 3a	6,900 SF
CRU 3b	1,200 SF
CRU 4	9,230 SF
Grocery	29,935 SF



Jubilee Heights Overview



Community Overview

- 165+ acre master-planned development in South Campbell River
- Located at the southern gateway of the city, along Highway 19A - High-exposure location with easy access to major arterial routes
- Phased residential development: single-family, townhomes, and multi-family units
- Projected to include a total 500 to 800 residential units upon full build-out.



Future Community Amenities

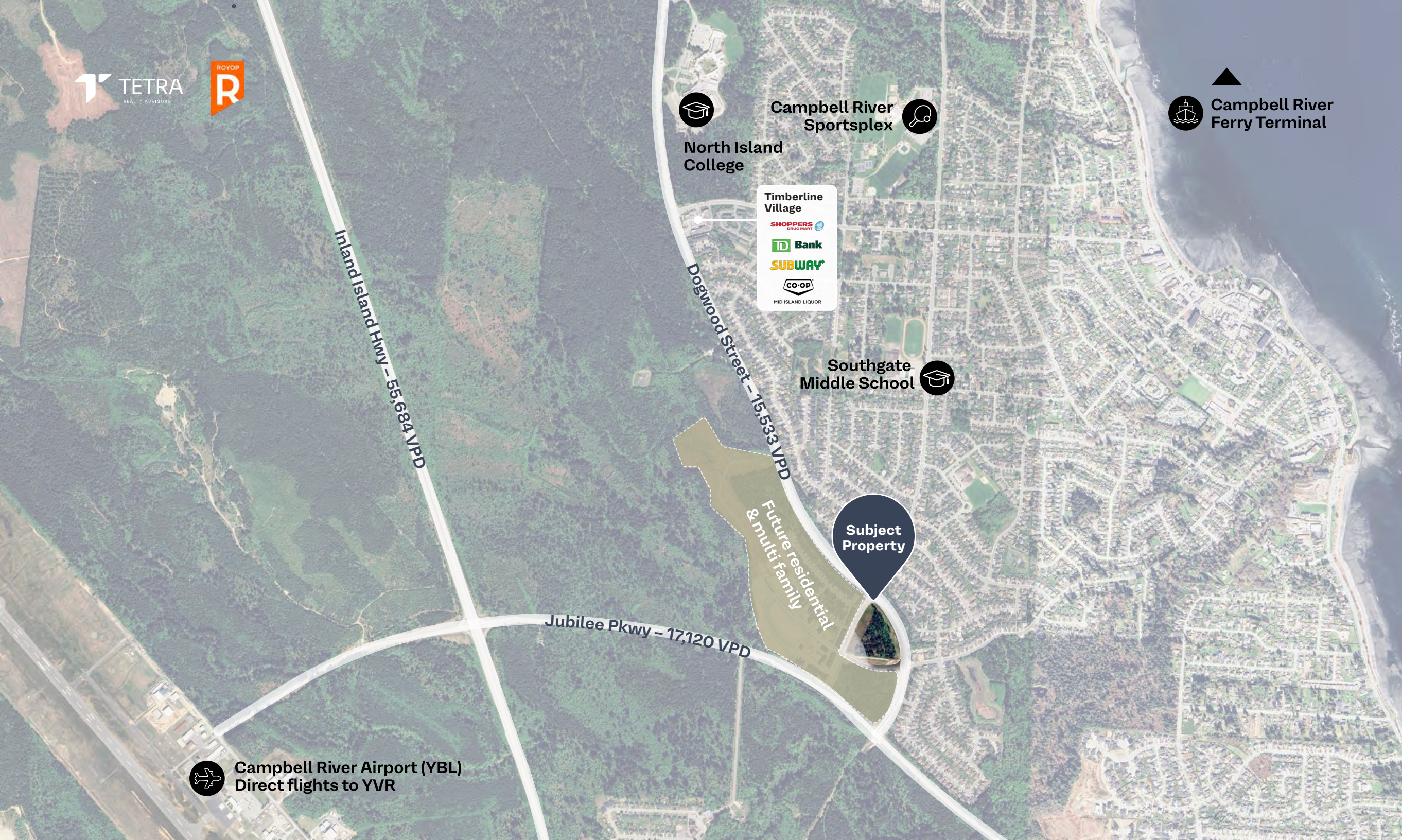
- **Elementary School Site:** 10.7 acres allocated for future school and playing fields
- **Burrell's Bog Conservation Area:** 13.4-acre protected wetland and wildlife corridor



Hotel & Visitor Amenities (proposed)

- Hotel component in planning to accommodate visitors and business travel





Campbell River

The **commercial and service hub** for northern Vancouver Island and nearby coastal communities.

Primary service centre for over 60,000+ people in surrounding areas (e.g., Quadra Island, Cortes Island, Sayward, Gold River, Zeballos, Tahsis).

Accessible via the Island Highway, ferry services, and Campbell River Airport.

Projected population increase: **47.6% by 2046, reaching an estimated 54,867 residents.**

Average Household Income (5 minute drive time radius): **\$100,224.**

Main industries include **Aquaculture, Forestry, Land & Logistics.**

Building Permits Issued 2024: **743 building permits, totaling ~\$328 million in construction value.**

**Proposed Future
Multi Family**

Future Multi Family

**Subject
Property**

Contact us for more information.

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