

FOR LEASE

4,990 SF Commercial Opportunity

6551 Aulds Road, Nanaimo, BC

✓ March 1, 2027 ✓ Exclusive Pylon Available ✓ 4 Prominent Building Signs



FOR LEASE

Salient Details

MUNICIPAL ADDRESS

6551 Aulds Road, Nanaimo, BC

ZONING

CC4 – North Nanaimo Urban Centre

AVAILABLE SF

4,990 SF

TRAFFIC COUNTS

Aulds Road: 17,628 VPD

Metral Drive: 11,394 VPD

Nanaimo Parkway: 35,297 VPD

Island Highway: 24,920 VPD

ASKING RENT

\$36.00 PSF

ADDITIONAL RENT

\$13.10 PSF

TIMING

March 1, 2027*

**Potential to be made available earlier.*

Opportunity

Located at 6551 Aulds Road, this 4,990 SF space benefits from exceptional visibility, accessibility, and high traffic volumes. The premises supports a wide range of commercial uses, making it ideal for retail, service, or professional office tenants seeking a prominent and well-connected location. This is a rare opportunity to establish a presence in one of Nanaimo's most active commercial nodes.

Highlights



Prominent 4,990 SF Unit: Well-positioned space in North Nanaimo's growing commercial node, offering an efficient layout and strong visibility.



Flexible Zoning: CC4 – North Nanaimo Urban Centre zoning permits a broad range of retail, service commercial, and professional office uses.



Strong Signage Opportunities with prominent exposure to Aulds Road, including four building signs and the potential for an exclusive pylon sign fronting directly onto Aulds Road.



Exceptional Exposure: Situated at the intersection of Aulds Road and Metral Drive, the premises benefits from excellent visibility and access via Nanaimo Parkway and the Island Highway, two of Nanaimo's primary corridors.



Functional Storage Opportunity: The existing vault can be repurposed into an efficient storage room.

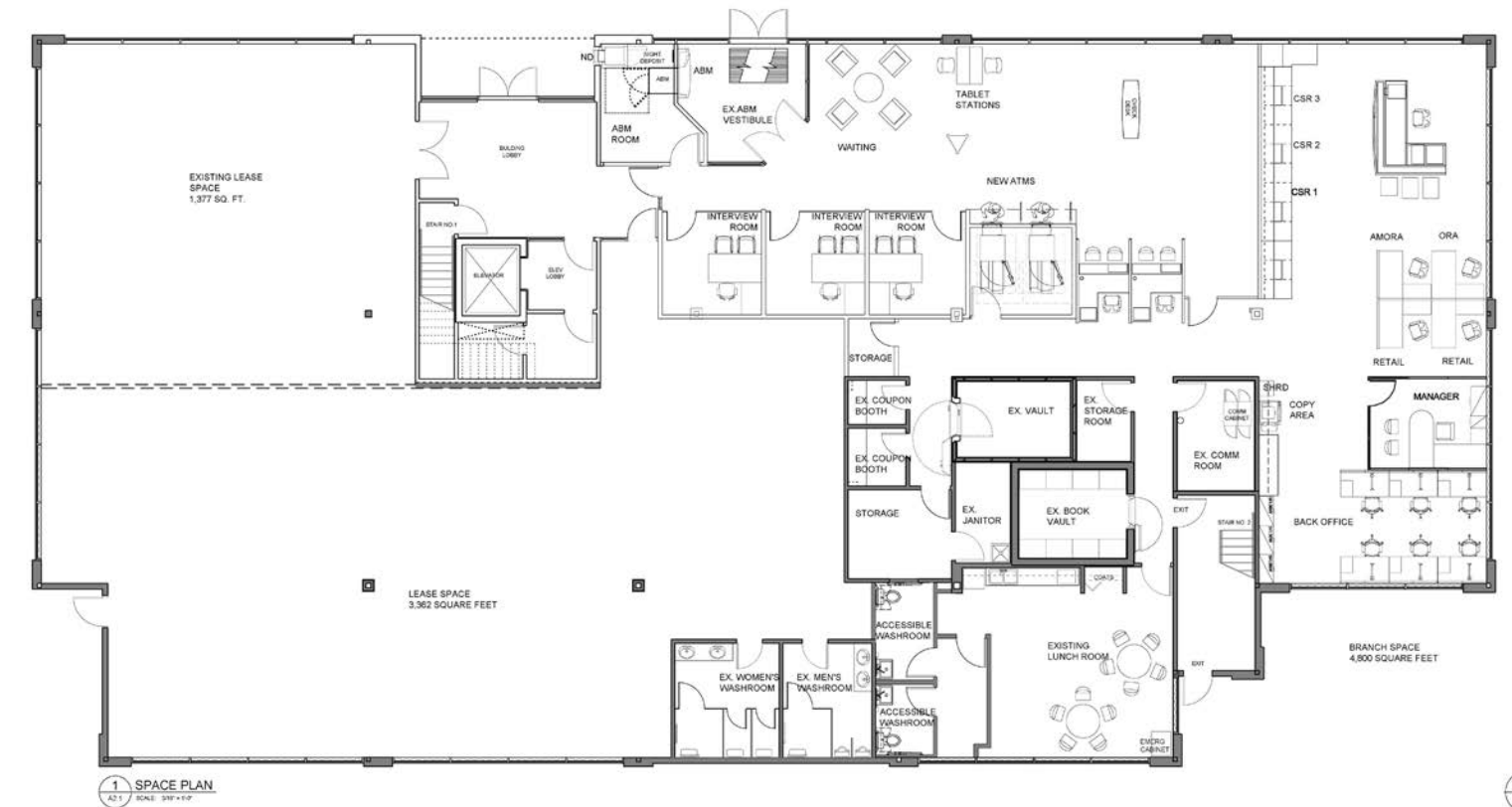


Ample surface parking on site accessible via Metral Drive.



Positioned across from **Woodgrove Centre**, one of Nanaimo's premier shopping destinations, this site offers a high-profile location within a key retail node.

Floor Plan



FOR LEASE

Market Overview | Nanaimo, BC

Prime Location: Located along Aulds Road in the heart of North Nanaimo's Urban Centre, the premises benefits from immediate access to the Nanaimo Parkway and Island Highway, two of the city's primary transportation corridors. This well-connected location provides efficient access to surrounding markets, making it a highly desirable commercial node.

Growing Residential Market: North Nanaimo is one of the city's fastest-growing residential areas, characterized by a strong mix of established neighbourhoods and ongoing development. The premises is ideally positioned to serve an expanding population base.

Excellent Exposure & Traffic: The site benefits from significant vehicle traffic, providing exceptional exposure and accessibility. The high-visibility setting is ideal for businesses seeking to maintain a strong brand presence in the area and convenient client access.

Strong Investment in Infrastructure and Development: With over \$400.6 million earmarked for public infrastructure and services between 2022 and 2026, Nanaimo is making strategic investments to support continued growth and urban expansion.

Diverse and Resilient Economic Landscape: Nanaimo's economy is anchored by key industries such as education, healthcare, construction, accommodation, and retail, ensuring a balanced and sustainable foundation for long-term prosperity.

Demographics | 15-Minute Drive Time

111,729
Total Population

7.00%
Population Increase
Over Next 5 Years

106,092
Total Daytime
Population

46,118
Total Households

45
Average Age

\$121,180
Average Household
Income





COSTCO
WHOLESALE

CIBC **LORDCO**
AUTO PARTS
KALTIRE **Ricky's**
ALL DAY GRILL

Hammond Bay Centre
POPEYES LOUISIANA KITCHEN **barBURRITO**
Wendy's **The BRICK**
MIDAS



ISLAND HIGHWAY <24,920 VPD>

Woodgrove Centre

CINEPLEX **RBC**
Walmart **White Spot**
save on foods **SPORTCHEK**
WINNERS

AULDS ROADS <17,628 VPD>

Subject Premises

TETRA
REALTY ADVISORS

RS REALSTREAM
INCOME PROPERTIES L.P.

Contact us for more information.

CONNOR EDEN*
Partner
604.362.6574
connor.eden@tetrarealty.ca
**Personal Real Estate Corporation*

DANIEL LEE*
Partner
604.763.2066
daniel.lee@tetrarealty.ca
**Personal Real Estate Corporation*

JACOB SCHMIDT
Associate
778.833.1640
jacob.schmidt@tetrarealty.ca

REALTY RESOURCES
MEMBER

© 2026 Tetra Realty Advisors. The information contained herein was obtained from sources that we deem reliable and, while thought to be correct, is not guaranteed by Tetra Realty Advisors. All rights reserved. E. & O.E.