

For Sale

1250 Island Highway S, Nanaimo, BC

Single-Tenant NNN Rona in
South Nanaimo



Carefree NNN Lease



Recent 5-Year Renewal Completed



Corporate Covenant



NEW PRICE

\$13,000,000 | CAP RATE: 6.00%



Salient Details

ADDRESS

1250 Island Highway S., 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

NOI

\$780,000 (March 1, 2026)

ASKING PRICE

\$13,000,000

CAP RATE

6.00%

*BC Assessment

Opportunity

The Vendor has exclusively retained Tetra Realty Advisors Inc. to facilitate the sale of 1250 Island Highway South, Nanaimo, BC (the “Subject Property”). The Subject Property 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 Subject 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 Subject 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 Subject 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.

Market Overview Snapshot

South 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.

South 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.



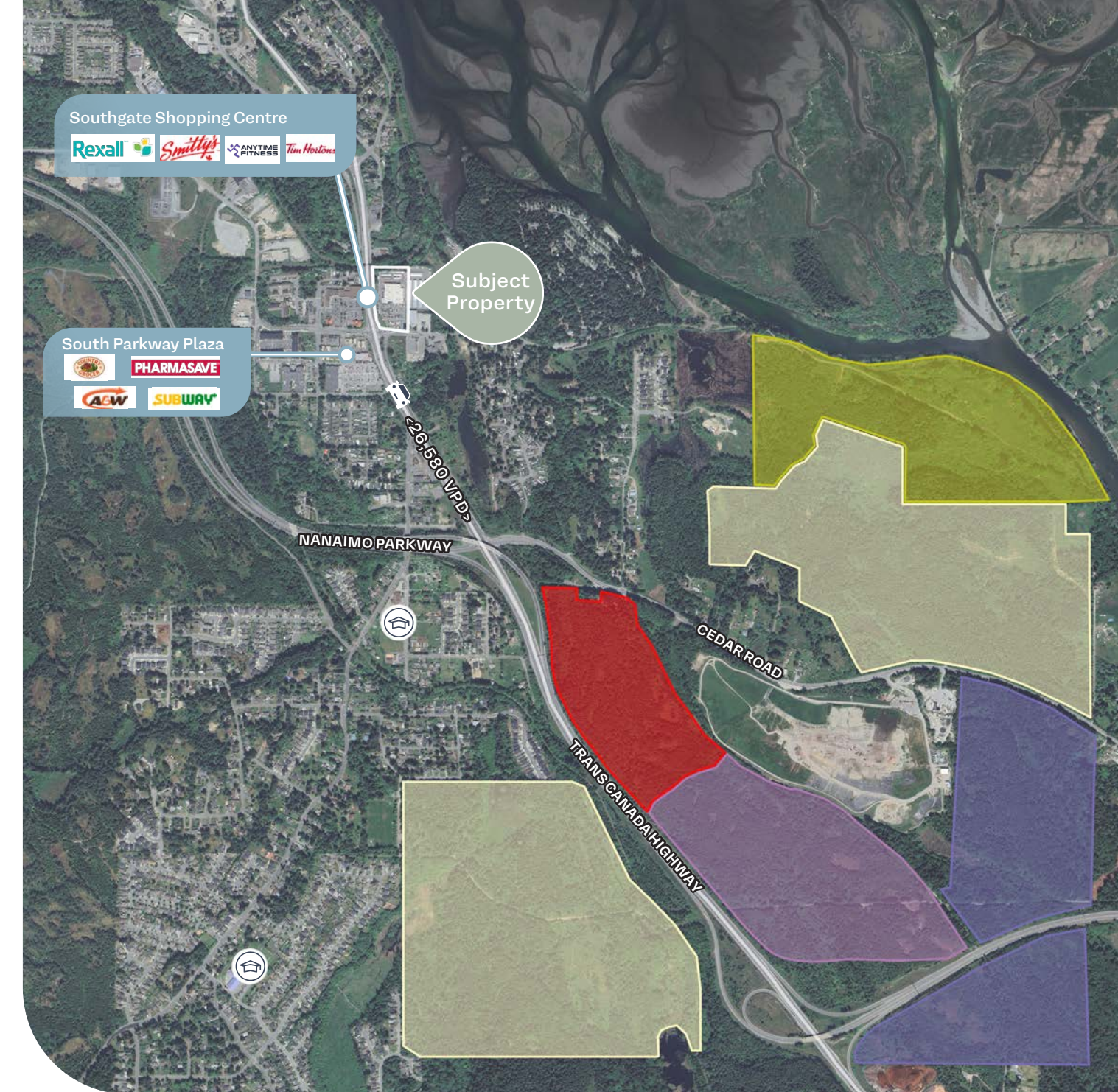
Young & Growing Population: A dynamic mix of students, young families, and newcomers contributes to demographic vitality and sustained retail and housing demand.

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



Subject Property Photos





TETRA
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