

FOR SALE  
**GOLD RIVER MALL**  
375 NIMPKISH DRIVE  
GOLD RIVER, BC



**32,000 SQ FT CONVENIENCE CENTRE  
SERVING AS GOLD RIVER'S  
PRIMARY SHOPPING DESTINATION**

**CDW**  
& ASSOCIATES  
COMMERCIAL REAL ESTATE

**REMAX**  
COMMERCIAL<sup>®</sup>  
ADVANTAGE

## THE OPPORTUNITY

**GOLD RIVER MALL** is located at 375 Nimpkish Drive, Gold River, British Columbia. The centre is a 32,000 sqft convenience-oriented retail property comprising 14 units on a 4.90-acre site and is currently 58% occupied, functioning as Gold River's primary retail and service destination.

The property benefits from a mix of institutional and local tenancy, including Canada Post and the BC Liquor Store, each operating at the centre for approximately 30 years. The primary value-add opportunity is leasing up approximately 13,500 sqft of vacancy, highlighted by a 9,300 sqft former grocery unit, the largest bay in the centre. A purchaser can pursue lease-up to a single user or demising into smaller CRUs to better match small-market tenant demand, while standardizing lease structures as occupancy improves. C-1 zoning supports further subdivision (minimum 9,688 sqft lot size) and up to 11m building height, providing longer-term flexibility.



## INVESTMENT HIGHLIGHTS



### STRONG COVENANT TENANTS

Canada Post and BC Liquor Store have operated at the property for approximately 30 years. Historically, the 9,300 sf unit was occupied by Loblaws, demonstrating long-term demand from well-established tenants.



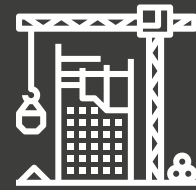
### INCOME UPSIDE

The property is approximately 58% occupied with a mix of lease structures. A purchaser has the opportunity to improve NOI through lease-up, rental rate optimization, and standardizing lease terms as the centre stabilizes.



### PRIMARY RETAIL NODE IN GOLD RIVER

Gold River has limited competing commercial inventory. This centre functions as the town's main everyday retail and service hub, benefiting from a captive local customer base and consistent necessity-based demand.



### VACANCY AND VALUE-ADD OPTIONALITY

Approximately 13,500 sqft of vacancy, including a 9,300 sqft unit formerly operated as a grocery store. This creates a value-add opportunity through lease-up or demising into smaller CRUs to better match small-market tenant demand. Zoning supports further subdivision (9,688 sqft minimum lot size) and up to 11m building height, providing longer-term flexibility.

## SALIENT DETAILS:

ADDRESS: GOLD RIVER MALL, 375 NIMPKISH DRIVE, GOLD RIVER, BC

### YEAR BUILT:

1967

### GLA:

32,000 SF<sup>2</sup>

### SITE AREA:

2,674 SF<sup>2</sup>

### LAND SIZE:

4.90 ACRES

### NUMBER OF TENANTS:

14

### OCCUPANCY:

58.3%

### GROSS INCOME IN PLACE:

\$169,897

### STABILIZED GROSS INCOME:

\$363,840\*

### ZONING:

C1 - CENTRE COMMERCIAL

### MLS:

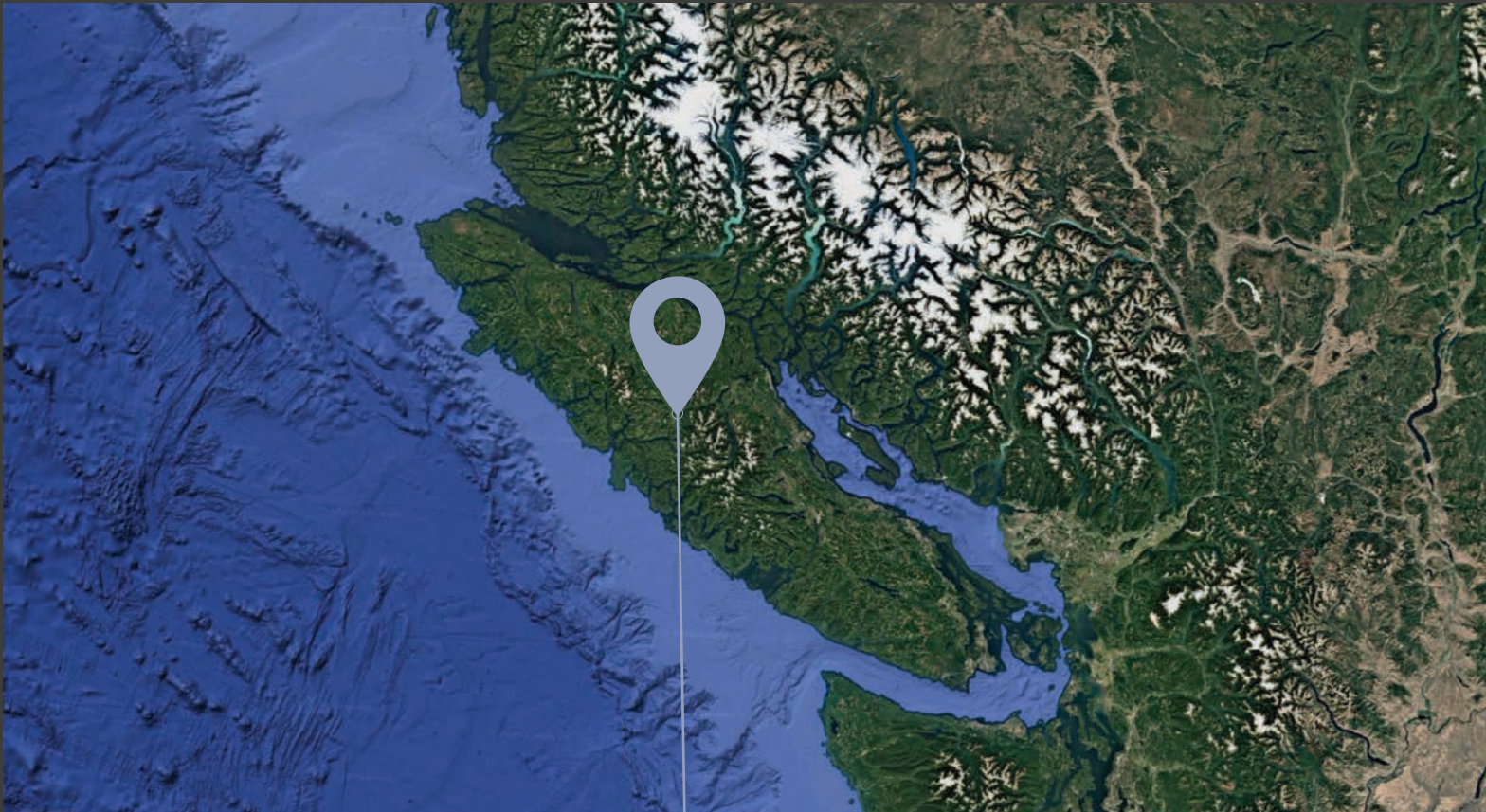
C8076936

\*This is based on the average of current rents



GOLD RIVER MALL, 375 NIMPKISH DR. • GOLD RIVER, BC

**GOLD RIVER located on VANCOUVER ISLAND**



**VILLAGE CENTRE**



EASY ACCESS FROM MAJOR ROADWAYS FROM ALL DIRECTIONS

AMPLE PARKING FOR CLIENTS AND STAFF

CLOSE TO GOLD RIVER HWY FOR CONVENIENT TRAVEL TO LOCAL FERRY, OR TO GO FURTHER INLAND



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