

FOR LEASE | POWELL RIVER TOWN CENTRE

1,209 - 5,981 SF RETAIL OPPORTUNITIES

7100 ALBERNI STREET, POWELL RIVER, B.C.



**JIM PATTISON
DEVELOPMENTS**



Jack Allpress*

Senior Managing Director

(604) 638-1975

JAllpress@MarcusMillichap.com

Amanda Broglio

Associate

(604) 404-1412

Amanda.Broglio@marcusmillichap.com

Marcus & Millichap

*Personal Real Estate Corporation

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OPPORTUNITY

Powell River Town Centre (the "Shopping Centre") serves as the region's primary shopping destination, anchored by Walmart, Save-On-Foods, Shoppers Drug Mart, Winners, CIBC, and BC Liquor Store. The Shopping Centre benefits from strong daily-needs traffic and serves as the central retail hub for Powell River and the surrounding trade area.

The Shopping Centre offers flexibility to accommodate a range of tenancy requirements, from smaller-format service users to larger contiguous footprints. These units are positioned near strong daily-needs anchors that drive consistent, all-day traffic throughout the centre.

Ownership is actively exploring the feasibility of creating exterior access for Units 67, 57, and 41, presenting a unique opportunity to capture both internal mall traffic and direct exterior exposure. Positioned directly across from the bus loop, these units offer strong visibility and accessibility, an attractive format for food & beverage, service retail, and convenience-oriented users.

SALIENT DETAILS

Municipal Address: [7100 Alberni St, Powell River, B.C.](#)

Size: 1,209 - 5,981 SF (Refer to Site Plan on Page 4)

Availability: Immediate

Zoning: [C1 \(General Commercial\)](#)

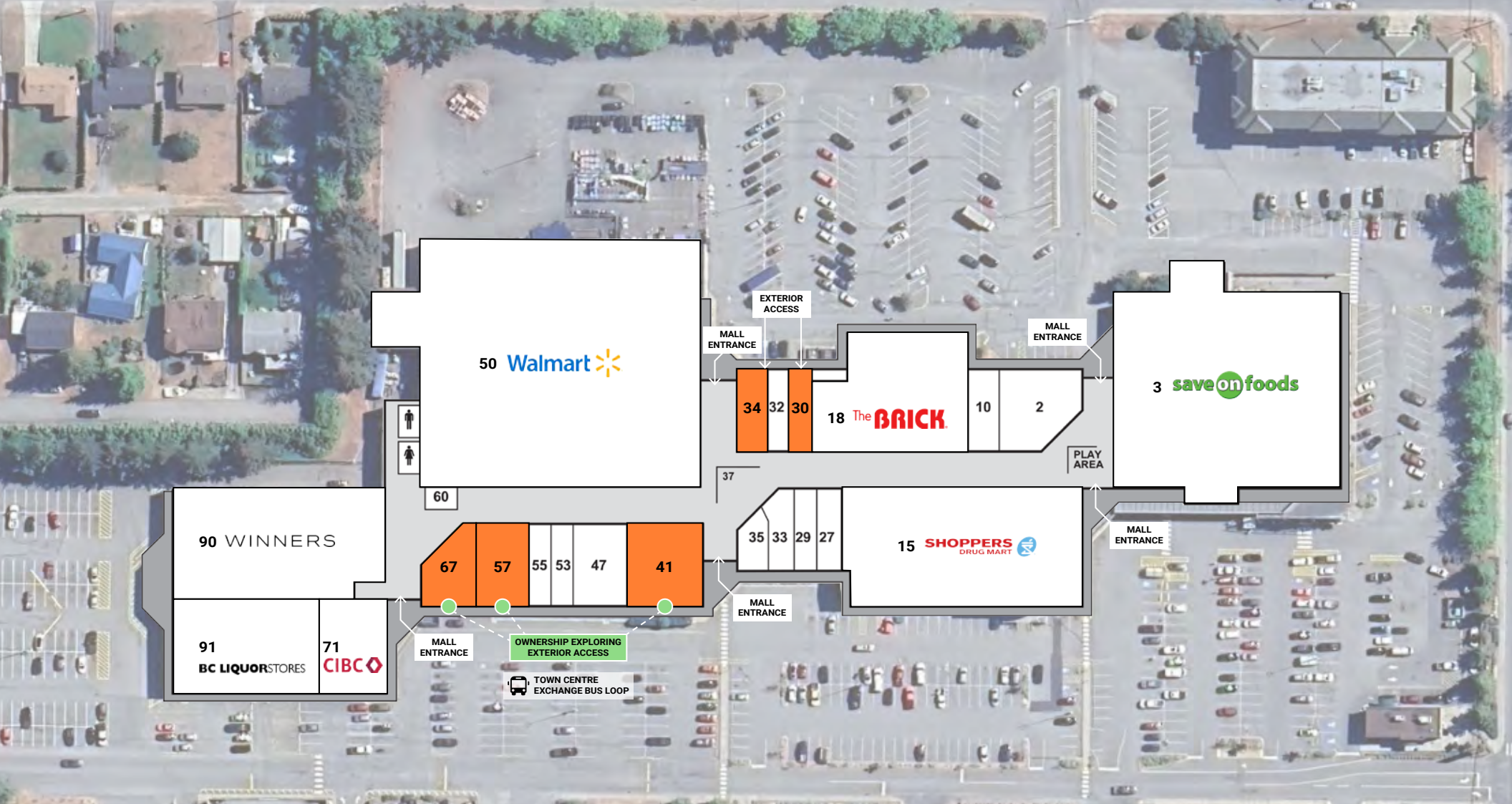
Asking Rent: Contact Listing Agents

Additional Rent: CAM - \$14.24 (Excl. Mgmt Fee)
PTX - \$2.63

HIGHLIGHTS

-  Powell River's Dominant Regional Shopping Destination
-  Strong National Anchors: Walmart, Save-On-Foods, Shoppers Drug Mart, Winners, CIBC, BC Liquor Store
-  High Daily-Needs Foot Traffic Corridors
-  Flexible Size Configurations
-  Exterior access potential being explored for Units 67, 57 & 41
-  Ample On-Site Parking
-  Ideal for: QSR/café, health & wellness, service retail, specialty food, convenience users





#	Tenant	SF
2	Smili Dental	
3	Save-On-Foods	
10	Armitage Men's Wear	
15	Shoppers Drug Mart	
18	The Brick	
27	Aaron Gunn MLA	
29	Subway	
30	Available	1,209
32	Mall Admin Office	
33	Noodle Box	
34	Available	2,375
35	Barburrito	
37	Snack Attack Shack	
41	Available	4,552
47	Suzanne's	
50	Walmart	
53	Tom Harris Cellular	
55	Headz Up Barber	
57	Available	2,556*
60	Sheffield Express	
60	Lotto/Post Office	
67	Available	3,425*
71	CIBC	
90	Winners	
91	BC Liquor Store	

*Contiguous up to 5,981 SF.
 *Potential to explore 7,960 - 16,225 SF configurations, contact Listing Agents for details

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SURROUNDING RETAILERS



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AREA OVERVIEW



2025 Demographics	10 Min Drive-Time	Powell River Regional District	qathet Regional District
Avg. Household Income	\$98,284	\$100,394	\$96,800
Total Population	12,673	15,139	23,327
Households	5,850	6,916	10,725
% Population Change (2025-2030)	6.0%	5.9%	6.2%

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INTERIOR PHOTOS



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Marcus & Millichap

1100 - 1111 West Georgia Street

Vancouver, BC V6E 4M3

T (604) 638-2121

*Personal Real Estate Corporation



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