

FOR LEASE



End Cap Unit at Long Lake Plaza

4890 Rutherford Road, Nanaimo, BC

- ✓ Prime 4,993 SF End-Cap Unit
- ✓ Flexible COR3 Zoning
- ✓ Established Retail Destination



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For Lease

Long Lake Plaza

Salient Details

MUNICIPAL ADDRESS

4890 Rutherford Road, Nanaimo, BC

ZONING

COR3 - Community Corridor

AVAILABLE SF

4,993 SF

TRAFFIC COUNTS

Island Highway N: 60,632 VPD

Rutherford Road: 14,080 VPD

ACCESS

-Right Turn Access via Rutherford Road

-Left Turn and Right Turn Access via Wills Road

ASKING RENT

Please Contact Listing Agents

ADDITIONAL RENT

Estimated \$13.00 PSF

TIMING

Immediate

Opportunity

A prime opportunity to lease a 4,993 SF end-cap unit at Long Lake Plaza, strategically located in Nanaimo, BC. This well-positioned retail plaza sits at the high-traffic intersection of Island Hwy N. and Rutherford Rd., directly across from Nanaimo's premier shopping destination, Nanaimo North Town Centre.

Highlights



Prime 4,993 SF End-Cap Unit in a high-traffic retail plaza.



Flexible Zoning: COR3 - Community Corridor Zoning permits a wide range of uses, including **general retail, daycare, financial institutions, fitness, amongst others.** for the surrounding community.



Excellent Visibility: Located at the prominent intersection of Island Hwy N. and Rutherford Rd., and seeing over **60,000 vehicles per day.**



Pylon Signage: The subject premises benefits from high-visibility pylon signage at the corner of Island Hwy N. and Rutherford Rd, providing prominent exposure to passing traffic.



Ample Parking: Over 50 surface parking stalls.

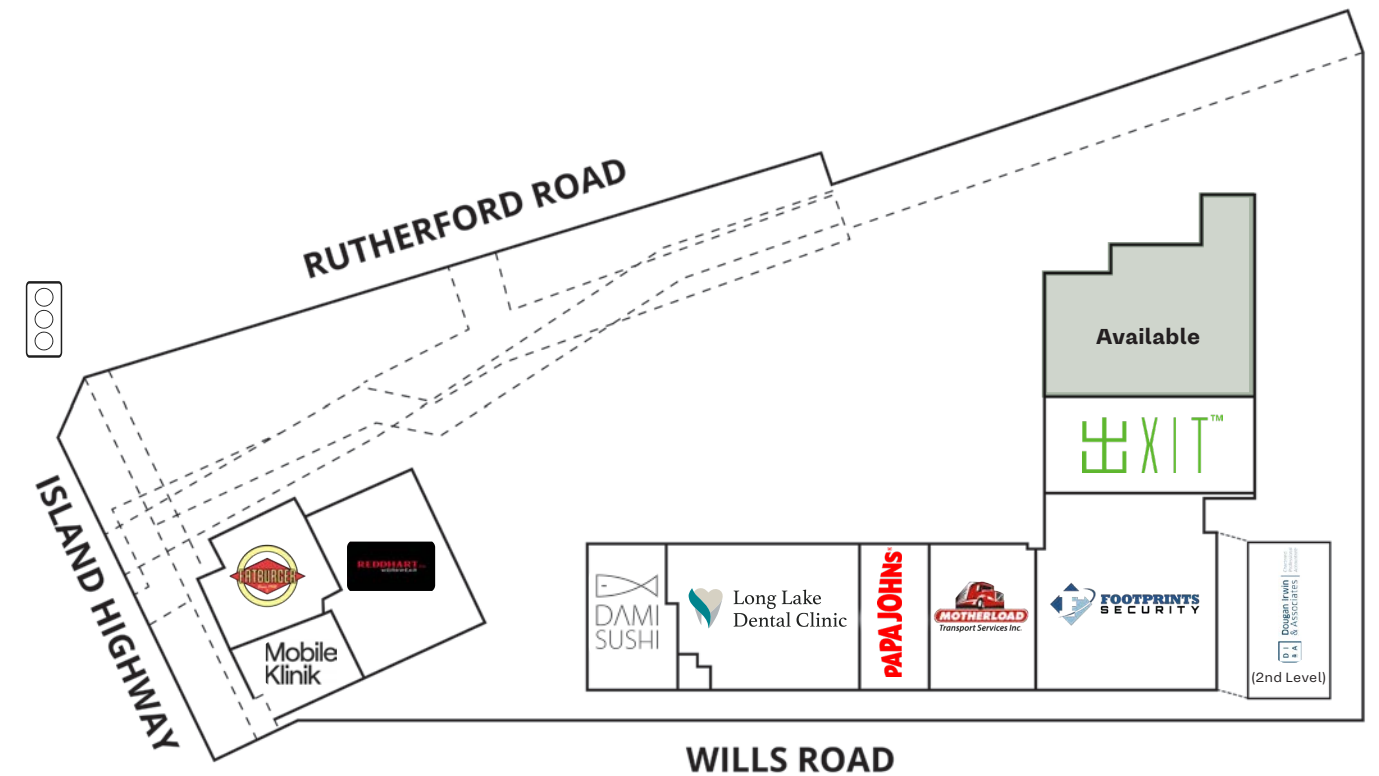


Growth Area: Surrounded by major retail hubs, ongoing multi-family development, and access to a **daytime population of over 72,000 people.**



Dedicated Loading with roll up door.

Site Plan



For Lease

Long Lake Plaza

Market Overview

Prime Location: Positioned along Nanaimo's main corridor, the Subject Property benefits from excellent visibility with traffic counts surpassing 60,000 VPD. Directly across from Nanaimo North Town Centre, the region's premier shopping destination, and surrounded by growing residential neighborhoods, the Subject Property offers unmatched accessibility and strategic positioning.

Strong Demographics: Nanaimo is the commercial hub for central Vancouver Island and is continuing to experience exponential growth. Nanaimo's population is anticipated to reach 140,000 by 2046.

Thriving Growth in a Vibrant Urban Community: Nanaimo is experiencing rapid growth, establishing itself as one of Vancouver Island's key urban hubs with a bright future ahead.

Central Vancouver Island's Economic Powerhouse: As the primary economic driver for the region, Nanaimo is fueling innovation and attracting significant investment, solidifying its position as a top destination for business and development.

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.



Very Walkable
Most errands can be accomplished on foot



Some Transit
A few nearby public transportation options



Bikeable
Some bike infrastructure

Demographics

| | | |
|-------------------------------------------|--------------------------------------------------------------------|---------------------------------------------------------|
| <p>94,802 Total Population</p> | <p>14.3% Population Increase Over Next 10 Years</p> | <p>72,253 Total Daytime Population</p> |
| <p>42,647 Total Households</p> | <p>44 Average Age</p> | <p>\$90,245 Average Household Income</p> |





**Nanaimo North
Town Centre**

DOLLARAMA

**fairway
market**

**LONDON
DRUGS**

RONA

FRUITFUL TREE

**Subject
Premises**



Contact us for more information.

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