

FOR LEASE

High Exposure Retail Unit

2-371 Alberni Highway | Parksville, BC

Quality Foods

Despard Avenue West

Despard Ave W

Despard Ave W



Brad Bailey

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The Offering

Retail unit of 2,296 square feet available for lease at Despard Plaza, a new retail center. This location benefits from high vehicle traffic on Parksville's Alberni Highway and is near new mixed-use and residential developments. The tenant mix, including Quality Foods, Cascadia Liquor, and Parksville Pharmacy & Compounding, attracts significant customer traffic.

PROPERTY OVERVIEW

Address	2-371 Alberni Highway, Parksville BC V9P 1J9
Zoning	CD-25 Comprehensive Development
Date of Construction	2021
Availability	Immediately for fixturing
Rentable Area	2,296 SF
Asking Net Base Rent	\$31.00 PSF per annum
Additional Rent	\$8.43 (Estimated for 2024)



FEATURES



**Ground level new construction
with high exposure**



Significant parking fields



**Located on Parksville's
primary highway feeder**



**Surrounded by new mixed-use
and multi-family residential
development**



Zoning & Permitted Uses

CD-25

This zone is intended to provide the development of a grocery store and convenience oriented personal service and retail uses that service the adjacent neighborhood and surrounding local area.

Permitted Land Uses

- Community Use;
- Convenience Store;
- Food Catering Facility;
- Medical Office;
- Neighborhood Pub;
- Office;
- Personal Services;
- Recreation Facility;
- Retail Trade;
- Studio.



PROXIMITY AND LOCATION CONSIDERATIONS

2_{min}

750 m

**Trans-Canada
Highway**

5_{min}

1.8 Kms

**Parksville
Community Park**

2_{min}

400 m

**Oceanside
Health Center**

15_{min}

12 Kms

**Qualicum
Beach**

8_{min}

5 Kms

Resort Drive

30_{min}

33 Kms

**Departure Bay
Nanaimo**

8_{min}

8.2 Kms

Coombs





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