

FOR LEASE > RETAIL, OFFICE, AND RESTAURANT SPACE

Comox Centre Mall

190-215 PORT AUGUSTA STREET, COMOX, BC



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Location

Comox Centre Mall is a neighbourhood shopping centre prominently located on the corner of Port Augusta Street and Comox Avenue in the Town of Comox. The centre's immediate surrounding area includes a mixture of commercial/residential developments and directly south of the centre is the Comox Marina and seaplane terminal.

Trade Area

Courtenay and the Comox Valley serve an estimated trade area of over 124,642 people, including the entire Comox Valley with some additional regional traffic generated from smaller peripheral communities in the Comox-Strathcona Regional District.

Property Description

The Comox Centre Mall is comprised of approximately 109,000 square feet of retail, office and restaurant space. Features of the centre include:

- › Competitive lease rates
- › Anchored by Extra Foods grocery store
- › Excellent access/egress
- › City of Courtenay and the Town of Comox provide favourable demographics for retailers
- › Extensive parking

TENANTS OF NOTE



› Extra Foods

› CIBC

› Rexall

› Fields

› BC Liquor Store



Availability

Unit	Size (SF)	Base Rent (\$/SF)	Comments
2nd Floor - 200	938	\$15.00	Second floor walk-up office space. Comprised of three large offices, large open area, and one storage area. Large deck overlooking Comox Harbour.
2nd Floor - 150	1,527	\$12.00	Second floor walk-up office space. Comprised of reception area, 5 offices and 1 washroom. Large deck overlooking Comox Harbour.
2nd Floor - 300	1,177	\$12.00	Second floor walk-up office space. Comprised of 5 offices. Large deck overlooking Comox Harbour.
199	1,925	\$12.00	Inline unit next to Arizona Gifts.
200	909	\$15.00	Inline unit next to Looneyrama Dollar Store. Open area with storefront windows fronting inner courtyard.
198	1,781	\$12.00	Inline unit next to BC Liquor Store. Open area with storefront windows fronting inner courtyard.
194C	4,298	\$12.00	Large inline unit between Roxanne's Fashions and Fields.
197	1,774	\$12.00	Inline unit next to CIBC.
33	2,655	\$12.00	End cap unit featuring exposure to both the inner courtyard and exterior foot/vehicle traffic. Features small patio area and large open area.

Demographics

	1 KM	3 KM	5 KM
Total Population	3,965	14,390	28,815
Median Age of Population	56.3	50.2	49.4
Number of Households	1,922	6,333	12,817
Average household Income	\$75,016	\$77,652	\$78,287
Workplace Population ("daytime" population)	4,277	15,348	29,190

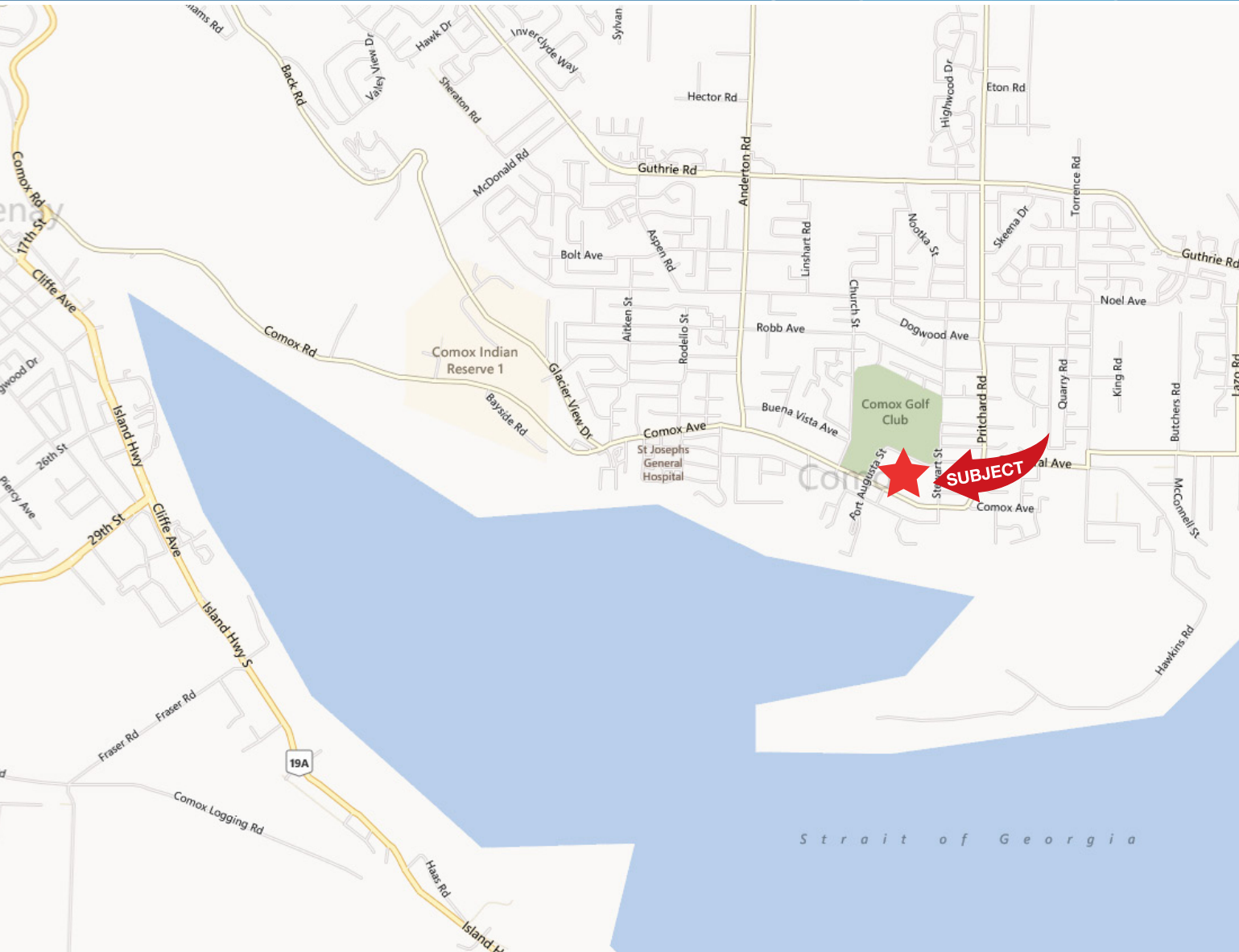
Additional Rent

Estimated at \$6.18 per square foot (2012)

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