



# FOR LEASE

## LOCATION

This enclosed mall is located on the southwest side of the 700/800 block Island Highway 19A, between Wembley Road to the south and the Stanhope Road dedication to the north, in the City of Parksville, B.C.

The mall, with a total site area of 1.2 million square feet, enjoys a frontage along Island Highway of 1,962 feet and it benefits from excellent visual identity for vehicles travelling in both directions along Island Highway between Parksville and Qualicum Beach, two of the very popular year-round vacation destinations on the Vancouver Island.

## IMPROVEMENTS

The property is comprised of the following:

Food Store	37,944 sq.ft.
Retail CRU's	51,465 sq.ft.
Free Standing Pad	3,692 sq.ft.
Restaurant	4,187 sq.ft.
Gas Bar	3,512 sq.ft.
Total leasable area	<u>100,800 sq.ft.</u>

Ample parking stalls are available for the shoppers visiting the Mall.

## TENANTS

Anchor tenants include Overwaitea/Save-On-Foods, Saan Store, B.C. Liquor Store, Wembley Hardware and White Spot Restaurant. Oceanside Place, a new \$8 million dollar multiplex facility which includes 2 NHL regulation size ice surfaces and a leisure ice surface, is adjacent to the mall property. Patrons can access either building through the connecting corridor, and view the leisure ice from inside the mall. In addition, Wembley Mall is home to various retail businesses, including ladies wear, gift shops, book shop, travel agency and craft shop. Several professional services round out the tenant mix.

## AVAILABLE SPACES & LEASE RATES

Unit	Area (sq.ft.)	Rental Rate (\$ per sq. ft. triple net)
2	1,407	\$18.00
3	1,818	\$18.00
4	600	\$18.00
11A	666	\$18.00
concourse	3,000	\$18.00
pad	various	\$25.00 - \$40.00

## IMPROVEMENT ALLOWANCE

Negotiable tenant improvement allowance may be offered.

## 2010 OPERATING COSTS AND TAXES

\$13.13 per square foot.

## LOCATION MAP



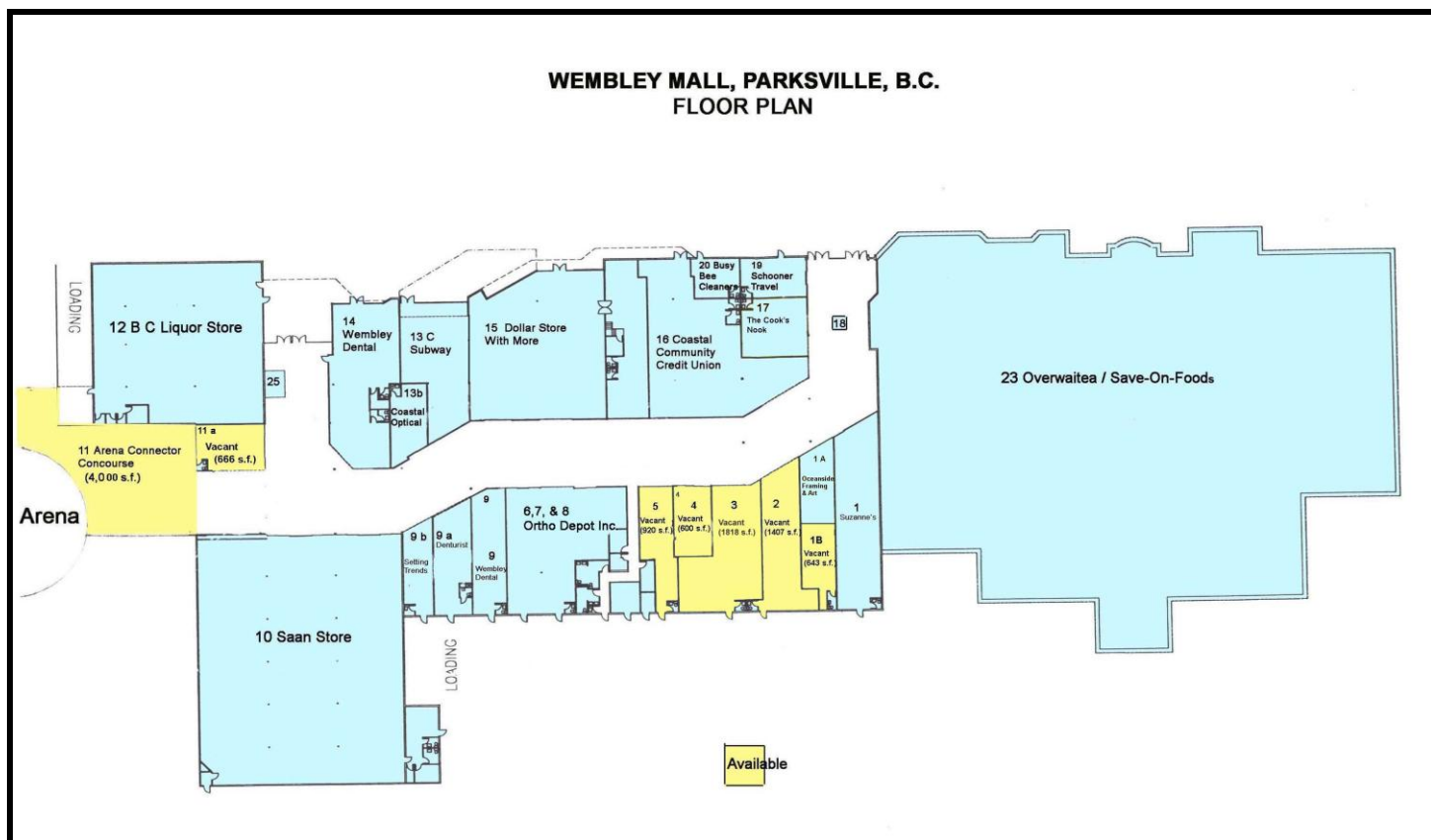
For further information, please contact

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# WEMBLEY MALL

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**826 West Island Highway, Parksville, B.C.**

For more information, please contact



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