



# Powell River Town Centre

# Mall



## The Centre of it all

The Town Centre Mall is the largest fully enclosed shopping mall in Powell River with 30+ stores and services. Additionally it includes a newly renovated **Save-On-Foods, Walmart, Shoppers Drug Mart** and a busy transit loop at the north mall entrance.

With an on-site management team, low CAM rates and numerous tenant renovations planned for 2012, The Powell River Town Centre Mall is poised to meet the growing residential community on BC's Sunshine Coast.

## Leasing Benefits

- Largest and most central shopping destination as part of Powell River Town Centre
- Only enclosed shopping mall in town
- Located on major roads with direct access to transit
- Affordable Lease Rates
- Very low CAM rates
- New national retailers like Save-On-Foods and Shoppers Drug Mart now operational
- Walmart renewed in 2009

## National Tenants

	SQ. FT.	
Walmart	51,827	<b>Renewed</b>
Save-On-Foods	33,591	<b>Newly Renovated</b>
Shoppers Drug Mart	18,500	<b>New Expansion</b>
BC Liquor Store	7,009	
Ricki's / Bootlegger	5,304	
CIBC	4,543	
Ardene	3,425	
Suzanne's	3,408	
Coles	2,270	
The Source	2,556	<b>New Expansion</b>
Iris	1,392	
People's Jewellers	1,190	
Tom Harris Cellular	1,190	<b>New Tenant</b>
Canada Post	200	

FOR LEASING OPPORTUNITIES CONTACT:

[www.prtowncentre.com](http://www.prtowncentre.com)

**JACK BARR** Western Mortgage (Realty) Corp.

TEL: 604.738.1111  
CELL: 604.313.5326

FAX: 604.738.8116  
EMAIL: [jlbarr@prtowncentre.com](mailto:jlbarr@prtowncentre.com)



# Powell River Town Centre



AVAILABLE RETAIL SPACE  
Unit 18, Town Centre Mall  
8,800 sq. ft.



DRIVE-THRU RESTAURANT/  
RETAIL SPACE AVAILABLE  
7055 Barnet St. 3,520 sq. ft.

AVAILABLE RETAIL SPACE  
Unit 3, 4730 Joyce Ave.  
6,469 sq. ft.

AVAILABLE RETAIL SPACE  
Unit 111, 7035 Barnet St.  
3,400 sq. ft.

NOW OPEN



## The Centre of it all

Powell River Town Centre is a lifestyle 'power centre' with close to 400,000 sq. ft. of retail, a busy full-service hotel, two apartment buildings with ground floor retail and office units, and numerous high profile food service outlets.

## Leasing Benefits

- Largest and most central shopping destination
- On-site transit bus loop (+ Seasonal Shuttle Service)
- Located on Powell River's main intersections
- Affordable Lease Rates
- Very low CAM rates
- Four major anchors, three junior anchors
- On-site management team

## National Tenants

	SQ. FT.	
Rona	36,318	
Canadian Tire	27,448	
Staples	14,871	
Dollarama	9,745	
Mark's Work Wearhouse	8,381	
Sears Dealer Store	5,400	Renewed
Royal Bank	3,974	
Select Video	3,378	
Tim Hortons	2,700	New Tenant
A & W	2,500	
Starbucks	1,550	

FOR LEASING OPPORTUNITIES CONTACT:

JACK BARR Western Mortgage (Realty) Corp.

[www.prtowncentre.com](http://www.prtowncentre.com)

TEL: 604.738.1111  
CELL: 604.313.5326

FAX: 604.738.8116  
EMAIL: [jlbarr@prtowncentre.com](mailto:jlbarr@prtowncentre.com)



# Powell River Town Centre

## Current Leasing Opportunities



### Leasing Opportunities

Currently, The Power Centre has three prime retail spaces available. All have excellent visibility from the town's main thoroughfares of Joyce Avenue and Barnet Street. Each space benefit from a skilled on-site management team and significantly low CAM rates.

Unit 3 measures 6,469 sq. ft. and is located in a newly built (2-year old) building anchored by **Staples** and located between **Dollarama** and **Mark's Work Wearhouse**.

Unit 111, measuring 3,400 sq. ft. is located on the ground floor retail level between **Royal Bank**, **Sears Dealer Store** and **Select Video**. Residential apartments on two additional top floors provide a built in customer base. This space may be ideally suited to a convenience or lifestyle retailer, food outlet or professional service.

7055 Barnet Street is a fully built out, turnkey 3,520 sq. ft. functional drive-thru restaurant or retail space. It is located between **Safeway**, **Royal Bank** and **Starbucks**.

### Lease Rates

Base Rent	From \$12/ sq. ft. Net
Estimated CAM + Taxes	\$4-\$5/ sq. ft. (approx)

### Market Statistics

Distance from Vancouver	145 km
Population	20,000
Median Age	46.8
Area	29.77 sq km

FOR LEASING OPPORTUNITIES CONTACT:

**JACK BARR** Western Mortgage (Realty) Corp.

[www.prtowncentre.com](http://www.prtowncentre.com)

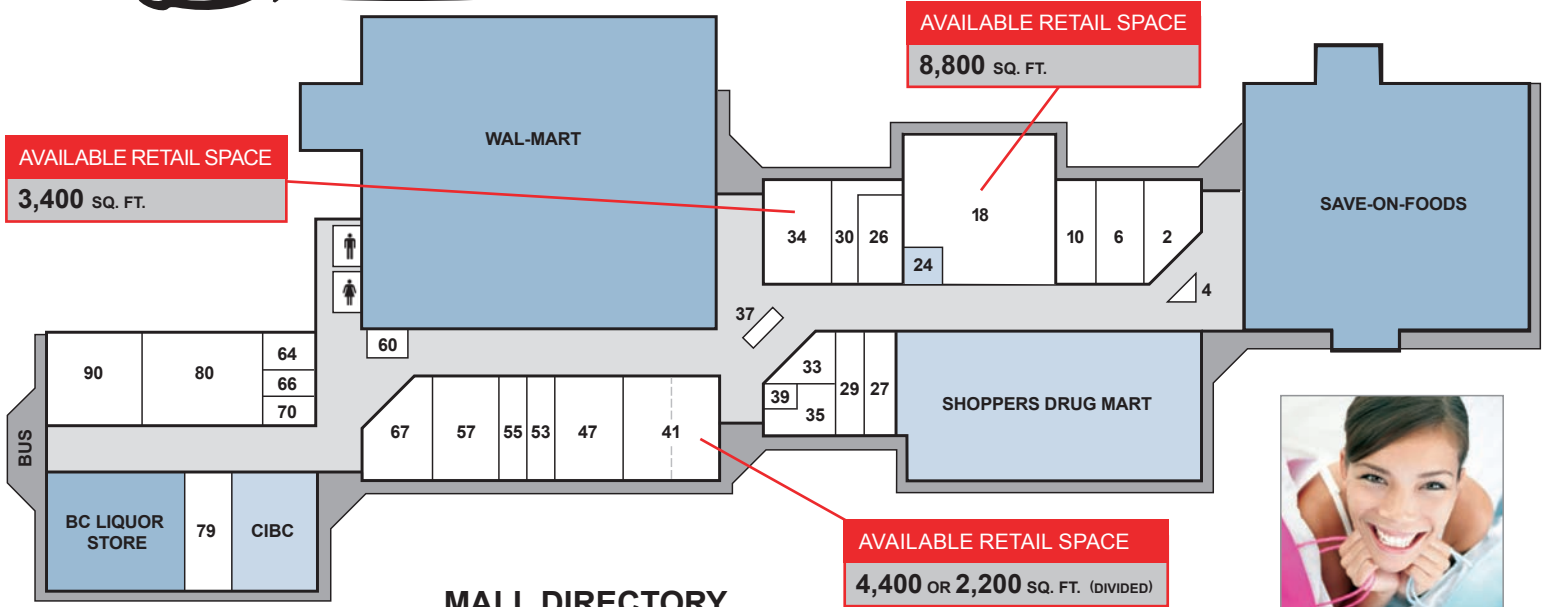
TEL: 604.738.1111  
CELL: 604.313.5326

FAX: 604.738.8116  
EMAIL: [jbarr@prtowntowncentre.com](mailto:jbarr@prtowntowncentre.com)



# Powell River Town Centre

# Mall

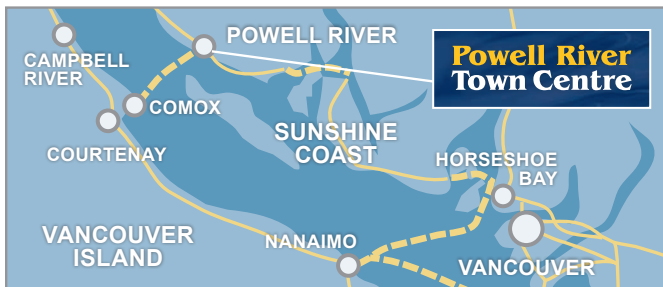


## MALL DIRECTORY

- |                         |                             |                         |                         |
|-------------------------|-----------------------------|-------------------------|-------------------------|
| 3. SAVE-ON FOODS        | 29. SUBWAY RESTAURANT       | 50. WALMART             | 70. THE SWEET SHOPPE    |
| 6. COLES BOOKS          | 30. BEYOND THE BED          | 53. TOM HARRIS CELLULAR | 71. CIBC                |
| 10. ARMITAGE MEN'S WEAR | 33. PEOPLES JEWELLERS       | 55. FAMILY PLACE        | 79. SPORTZONE           |
| 15. SHOPPERS DRUG MART  | 35. SPLIT ENDZ SALON        | 57. THE SOURCE          | 80. BOOTLEGGERS/RICKI'S |
| 24. MALL OFFICE         | 37. THE SNACKERY            | 60. LOTTO/POST OFFICE   | 90. MOOSE N EDDIES      |
| 26. SUNRISE GALLERY     | 39. RCMP (Community Police) | 66. BYTE SIZE TAX SHOP  | RESTAURANT              |
| 27. IRIS OPTICAL        | 47. SUZANNE'S               | 67. ARDENE'S            | 91. BC LIQUOR STORE     |

## Market Statistics

Distance from Vancouver	145 km
Population	20,000
Median Age	46.8
Area	29.77 sq km



## Mall Statistics

Address	7100 Alberni Street Powell River BC
Manager	American Investments Ltd.
GLA	180,000 sq. ft.
Parking	1,150 Stalls
Year Built	1981

## Lease Rates

Base Rent	\$13.00 / sq. ft, Triple Net
CAM:	\$7.50 / sq. ft. (approx)
Rec. (Incl. Tax)	\$2.00 / sq. ft. (approx)

FOR LEASING OPPORTUNITIES CONTACT:

**JACK BARR** Western Mortgage (Realty) Corp.

[www.prtowncentre.com](http://www.prtowncentre.com)

TEL: 604.738.1111  
CELL: 604.313.5326

FAX: 604.738.8116  
EMAIL: [jlbarr@prtowncentre.com](mailto:jlbarr@prtowncentre.com)