



**NANAIMO
NORTH TOWN
CENTRE**

NANAIMO NORTH
TOWN CENTRE

SHAPE

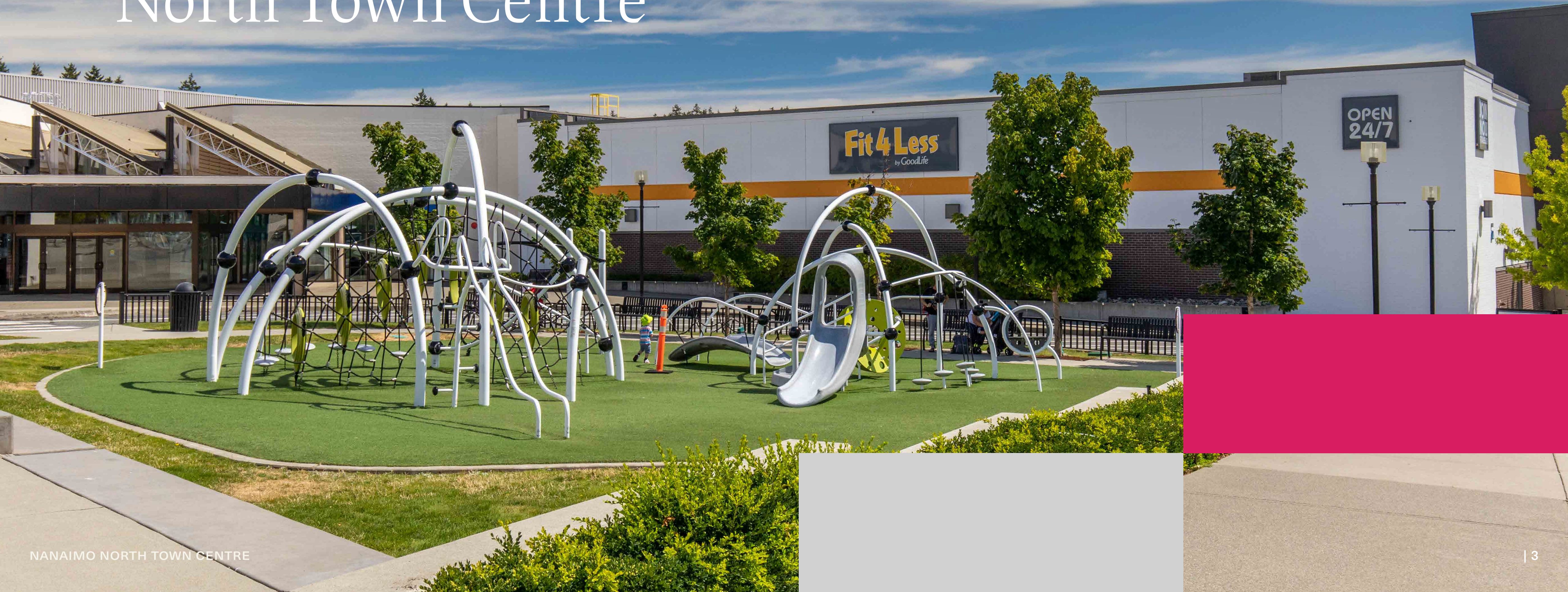
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01 Introduction

Welcome to Nanaimo North Town Centre



A Destination for The Region

An alluring destination for the community and the region, Nanaimo North Town Centre is a hybrid enclosed retail centre and open-air shopping experience with over 370,000 SF of shopping, dining and services.



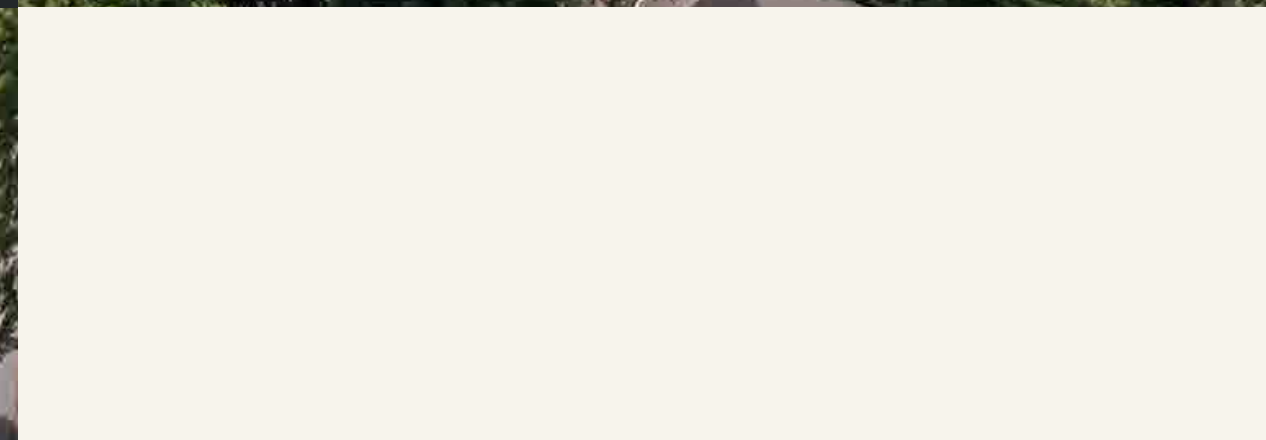
NANAIMO NORTH TOWN CENTRE





In a Strategic Location

Strong national retailers are brought together along Nanaimo's major arteries, right off Island Highway. Located 10 minutes from the ferry terminal and steps from the bus loop, the centre offers accessibility to shoppers within the community and year-round visitors.



02 Property Overview

PROPERTY TYPE

Retail Destination
With redevelopment potential

GLA

Commercial: 372,379 SF

ANNUAL VISITORS

3.1M visitors

KEY TENANTS

40+ retailers with a mixture of convenience shops & services, national brands and restaurants



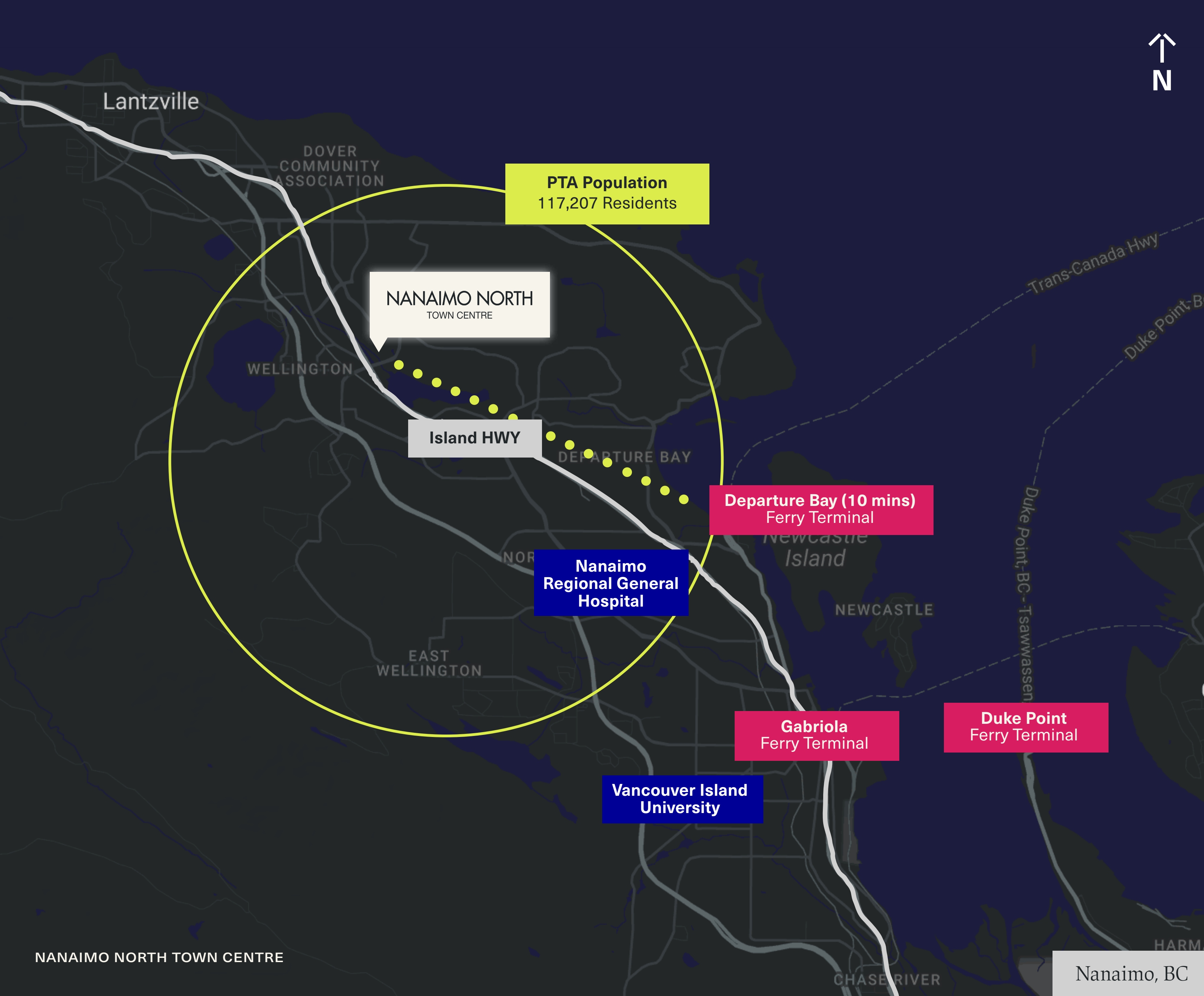
Fit 4 Less

LONDON DRUGS®

GALAXY

LOWE'S®

fairwaymarket



03 Location & Demographics

ACCESS

Located 10 minutes from the Nanaimo Ferry Terminal transporting almost **1M people** per year

Direct access off Island Highway

Positioned nearby local bus routes

POPULATION

With a shift to Island living, Nanaimo has seen a 9.8% growth rate in the past 5 years, and predicts the region to continue to see strong growth

20-minute PTA includes **117,207** residents

AUDIENCE

Household Income: Average **\$99,267**, 37.9% above \$100K

Average Age: 44

Dwell Time: 35 minutes

BE A PART OF THE STORY

04 Leasing Opportunities



COMMERCIAL LEASING

372,379 SF of commercial retail space joining national brands like London Drugs, Lowe's and Fairway Market with future redevelopment potential.



SPECIALTY LEASING

Find opportunities in temporary in-line spaces, kiosks, and activations at Nanaimo North Town Centre.

Take advantage of peak shopping seasons, gain exposure or expand an existing business without the long-term commitment of a permanent lease.



SITE MAP



05 Why SHAPE

The Relentless Pursuit of Better

WE MANAGE LIKE OWNERS

We are invested
in our properties
long term



ASPIRATIONAL RETAIL ENVIRONMENTS

World-class design
and architecture



EXPERTLY CURATED BRANDS

Meticulously
curated retail
collections



DATA-DRIVEN EXPERIENCES

Signature
celebrations and
guest experiences



5-STAR HOST PROGRAM

Hospitality
training for all
staff, from
janitorial
to security



Future-Forward Leasing

SHAPE Leasing specializes in creating design-forward, branded environments that merge tenants' brand values and the local communities they serve.

- + CUSTOMER-CENTERED
- + SUPERIOR REAL ESTATE FUNDAMENTALS
- + LOCAL & AGILE
- + PROVEN MARKETING PLAYBOOK





Exceptional Retail Experiences

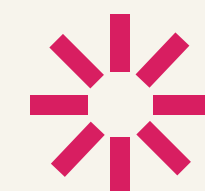
The SHAPE Retail Management team comes with an in-depth understanding of local community needs and excels at building exceptional retail experiences. Our best-in-class property teams are committed to your success.



Doing Well by Doing Good

SHAPE is committed to an Education, Environment, Social and Governance (EESG) strategy that maximizes progress, social impact and long-term sustainability. Our actions have a positive impact on our carbon footprint, operational costs, and resource efficiency. Here are a few examples of our property initiatives:

- ✦ **COMPACTOR REPLACEMENT**
- ✦ **EV CHARGING STATIONS**
- ✦ **WATER BOTTLE FILL STATIONS**
- ✦ **ENERGY-EFFICIENT HVAC SYSTEMS**
- ✦ **EXTERIOR LED LIGHTING PROJECT**



Environment Awards
BOMA BEST Gold Certification

Magnetic Urban Centres

SHAPE is the real estate investment, development and management company behind Canada's most significant centres of gravity. From master plans to retail destinations, we raise the bar for industry, quality of life and return on investment.



The City of Lougheed, BC



The Amazing Brentwood, BC



Uptown, BC



Nanaimo North Town Centre, BC



Destination: Deerfoot City, AB



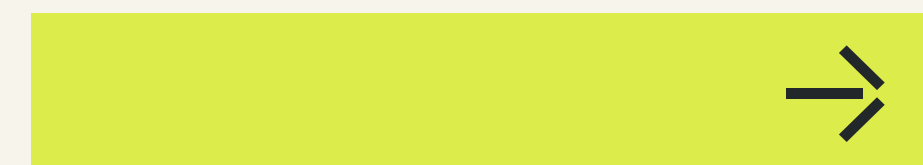
Westhills Towne Centre, AB



Emerald Hills Centre, AB



Skyview Centre, AB



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