

SEEKING ANCHOR TENANTS

2560 - 2590 Bowen Road, Nanaimo, BC

New 12.43 acre retail development with 1,170 feet of frontage along Island Highway



For more information,
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DEVELOPED BY



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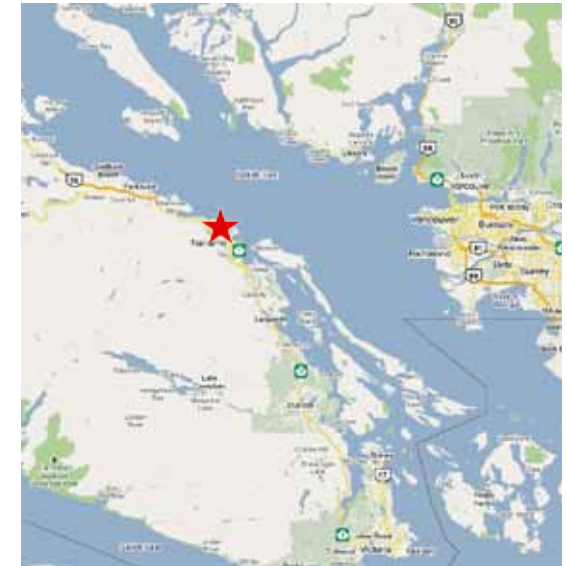
LOCATION DESCRIPTION

The City of Nanaimo is located in British Columbia on the west coast of Vancouver Island. Nanaimo is the regional trading hub and business centre for the northern portion of Vancouver Island. With a population of approximately 77,692 people (BC Stats 2006), Nanaimo is Vancouver Island's second largest city.

The subject property is located at Bowen Road and Island Highway, which is Nanaimo's main commercial corridor. With its central location within Nanaimo, it is ideally located to service the entire city with relative ease. The property offers unparalleled exposure with over 1,100 feet of frontage along Island Highway as well as convenient access through controlled intersections at Island Highway as well as Kenworth Road and Bowen Road.

PROJECT DESCRIPTION

Form Retail in conjunction with Edgar Development is currently in the initial planning stages for a comprehensive commercial development on the subject lands. Opportunities will exist for large format space, pad buildings and small bay CRU. Laird Wheaton GM will also be building a new dealership within the development. With over 12 acres of potential development lands, 2590 Bowen Road offers retailers a unique opportunity to secure centrally located and first class retail space along Nanaimo's Island Highway.

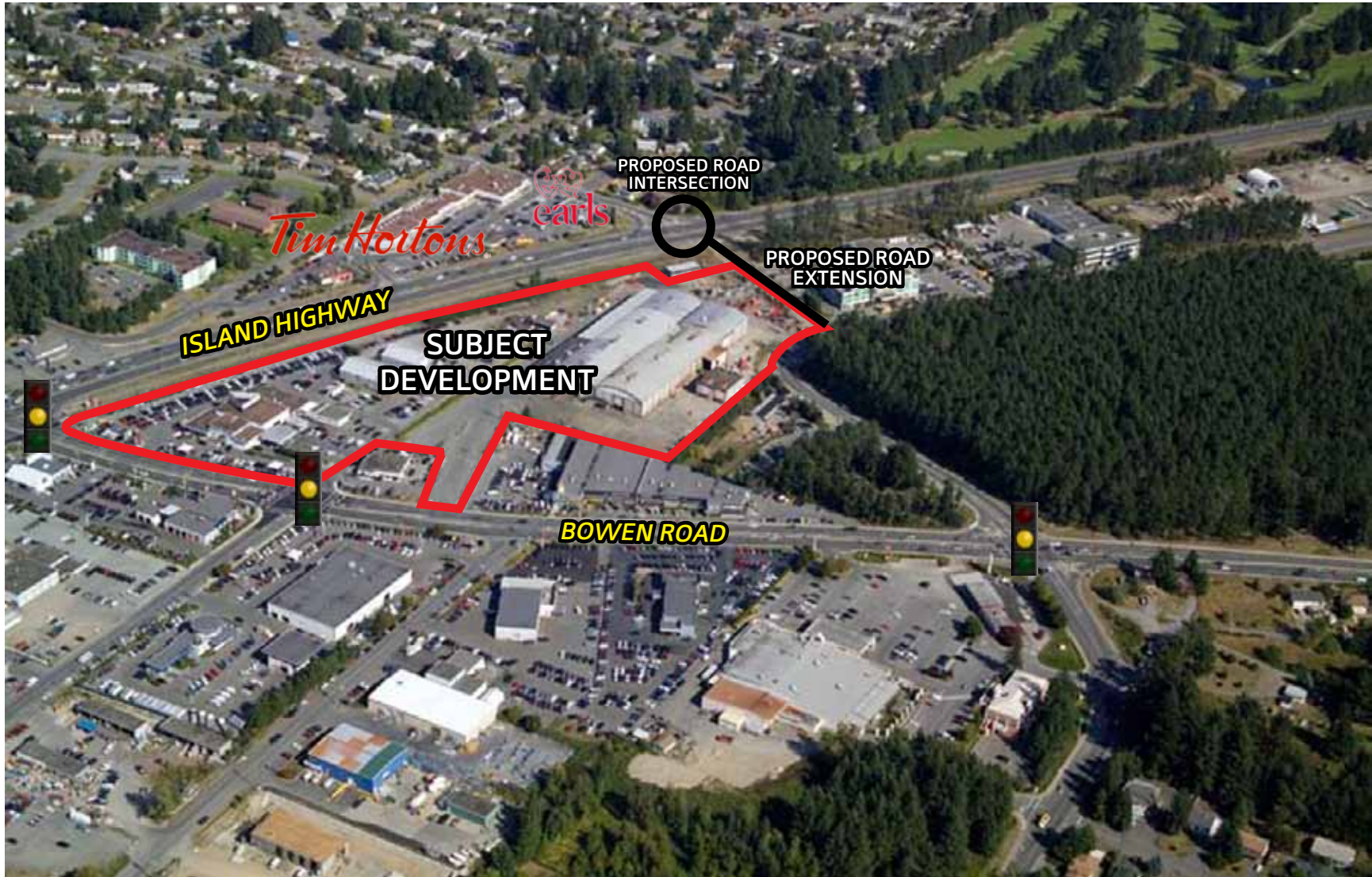


Civic Address	2560 & 2590 Bowen Road Nanaimo, British Columbia
Site Size (Acres)	The property is approximately 12.43 Acres (541,451 SF).
Traffic Counts (Ministry of Transportation and Infrastructure , 2007 counts)	<p>Average Daily Traffic Volume: 49,466 Total Intersection of Island Highway, Bowen Road and Norwell Drive</p> <p>Average Daily Traffic Volume: 29,019 Island Highway, both directions</p> <p>Average Daily Traffic Volume: 10,990 Bowen Road, both directions</p>
Zoning	Proposed development is subject to municipal approvals.

PROPERTY AERIALS







DEMOGRAPHIC PROFILE

Form Retail has compiled a demographic review of the trade area for 2560 & 2590 Bowen Road, Nanaimo, BC. The following parameters were used to examine the demographic profile of the surrounding area: 3 km radius, 5 km radius, 10 km radius and a 10 minute drive time.



Form Retail Advisors Inc.
2010 Estimates and Projections Population Trends

2010 Estimates and Projections Population Trends	2560 Bowen Rd, Nanaimo BC 3 kilometer ring	2560 Bowen Rd, Nanaimo BC 5 kilometer ring	2560 Bowen Rd, Nanaimo BC 10 kilometer ring	2560 Bowen Rd, Nanaimo BC 0 min - 10 min
Total Population				
2005 estimated	25,800	55,621	81,650	67,071
2010 estimated	27,232	59,419	86,361	70,793
2015 projected	28,532	62,706	90,393	73,653
2020 projected	30,065	67,062	95,960	77,688
Change in Population (persons)				
2005 to 2010	1,433	3,799	4,711	3,722
2010 to 2013	743	1,891	2,303	1,629
2013 to 2015	556	1,396	1,730	1,232
2015 to 2020	1,533	4,356	5,567	4,035
Change in Population (percent)				
2005 to 2010	5.6%	6.8%	5.8%	5.5%
2010 to 2013	2.7%	3.2%	2.7%	2.3%
2013 to 2015	2.0%	2.3%	2.0%	1.7%
2015 to 2020	5.4%	6.9%	6.2%	5.5%
Rate of Change in Population (percent per year)				
2005 to 2010	1.1%	1.4%	1.2%	1.1%
2010 to 2013	0.9%	1.1%	0.9%	0.8%
2013 to 2015	1.0%	1.1%	1.0%	0.9%
2015 to 2020	1.1%	1.4%	1.2%	1.1%

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2010 Estimates and Projections Household Trends

2010 Estimates and Projections Household Trends	2560 Bowen Rd, Nanaimo BC 3 kilometer ring	2560 Bowen Rd, Nanaimo BC 5 kilometer ring	2560 Bowen Rd, Nanaimo BC 10 kilometer ring	2560 Bowen Rd, Nanaimo BC 0 min - 10 min
Total Households				
2005 estimated	10,523	23,005	34,371	28,553
2010 estimated	11,378	25,342	37,582	31,128
2013 projected	11,958	26,748	39,529	32,626
2015 projected	12,359	27,725	40,883	33,665
2020 projected	13,392	30,390	44,534	36,456
Change in Households				
2005 to 2010	855	2,337	3,211	2,575
2010 to 2013	580	1,406	1,947	1,499
2013 to 2015	401	977	1,354	1,039
2015 to 2020	1,032	2,664	3,651	2,791
Change in Households (percent)				
2005 to 2010	8.1%	10.2%	9.3%	9.0%
2010 to 2013	5.1%	5.5%	5.2%	4.8%
2013 to 2015	3.4%	3.7%	3.4%	3.2%
2015 to 2020	8.4%	9.6%	8.9%	8.3%
Rate of Change in Household (percent per year)				
2005 to 2010	1.6%	2.0%	1.9%	1.8%
2010 to 2013	1.7%	1.8%	1.7%	1.6%
2013 to 2015	1.7%	1.8%	1.7%	1.6%
2015 to 2020	1.7%	1.9%	1.8%	1.7%

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2010 Estimates and Projections Income Trends

2010 Estimates and Projections Income Trends	2560 Bowen Rd, Nanaimo BC 3 kilometer ring	2560 Bowen Rd, Nanaimo BC 5 kilometer ring	2560 Bowen Rd, Nanaimo BC 10 kilometer ring	2560 Bowen Rd, Nanaimo BC 0 min - 10 min
Average household income				
2005 estimated	\$59,992	\$61,038	\$57,713	\$56,611
2010 estimated	\$70,534	\$72,181	\$68,120	\$66,847
2013 projected	\$81,842	\$83,985	\$79,128	\$77,593
2015 projected	\$89,842	\$92,362	\$86,932	\$85,183
2020 projected	\$107,269	\$110,740	\$104,036	\$101,806
Aggregate household income (\$000)				
2005 estimated	\$631,275	\$1,404,188	\$1,983,663	\$1,616,400
2010 estimated	\$802,527	\$1,829,207	\$2,560,106	\$2,080,786
2013 projected	\$978,690	\$2,246,441	\$3,127,852	\$2,531,578
2015 projected	\$1,110,373	\$2,560,769	\$3,554,034	\$2,867,703
2020 projected	\$1,436,508	\$3,365,371	\$4,633,111	\$3,711,435
Change in average household income				
2005 to 2010	\$10,542	\$11,143	\$10,408	\$10,236
2010 to 2013	\$11,308	\$11,804	\$11,008	\$10,746
2013 to 2015	\$8,000	\$8,377	\$7,804	\$7,590
2015 to 2020	\$17,427	\$18,378	\$17,104	\$16,623
Change in aggregate household income (\$000)				
2005 to 2010	\$171,252	\$425,018	\$576,443	\$464,386
2010 to 2013	\$176,163	\$417,234	\$567,746	\$450,792
2013 to 2015	\$131,683	\$314,328	\$426,182	\$336,125
2015 to 2020	\$326,135	\$804,602	\$1,079,076	\$843,732