



BRAND-NEW, MIXED-USE COMMERCIAL DEVELOPMENT | FOR LEASE: 2886 4TH AVENUE, PORT ALBERNI

WILLIAM | WRIGHT

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OVERVIEW

2886 4th Avenue is a brand-new, mixed-use commercial development located at the high-visibility corner of 4th Avenue and Mar Street in Port Alberni.

Thoughtfully designed to activate the streetscape and serve the surrounding neighbourhood, this five-storey project will deliver 4,164 sq ft of flexible ground-floor commercial space beneath 40 modern affordable housing units, creating a vibrant and well-supported community hub.

Set for completion in July 2027, the building features premium west coast-inspired architecture, highlighted by a brick base, aluminum storefront glazing, phenolic woodgrain cladding, and a striking corner design element that anchors the intersection. Continuous street frontage and prominent glazing ensure excellent natural light, strong visibility, and an engaging pedestrian experience.

With limited new commercial construction in the Alberni Valley and increasing demand for community-serving retail and service uses, 2886 4th Avenue represents a unique opportunity to secure brand-new commercial space in a strengthening market.



PROPERTY HIGHLIGHTS



**Adaptable sizes of space
available to fit tenant needs**



**Located at a high-visibility corner
of 4th Avenue and Mar Street**



**Limited new commercial
construction in the Alberni Valley**

SALIENT FACTS

	CRU 1	CRU 2	CRU 3	CRU 4
SIZE (SF)*	849	564	640	886
ZONING	C7 Core Commercial			
GROSS RENT	\$38/FT			

ESTIMATED DELIVERY
JULY 2027

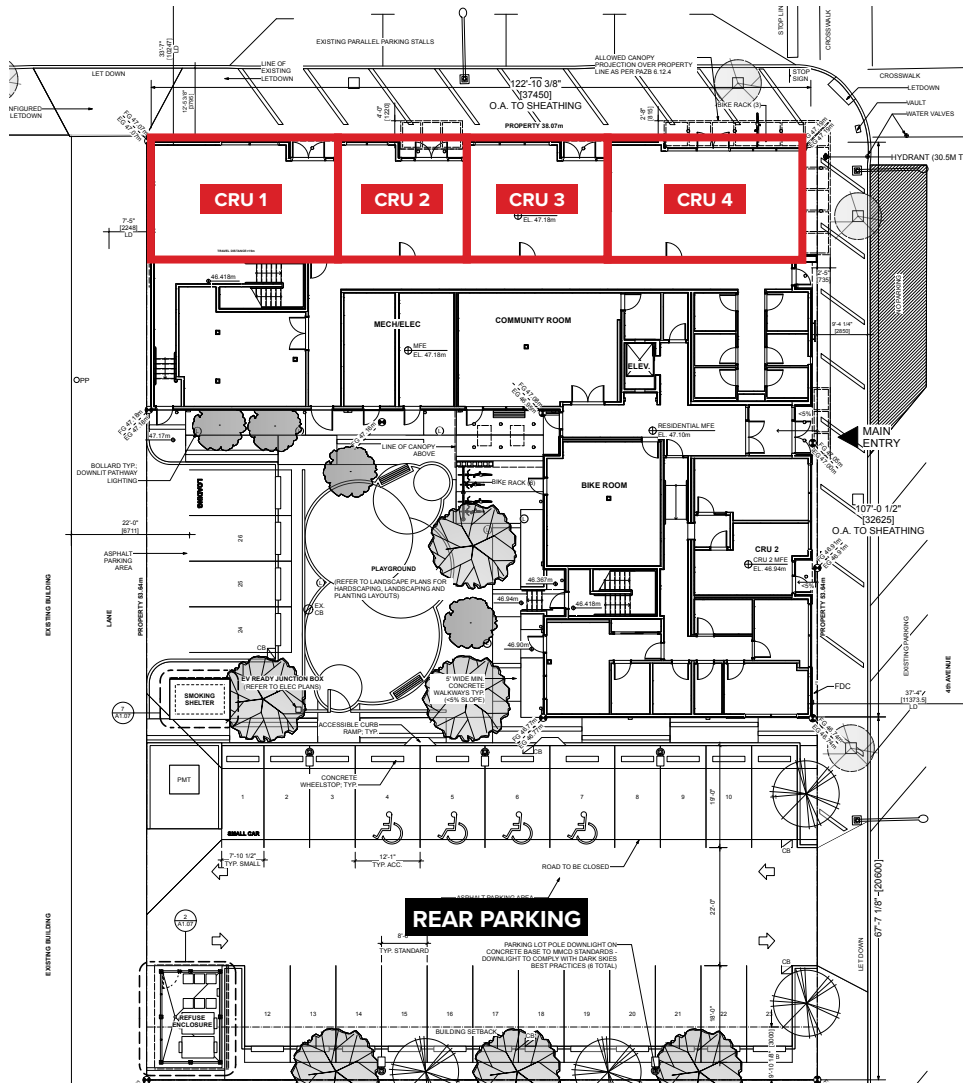


*These numbers feature a 15% gross up so they are different than what is noted on the blueprints. Units can be combined to form multiple denominations of space depending on need and use, up to 2,940 SQFT for all 4 units.

MAR ST



4TH AVE



ACCESS POINTS

Located at the corner of 4th Avenue and Mar Street in Port Alberni, this new five storey mixed-use development will provide 4,164 sq ft of flexible ground-floor small and medium format commercial space and 40 affordable housing units on the upper floors.

The building is configured into a ‘L’ shape, with continuous commercial frontage along the flanking streets, activating the streetscape. Placement of the building closer to the intersection increases exposure of the businesses and allows for on-site tenant parking and a drive aisle connection to the lane.



PORT ALBERNI

2886 4th Avenue is strategically located along one of Port Alberni's primary transportation corridors, offering convenient access for customers, residents, and employees.



Direct Access to Major Routes

The property fronts 4th Avenue, a key east-west arterial that connects directly to Johnston Road (Highway 4), providing smooth travel across the city and to regional destinations.



Well-Served by Public Transit

BC Transit's Port Alberni routes operate along 3rd Avenue, 10th Avenue, and adjacent cross streets all within a short walk, offering reliable connections to Uptown, South Port, the hospital, schools, and key commercial areas.



Walkable, Bike-Friendly Location

Wide sidewalks, controlled crossings, and level grades make the site easily accessible on foot. The surrounding network supports cyclists, offering safe and convenient access from nearby residential neighbourhoods.



Proximity to Essential Services & Daily Needs

The site's central location allows residents, staff, and visitors to access essential amenities, including grocery stores, cafés, and community services without the need for a vehicle.



DRIVE TIMES

3 MINS
ALBERNI HARBOUR
QUAY

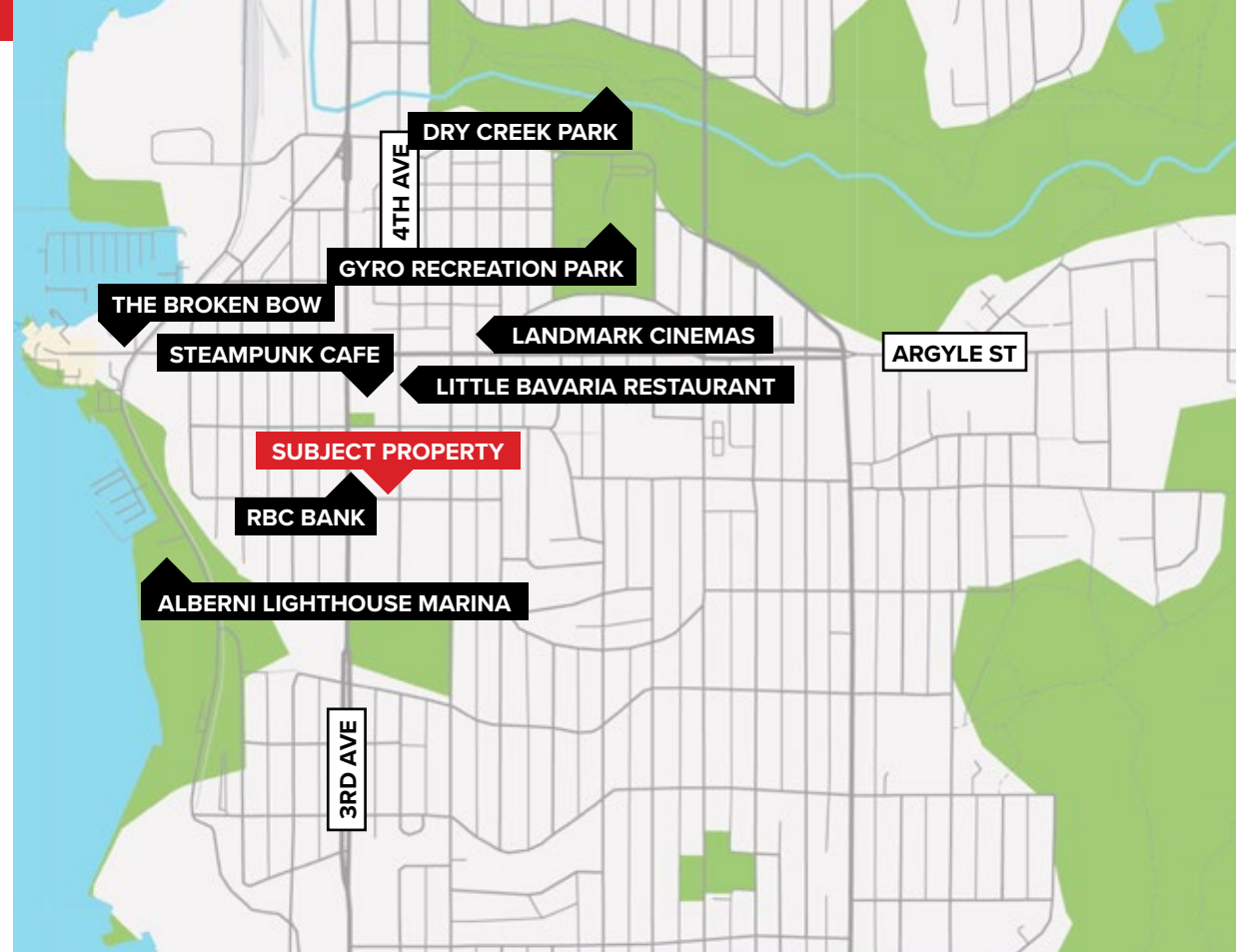
38 MINS
QUALICUM BEACH

7 MINS
JOHNSON ROAD /
HIGHWAY 4

44 MINS
PARKSVILLE

29 MINS
MOUNT ARROWSMITH
MASSIF REGIONAL PARK

1 HR 10 MINS
NANAIMO



PORT ALBERNI DEMOGRAPHICS



Vancouver Island Population
839,786 (2021)



Port Alberni Population
25,786 (2021)



Avg Household Income
\$67,000



Median Age
50.0