



FOR LEASE

Brand New Retail Space in Food & Drug Anchored Shopping Centre
Unit #Proposed, 5301 25th Avenue, Vernon, BC

Base Rent: \$32.00/SF

Lease Type: NNN

Zoning: CMUB – Commercial Mixed-Use Business

Lease Term: Negotiable

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PROPERTY OVERVIEW

5301 25TH AVENUE, VERNON, BC

A rare opportunity to secure brand-new retail space in the growing Okanagan Landing area of Vernon. The opportunity includes up to 4,000 SF of brand-new commercial space within Landing Plaza Shopping Centre, a food & drug anchored shopping centre with a strong tenant mix, parking available, and flexible demising options

The new building will be an addition to the existing building currently tenanted by IDA Pharmacy. Landing Plaza Shopping Centre is anchored by Buy-Low Foods and McDonald’s, together with a variety of local businesses including a flower shop, acupressure & wellness spa, hair salon, insurance agency, and various restaurants.



Property Snapshot

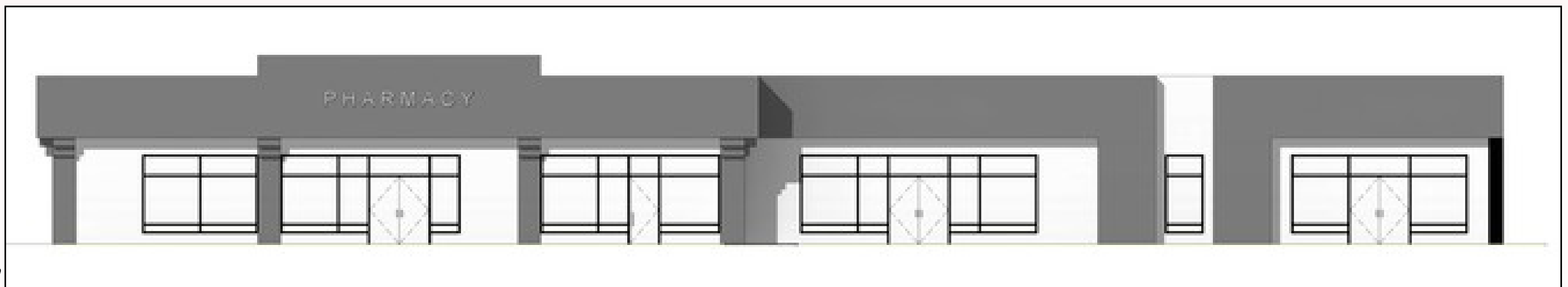
Feature	Detail
Address	Unit #Proposed, 5301 25th Avenue, Vernon, BC
Property Type	Commercial Retail Lease
Leasable Area	Up to 4,000 SF
Demising Options	Minimum rentable area of approximately 1,000–1,200 SF; maximum rentable area up to 4,000 SF
Total Building Area	33,102 SF
Land Area	3.33 acres
Base Rent	\$32.00/SF
Triple Net	Estimated at \$14.35/SF
Lease Type	NNN
Zoning	CMUB - Commercial Mixed-Use Business
Available	TBD

EXECUTIVE SUMMARY

This offering presents the opportunity to lease up to 4,000 SF of brand-new retail space in the growing Okanagan Landing area of Vernon.

The space is located within Landing Plaza Shopping Centre, a busy food & drug anchored shopping centre with national, international, and local tenants. The centre benefits from parking available, convenient access, and proximity to established residential neighbourhoods, schools, and ongoing residential development in one of Vernon's fastest growing areas.

Flexible demising options are available. The minimum rentable area is expected to range between approximately 1,000 SF and 1,200 SF, with a maximum rentable area of up to 4,000 SF. Construction is noted to start this July, with availability to be confirmed.



PROPERTY HIGHLIGHTS

Brand-New Retail Space

Opportunity to lease up to 4,000 SF of brand-new commercial space in the growing Okanagan Landing area of Vernon.

Food & Drug Anchored Shopping Centre

Landing Plaza Shopping Centre is anchored by Buy-Low Foods and McDonald's, with the new building addition currently connected to the building tenanted by IDA Pharmacy.

Flexible Demising Options

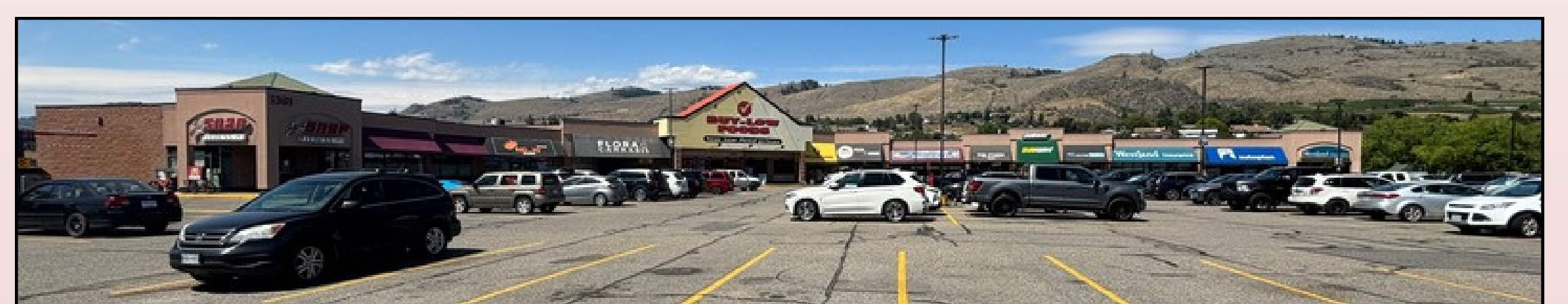
The landlord is flexible on demising options, with a minimum rentable area expected to range between approximately 1,000 SF and 1,200 SF and a maximum rentable area of up to 4,000 SF.

Strong Tenant Mix

The shopping centre includes Buy-Low Foods, McDonald's, IDA Pharmacy, Westland Insurance, a flower shop, acupressure & wellness spa, hair salon, insurance agency, restaurants, and other local businesses.

Accessible Commercial Location

Located in Okanagan Landing with easy access from a main thoroughfare, parking available, and proximity to residential neighbourhoods, schools, parks, transit, recreation, shopping, and other commercial services.



SITE & BUILDING OVERVIEW

The proposed space forms part of a new building addition within Landing Plaza Shopping Centre. The site plan and elevation plan show a new commercial addition connected to the existing building, with parking areas and access points throughout the shopping centre.

The building is described as a new build with wood frame construction, stucco exterior and parking available.

Building Overview

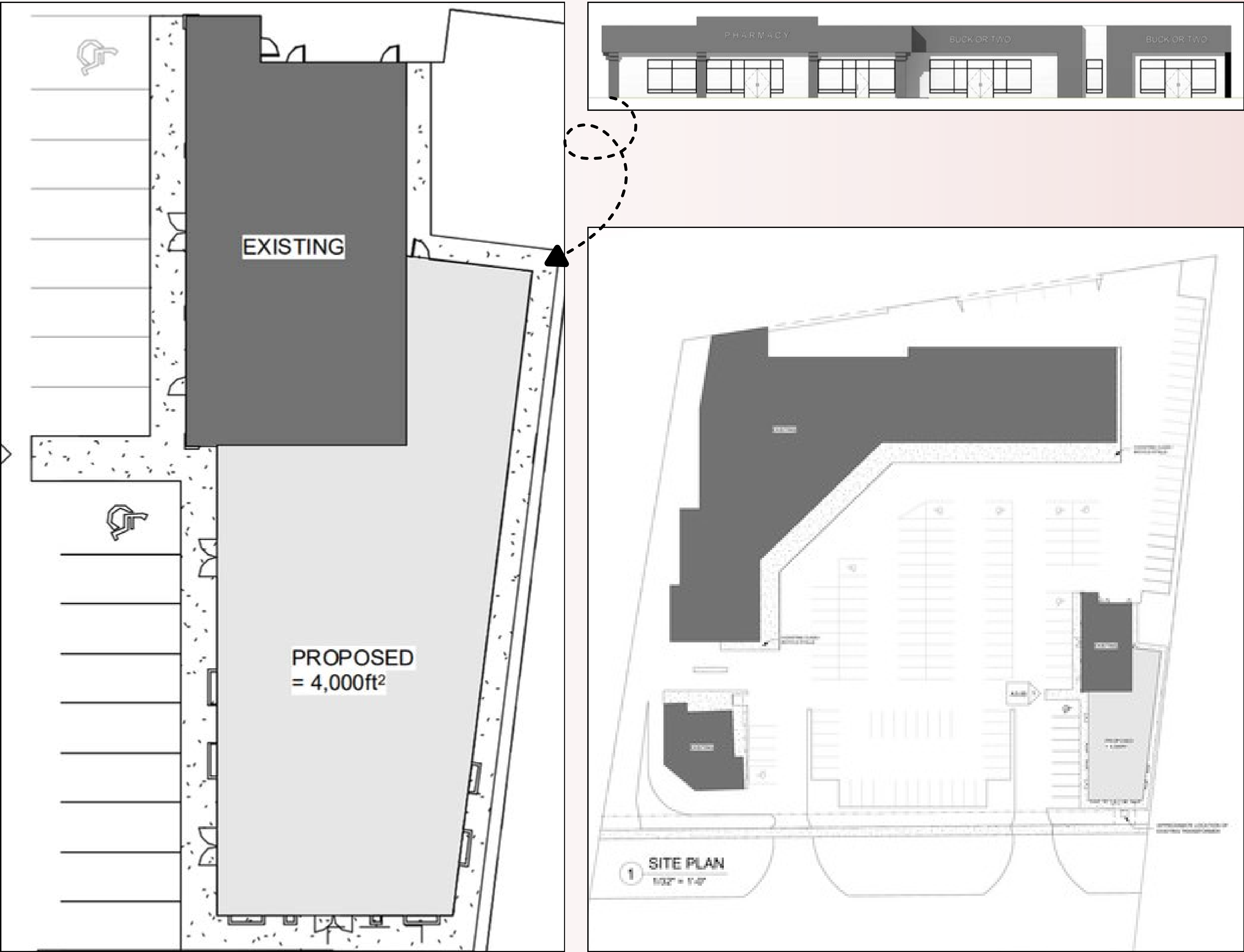
Feature	Detail
Building Size	4,000 SF
Construction	Wood frame
Foundation	Concrete
Exterior Construction	Stucco
Roof	Torch-on roof
Flooring	Mixed
Loading	At grade
Parking	Parking available
Washrooms	Two 2-piece washrooms
Storage	Storage noted



Other current buildings of Landing Plaza

PROPERTY SPECIFICATIONS

Feature	Detail
Ceiling Height	10 feet per lease template / 9 feet per MLS sheet
Power	200 AMP
Heating	Rooftop HVAC noted
Heat Control	Separate heat control
Cooling	Rooftop HVAC noted
Water Source	Municipal
Storm Drainage	Connected
Parking	Parking available



ZONING & LOCATION OVERVIEW

CMUB – COMMERCIAL MIXED-USE BUSINESS.

The lease identifies the zoning as **CMUB – Commercial Mixed-Use Business**. The zoning supports a range of commercial and business uses.

Ideal Uses Under CMUB Zoning

- Food and Beverage Service
- Health Service
- Indoor Sales and Service
- Child Care Service
- Liquor Store
- Office
- Household Repair Trades
- Light Manufacturing

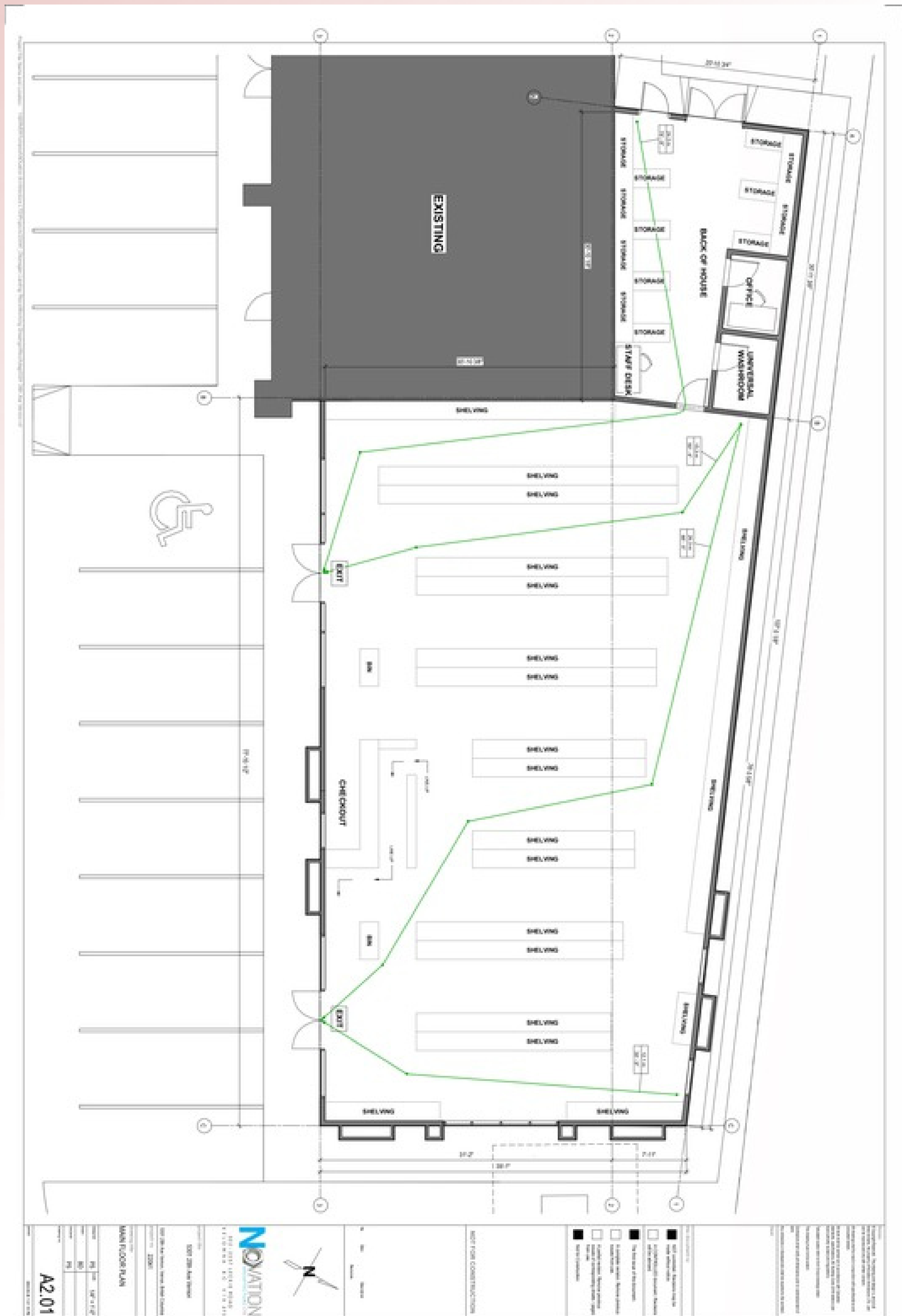


The property is located in Okanagan Landing, one of the fastest-growing areas of Vernon.

Landing Plaza Shopping Centre is positioned within a busy community commercial corridor with nearby residential neighbourhoods, elementary and secondary schools, and ongoing residential development.

Feature	Detail
Municipality	Vernon, BC
Area	Okanagan Landing
Commercial Context	Food & drug anchored shopping centre
Access	Easy access from a main thoroughfare
Nearby Amenities	Schools, parks, transit, recreation, shopping, airport, ski area
Lot Features	Central, city lot, easy access, high traffic area, close to shopping, views

FLOORPLANS



Business Finders Canada
Commercial Real Estate Office

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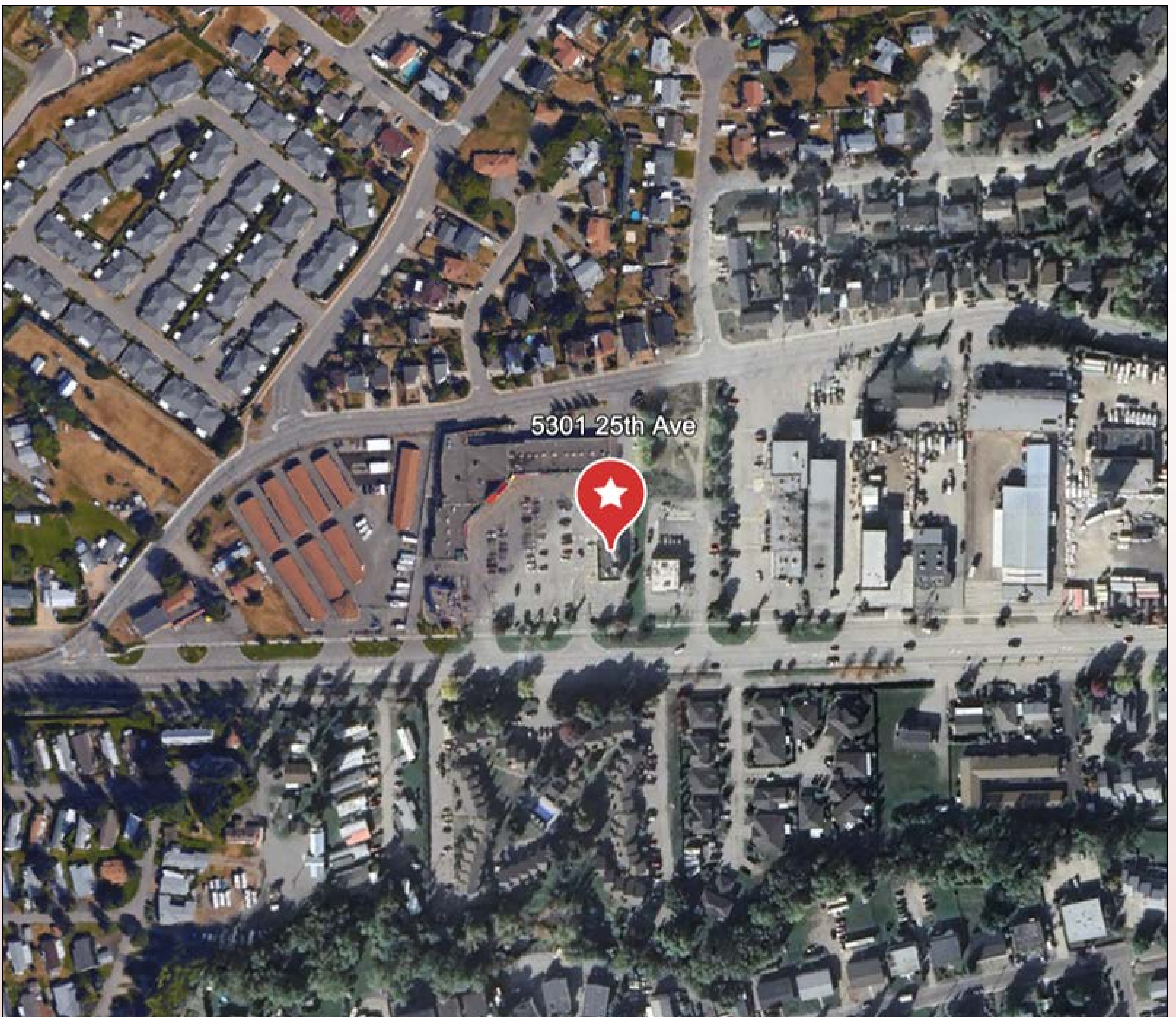
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LEASING OPPORTUNITY

This opportunity is suited for businesses seeking brand-new retail or commercial space in a busy, anchored shopping centre with flexible demising options.

Tenants may lease up to the full 4,000 SF space or consider smaller configurations, with the minimum rentable area expected to range between approximately 1,000 SF and 1,200 SF. The space is not tenanted and is identified as a new build.

The centre's established tenant mix, parking available, access, and surrounding residential growth support a variety of retail, service, health, food and beverage, office, and commercial uses, subject to zoning and tenant due diligence.





C O N T A C T

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