



CHAMPLAIN
SQUARE

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VANCOUVER, BC

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CHAMPLAIN SQUARE

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This property is strategically located on the southeast corner of Kerr Street and 54th Avenue. Kerr Street, a major north/south thoroughfare, becomes Rupert Street at Kingsway. The centre services the established residential communities of Killarney, Victoria Fraserview and South Burnaby with household incomes higher than the Vancouver average.

Champlain Square is a 103,985 square foot community centre located at 54th Avenue and Kerr Street in the communities of Killarney, Victoria-Fraserview, Vancouver and South Burnaby. It is anchored by Your Independent Grocer, City of Vancouver Public Library and a BC Liquor Store.



BC LIQUORSTORE



PROPERTY HIGHLIGHTS

ADDRESS 7132 Kerr Street
Vancouver, BC V5S 2A6

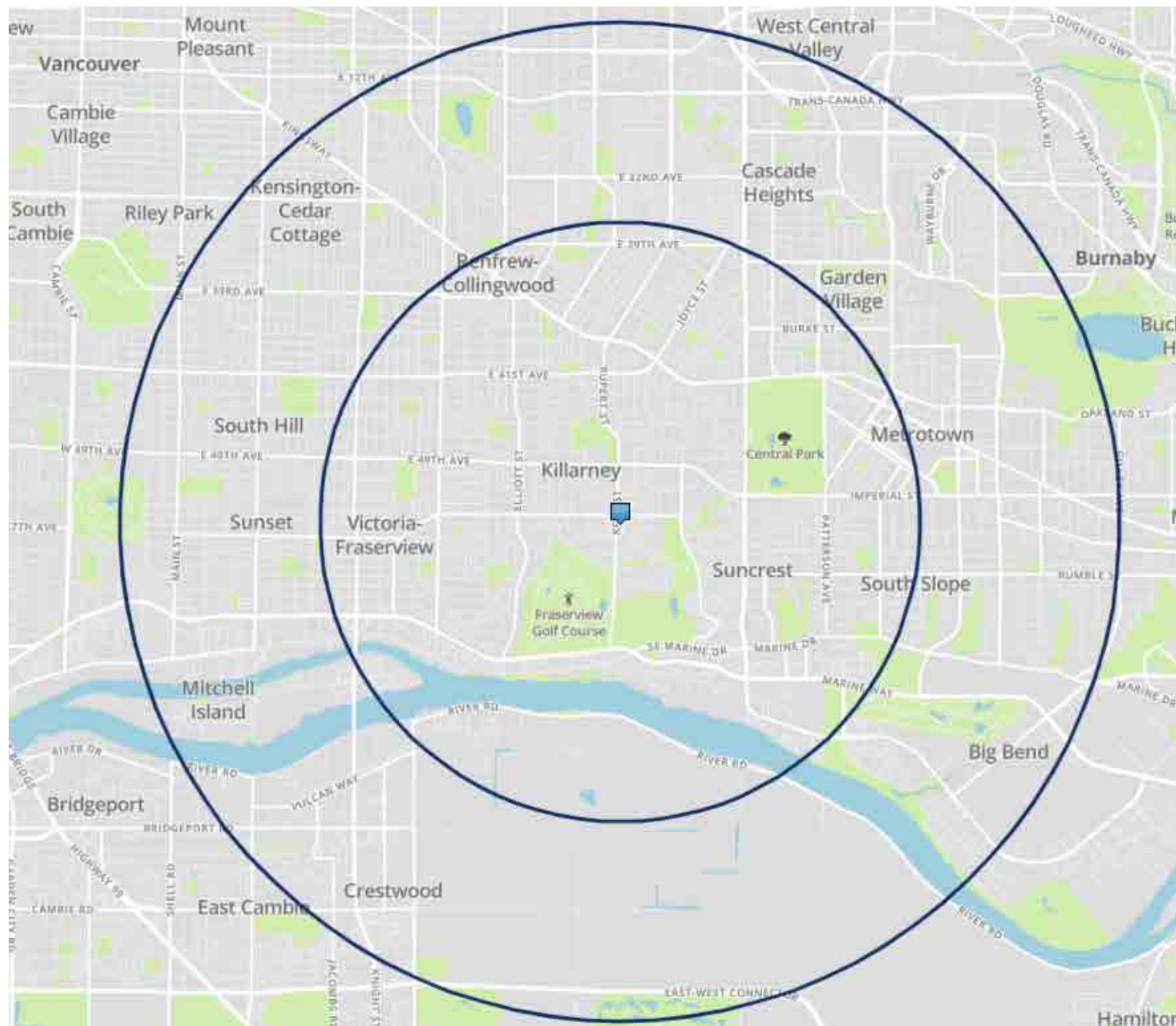
MAJOR INTERSECTION 54th Avenue and Kerr Street

GLA (SQ. FT) **103,985**





NUMBER OF STORES AND SERVICES **44**



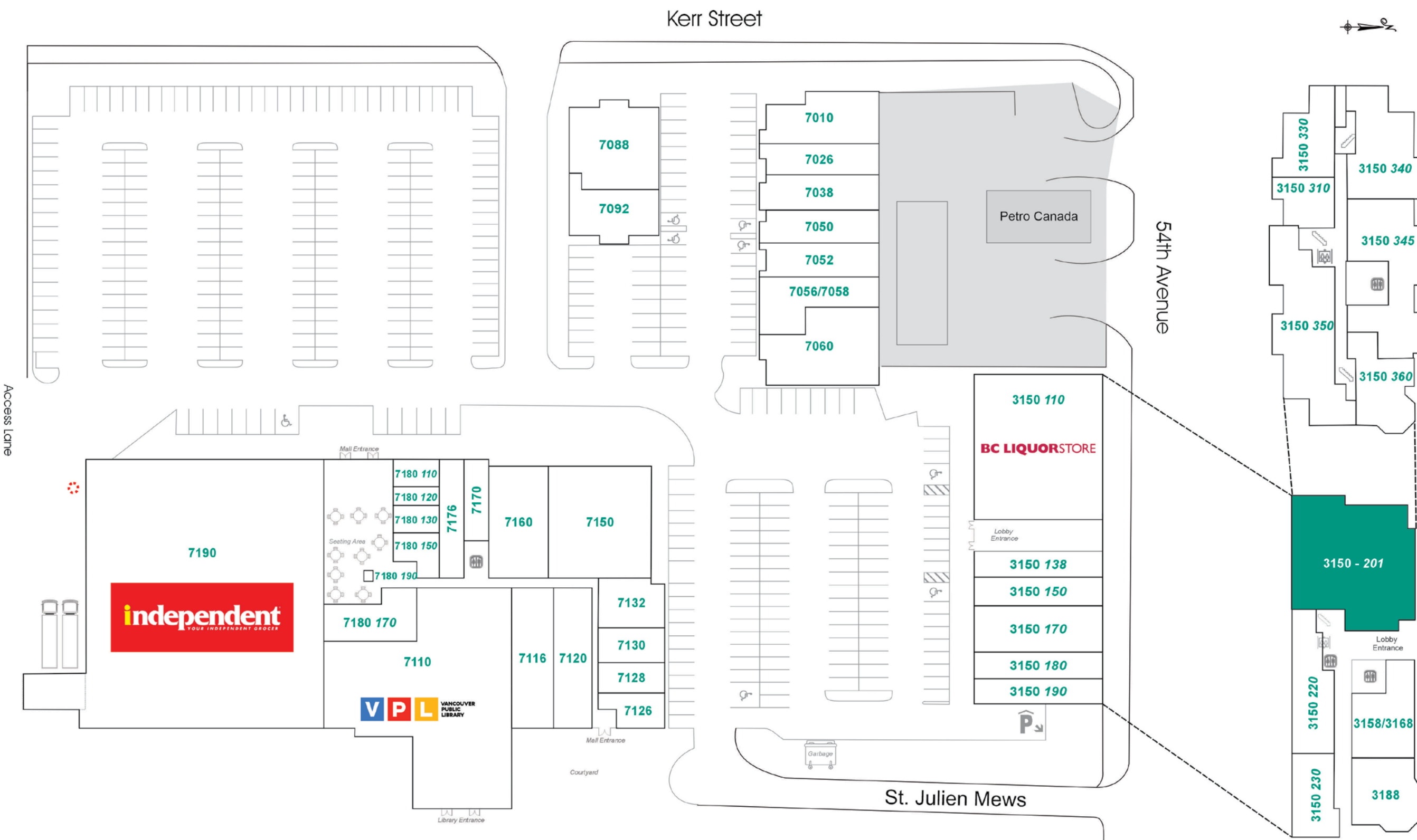
DEMOGRAPHICS



TRADE AREA (2025 ESTIMATES)

	DISTANCE	3 KM	5 KM
	FAMILIES WITH CHILDREN	46%	48%
	TRADE AREA POPULATION	159,818	334,766
	AVERAGE HOUSEHOLD INCOME	\$119,105	\$125,817

SITE PLAN AND TENANT DIRECTORY



UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT
3350 110	BC Liquor Store	6,243	7116	Champlain Square Physiotherapy	1,624
3150 138	Champlain Eyecare Optometry	991	7120	Coast Dental Centre	2,162
3150 150	Champlain Village Dental Centre	1,136	7126	Champlain Notary Public	811
3150 170	Dollar Daze	1,972	7128	Adams Insurance	644
3150 180	One Eighty Salon	972	7130	MJ & Best Nutrition	756
3150 190	Champlain Animal Clinic	899	7132	Champlain Cleaners	960
3150 201	Available	6,103	7150	Bank of Montreal	4,961
3150 220	Burgess Kilpatrick CPA	2,012	7160	Shoppers Drug Mart	3,137
3150 230	Champlain Dental	1,084	7170	H & R Block	1,000
3150 310	Dr. Cui - Acupuncture	910	7176	Subway	1,463
3150 330	Champlain Chiropractic	1,271	7180 110	Tasty Wok	496
3150 340	LifeLabs	2,002	7180 120	Bubble Waffle Café	198
3150 345	South Vancouver Neighbourhood House	2,842	7180 130	West Coast Smokery Co.	572
3150 350	Collingwood Medical Centre (Available Fall 2026)	2,826	7180 150	Bonnie's Bread	802
3150 360	MP Gregor Robertson	1,399	7180 170	lotto!	807
3158/3168	Generation Cannabis	1,517	7180 190	Tec-Hut	150
3188	Dr. Wilson Li, GP	950	7190	Your Independent Grocer	26,791
7010	Starbucks	1,500			
7026	Sushi Go	1,023			
7038	Great Clips	1,053			
7050	Pure Nail Bar	1,012			
7052	Little Caesars	1,001			
7058	Sen Pho + Cafe	1,431			
7060	Kin's Farm Market	2,411			
7088	54th Avenue Café	2,169			
7092	A & W	1,246			
7110	Vancouver Public Library	8,336			



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Properties

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East 54th Avenue

Kerr Street

BC LIQUORSTORE

