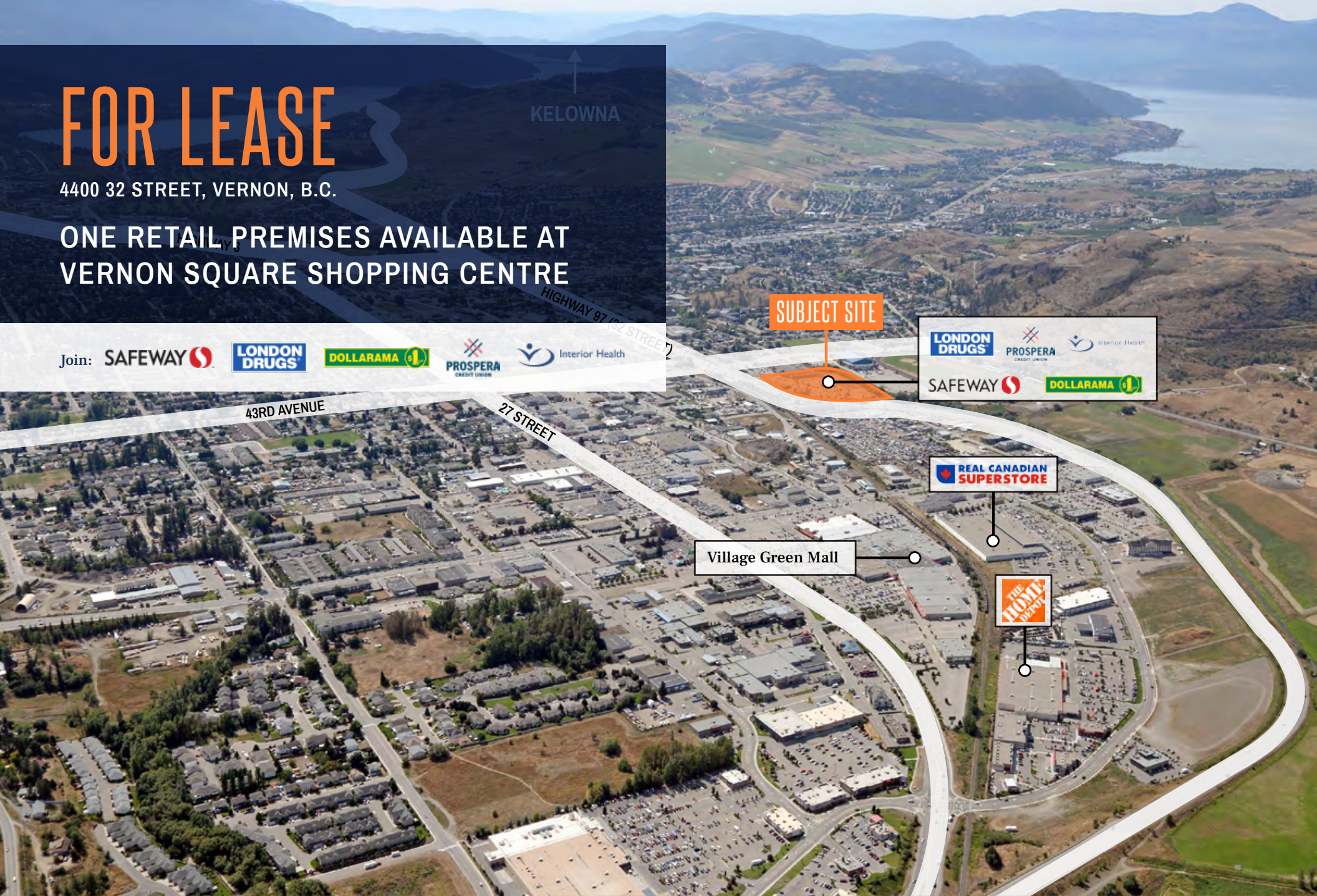


FOR LEASE

4400 32 STREET, VERNON, B.C.

ONE RETAIL PREMISES AVAILABLE AT
VERNON SQUARE SHOPPING CENTRE

Join: **SAFEWAY** **LONDON DRUGS** **DOLLARAMA** **PROSPERA** **Interior Health**



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*Personal Real Estate Corporation

Marcus & Millichap

FOR LEASE

VERNON SQUARE SHOPPING CENTRE, VERNON, B.C.

MARKET OVERVIEW

Vernon is located in the North Okanagan region of British Columbia. The North Okanagan Region is the 2nd most populated region in the Okanagan Valley, with the City of Vernon being the Region's dominant commercial centre. Vernon's central location and proximity to established ski hills and some of the Okanagan's most beautiful lakes make it a popular destination for vacationers throughout the summer and winter months.

Vernon Square Shopping Centre is located along one of the main highways into Vernon from both Kelowna and Armstrong, serving as the initial retail destination for all traffic entering Vernon.

With a steadily increasing population year after year, and an estimated average household income above \$92,000, Vernon has established itself as a reliable retail market, which still possesses a great deal of potential growth in the coming years.

INVESTMENT HIGHLIGHTS



Excellent exposure along Highway 97 (14,054 VPD)



Located at the gateway to Vernon, servicing traffic entering from Kelowna and Armstrong



Excellent tenant mix including Safeway, London Drugs, Dollarama, Prospera Credit Union and many more



SALIENT DETAILS

Civic Address: 4400 32 Street, Vernon, B.C.

Gross Leasable Area: 98,116 SF

Available Area: B150: 1,200 SF

Zoning: C5 - Community Commercial: The purpose is to provide a zone for the development of community commercial centres to serve more than one neighbourhood.

Occupancy: December 1, 2024

Access:

- All turns on 32nd Street
- Controlled, all turns intersection on 32nd Street and 43rd Avenue
- All turns on 34th Street and 43rd Avenue

Traffic Counts: Highway 97: 14,054 VPD

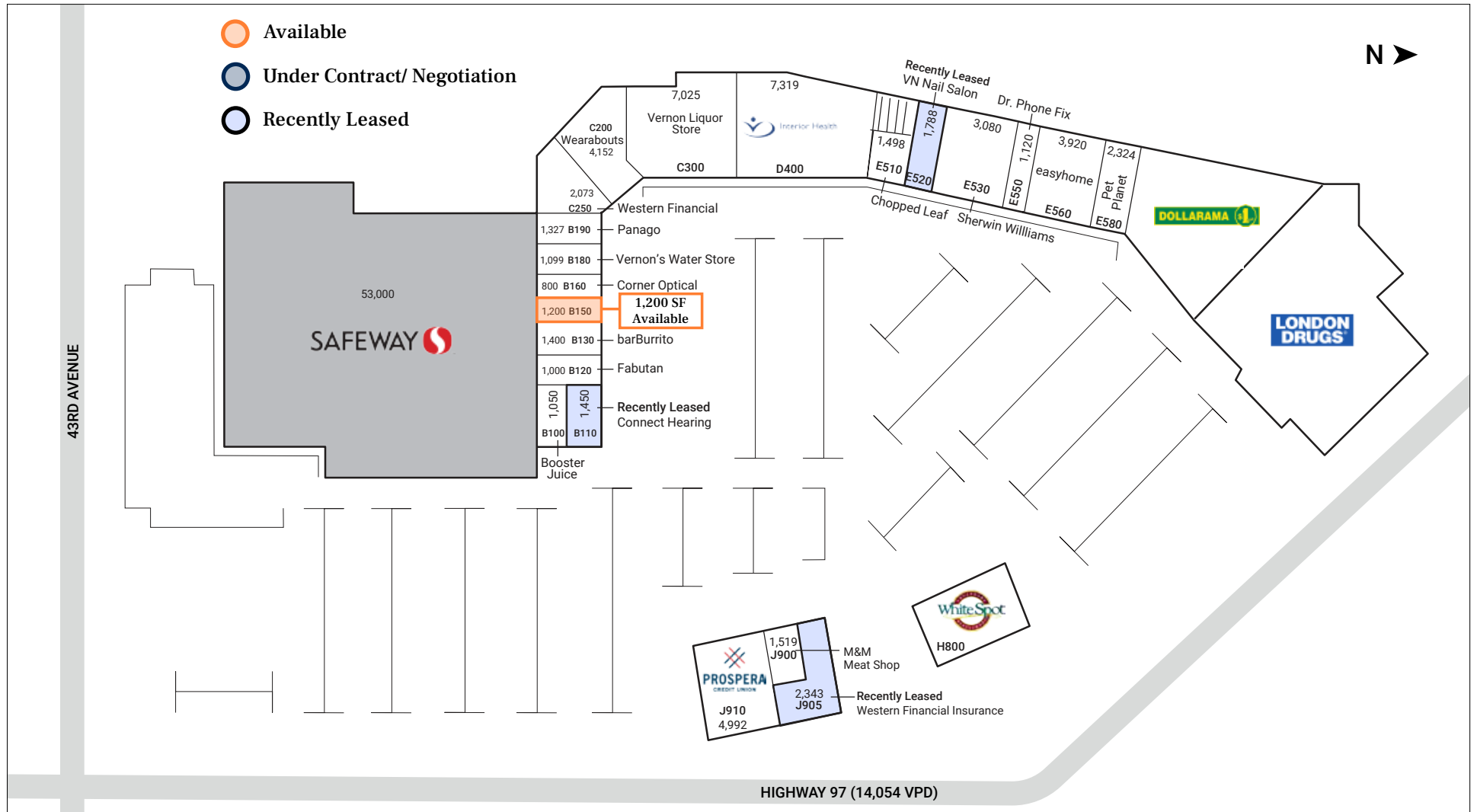
Lease Rate: Please Contact Listing Agent

Additional Rent: \$11.23 PSF

FOR LEASE

VERNON SQUARE SHOPPING CENTRE, VERNON, B.C.

SITE PLAN



FOR LEASE

VERNON SQUARE SHOPPING CENTRE, VERNON, B.C.

Demographics	3KM	5KM	10KM	Vernon
Population	29,451	43,341	63,425	44,796
Households	13,518	19,062	26,610	20,060
Average Household Income	\$74,960	\$83,344	\$93,460	\$88,027



- | | | | |
|---|--|--|--|
| 1. Subject Site | 5. SmartCentres Vernon: Walmart, RONA, Liquor Depot, Tim Hortons, Best Buy, Marks, | 10. Wholesale Club | 16. Okanagan Spring |
| 2. Superstore | 6. Safeway | 11. Scotiabank, CIBC | 17. Tim Hortons |
| 3. Anderson Crossing: Red Robin, The Brick, Bulk Barn | 7. Shoppers Drug Mart | 12. BMO | 18. Polson Park |
| 4. Village Green: Winners, The Bay, Canadian Tire, RBC, CIBC, BC Liquor Stores, Save-On-Foods | 8. HSBC | 13. RBC | 19. Vernon Jubilee Hospital |
| | 9. TD Canada Trust, Staples | 14. Fruit Union Plaza: Valley First, Starbucks, A&W, Earls, Rexall, Subway | 20. The Shops at Polson Park: Cineplex Odeon, Save on Foods, Shoppers Drug Mart, RBC |
| | | 15. RBC | |

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