

FOR LEASE

2306 HIGHWAY 6, VERNON, B.C.

THE SHOPS AT POLSON PARK

RETAIL AVAILABILITIES AT GROCERY-
ANCHORED SHOPPING CENTRE

Join:

save on foods

SHOPPERS
DRUG MART

DOLLARAMA

LifeLabs

CINEPLEX

RBC



Jack Allpress*

604 638 1975

JAllpress@MarcusMillichap.com

Robert Hamilton

604 398 2773

RHamilton@MarcusMillichap.com

*Personal Real Estate Corporation

Marcus & Millichap

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NEW SIGNAGE OPPORTUNITIES



LOCATION

The Shops at Polson Park is located on the south side of Highway 6, west of Kalamalka Lake Road, providing excellent access from all directions. Servicing the affluent south end of Vernon and neighbouring District of Coldstream, The Shops at Polson Park caters to a regional trade area of over 83,000 people with an average household income over \$71,000.

SALIENT DETAILS

Civic Address:	2306 Highway 6, Vernon, B.C.
Timing:	Immediate
Parking Stalls:	487 stalls
Zoning:	C5 (Community Commercial)
Additional Rent:	\$10 PSF (2023 estimate)
Asking Rates:	Please Contact Listing Agent



VERNON HIGHLIGHTS

- One of the fastest growing communities in British Columbia
- The commercial hub for the North Okanagan Regional District
- North Okanagan District services over 85,000 people
- Key industries include tourism, agriculture and forestry

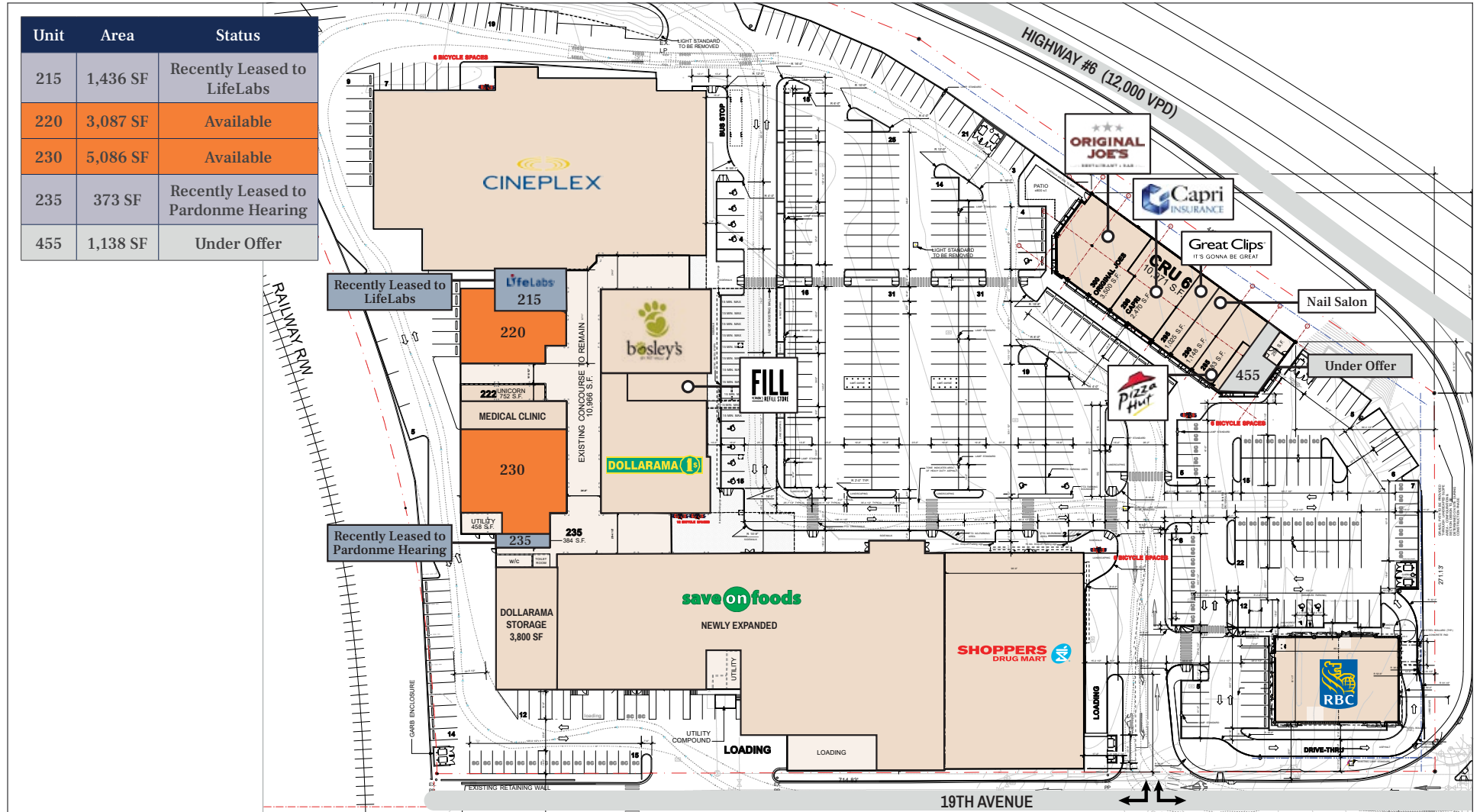
POLSON HIGHLIGHTS

- Grocery-anchored by Save-On-Foods, which has been newly expanded
- Other notable tenants include Shoppers Drug Mart, Galaxy Cinemas, RBC, Dollarama, Bosley's, and more
- Traffic counts between Kalamalka Lake Road and Hwy 6 exceeding 12,000 VPD
- Average household income of \$94,806 within 1km radius

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SITE PLAN



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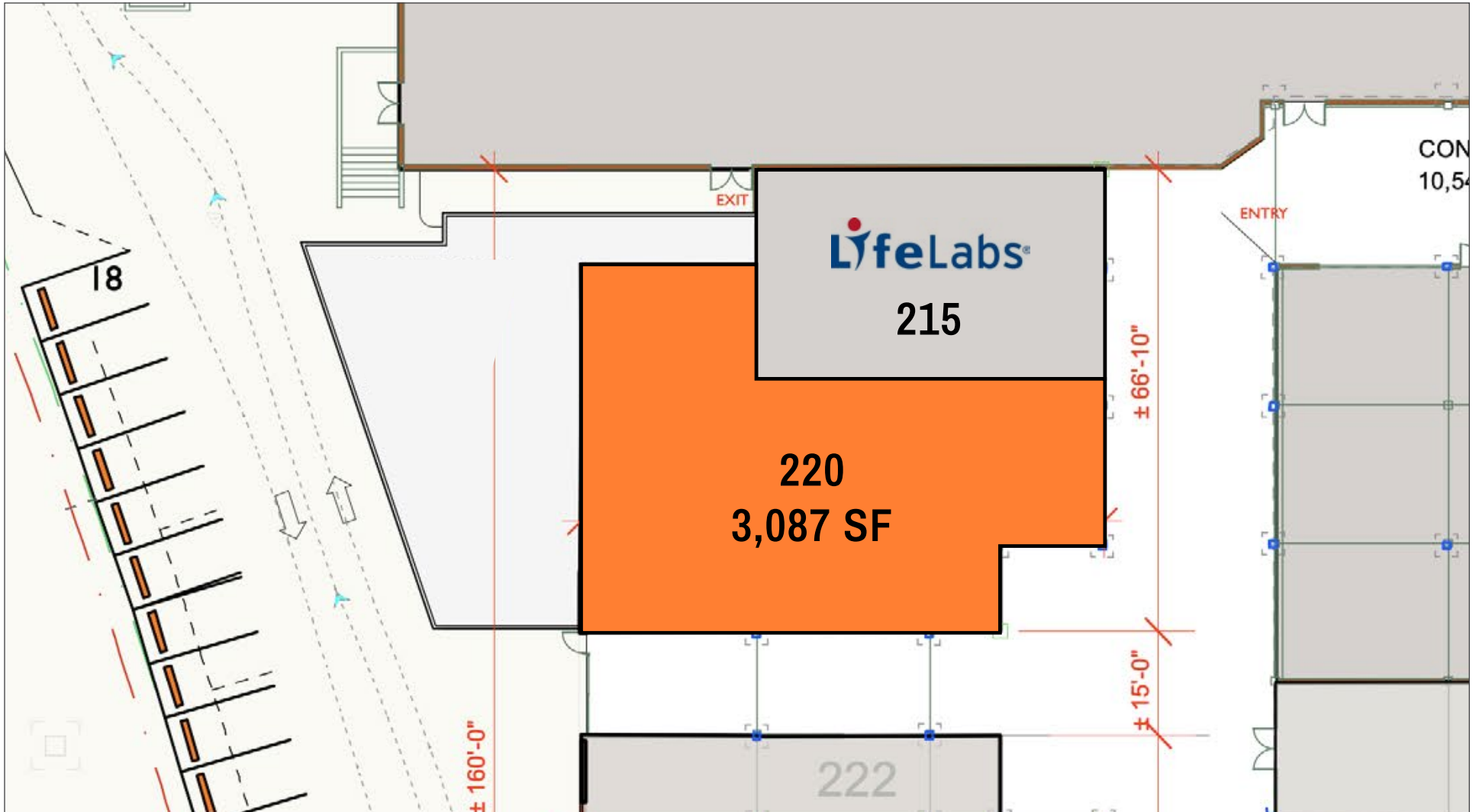
FLOOR PLAN - UNIT 455 - UNDER OFFER



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FLOOR PLAN - UNIT 220 - AVAILABLE



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Marcus & Millichap

Marcus & Millichap
1100 - 1111 West Georgia Street
Vancouver, BC V6E 4M3

T (604) 638-2121
F (604) 638-2122

MarcusMillichap.ca

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