



VILLAGE GREEN CENTRE

VERNON, BC

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VILLAGE GREEN CENTRE VERNON, BC

Village Green Centre is located in Vernon, British Columbia, the regional hub of the Northern Okanagan Regional District and serves a total trade area of almost 145,000 people.

WINNERS

Village Green Centre is located on the corner of 48th Avenue and 27th Street, a main commercial artery running north/south with a direct connection to Highway 97. Highway 97 is the central north/south Highway in the Okanagan.

Village Green forms a part of regular day-to-day activities for the residents of Vernon and acts as a popular weekend shopping destination for visitors and neighbouring residents through its ideal location, easy access and parking and established tenant mix accommodating adults and youth alike.

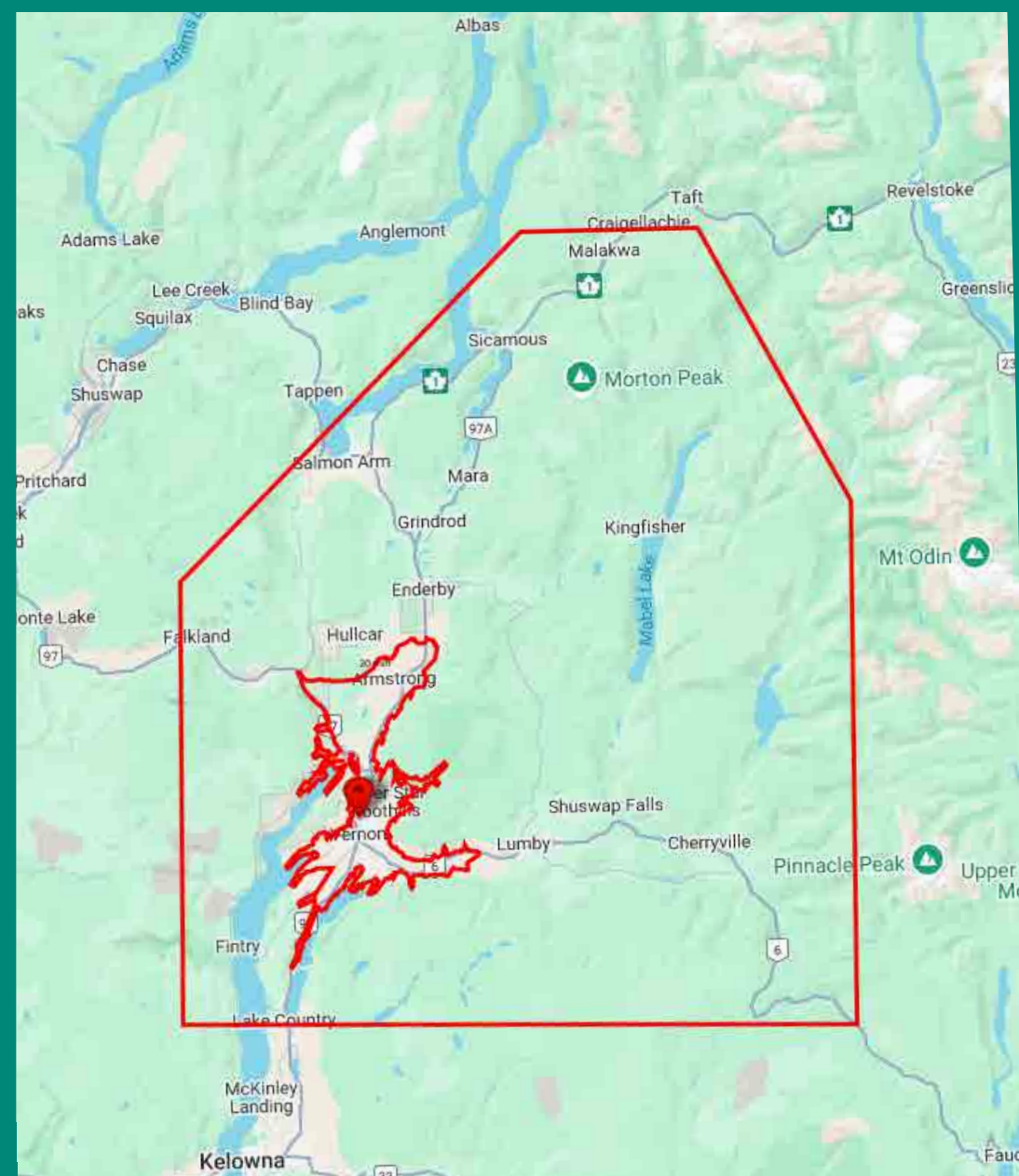


SPORT CHEK



DEMOGRAPHICS

PRIMARY AND SECONDARY TRADE AREA



PRIMARY TRADE AREA POPULATION (20 MIN DRIVE TIME) **74,250**



TOTAL TRADE AREA POPULATION **144,821**

TOTAL TRADE AREA 2030 POPULATION ESTIMATE **155,743**

PRIMARY TRADE AREA 2030 POPULATION ESTIMATE **78,183**

ESTIMATED 5 YEAR POPULATION GROWTH (2029) **5.3%**



MARITAL STATUS **56%** are married/common-law

FAMILIES WITH CHILDREN **35%**

AGE

25% of the population is under the age of 25. The median age of the household maintainer age being approximately 48 years old



AVERAGE HOUSEHOLD INCOME

\$127,276



HOMEOWNERS

76% own their own home and the majority of homes are less than 30 years old

PROPERTY HIGHLIGHTS

ADDRESS	4900 - 27th Street Vernon, BC V1T 7G7
GLA (SQ. FT)	365,252
MALL CRU (SQ. FT)	99,192
CRU SALES (SQ. FT)	\$649.60
FOOD COURT SALES (SQ. FT)	\$1,355.89
NUMBER OF STORES AND SERVICES	66
TRANSIT	Transit exchange located near the southwest parking lot

THE SHOE COMPANY



SITE PLAN



TENANT DIRECTORY

UNIT	TENANT	SQ FT
10	Under Offer	83,036
20	Expert Hearing Solutions	1,263
30	Available	1,314
40	Available	1,055
50	Milano	689
60	Purdy's	731
70	Maritime Travel	534
80	Peak to Pine	1,674
90	Green City Asset Management	1,195
100	Brown's Social House	2,863
105	Royal Bank	4,115
114	Starbucks	1,965
122	H & R Block	1,421
122A	Available	100
126	Bell World	762
191	Lifestyle Natural Foods	1,105
200	Telus	1,267
205	Tech-Pro + <i>(Coming Soon)</i>	580
215	Cha House	543
230	Mobile Q	555

UNIT	TENANT	SQ FT
245	Save-On Foods	43,151
245A	Signature BC Liquor Store	10,666
250	Village Green Artisan Gift Market	1,301
260/275	SoftMoc <i>(Opening Soon)</i>	3,684
300	Bootlegger	3,661
320	Available	2,491
340	Sport Chek	15,727
345	Canadian Tire	102,968
350	Showcase	1,047
360	Village Green Admin Office	863
370/380	CIBC	3,211
390	Available	1,978
400	spaworxs	2,772
408	Rogers	1,593
420	La Senza	1,797
425	Eclipse	2,280
441	Specsavers	1,787
450	Quilts Etc.	2,298
470	Lids	614
480	Available	614

UNIT	TENANT	SQ FT
490	Michael Hill	1,271
510	Cellicon	530
520	Freedom Mobile	522
530	Chatters Salon	3,279
560	Man + Woman	1,193
595	Boathouse	3,277
600	Winners	23,998
620	Sizzling Wok	352
630	Jugo Juice	229
640	Teriyaki Express	386
650	A & W	388
660	Freshslice	401
670	Bento & Sushi	375
680	OPA! of Greece	433
690	Nail Town	1,137
700	Peak to Pine	1,392
720	Coles	3,101
730	The Shoe Company	2,511
740	Bluenotes	2,846
760	Available	1,059

UNIT	TENANT	SQ FT
770	Superior Beauty Plus Brow Studio	1,044
780	Ben Moss	1,090
790	Available	3,102
810	Available	3,133
4000	BC Lottery	100
4050	Royal LePage Downtown Realty	200
4150	Mr. Pretzel	150



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