

FOR LEASE

4400 32 STREET, VERNON, BC

HIGHWAY 6

KELOWNA

VERNON SQUARE SHOPPING CENTRE

Join:

SAFeway

LONDON DRUGS

WhiteSpot

DOLLARAMA

Subject Site

LONDON DRUGS

WhiteSpot

prospera

SAFeway

DOLLARAMA

Superstore

Village Green Mall

THE HOME DEPOT

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*Personal Real Estate Corporation

Marcus & Millichap

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VERNON SQUARE SHOPPING CENTRE, VERNON, BC

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



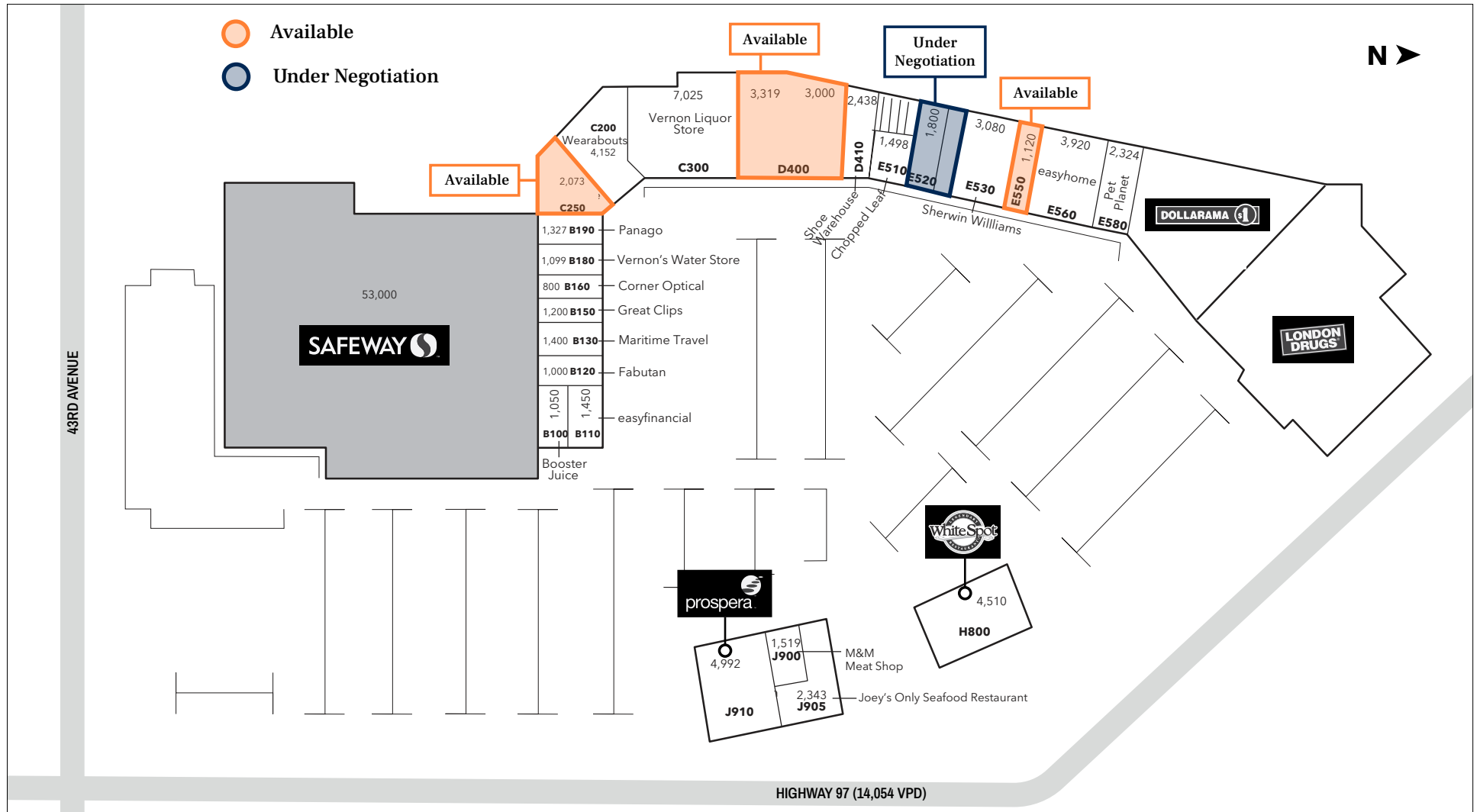
SALIENT DETAILS

Civic Address:	4400 32 Street, Vernon, BC
Gross Leasable Area:	98,116 SF
Available Area:	1,120 - 8,500 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:	Immediately
Access:	<ul style="list-style-type: none">All turns on 32nd StreetControlled, all turns intersection on 32nd Street and 43rd AvenueAll turns on 34th Street and 43rd Avenue
Traffic Counts:	Highway 97: 14,054 VPD
Operating Costs:	Please Contact Listing Agent
Lease Rate:	Please Contact Listing Agent

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SITE PLAN



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2020 Demographics	3KM	5KM	10KM	Vernon
Population	27,703	40,610	58,715	41,659
Households	12,814	18,031	25,145	18,784
Average Household Income	\$76,081	\$84,344	\$79,455	\$88,647



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

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