

FOR LEASE

4510 27TH STREET, VERNON, BC

BUILD-TO-SUIT LARGE
FORMAT & DRIVE-THRU
OPPORTUNITIES



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SALIENT DETAILS

Municipal Address:	4510 27th Street, Vernon, BC
Lot Size:	Approx. 4.374 Acres (190,531 SF)
Availability:	1,000 - 3,300 SF Drive-Thru Pad Up to 20,000 SF Newly Built Space
Timing:	TBD during the negotiation process
Parking:	Approx. 171 Stalls
Zoning:	C11 - Service Commercial. The purpose is to designate and preserve land for the accommodation of a mix of commercial uses, including vehicular oriented areas, not provided for in other zones.
Access:	Controlled, all turns intersection at 27th Street and 46th Avenue. Additional access for loading at rear of the property.
Tenancy:	Vernon Self Storage
Additional Rent:	Please Contact Listing Agents
Asking Rates:	Please Contact Listing Agents






MARKET LOCATION

Vernon is located in the Regional District of North Okanagan ("RDNO"), which has approximately 61,148 people (2020) and is projected to grow by 5.4% from 2020 to 2025. The RDNO is the second most populated region of the Okanagan Valley and Vernon is its largest city as well as the central business hub.

In addition to traditional resource based sectors such as agriculture and forestry, Vernon's central location and proximity to established ski hills and the Okanagan's beautiful lakes makes it a popular tourist destination for vacationers and outdoor enthusiasts throughout the summer and winter months.



HIGHLIGHTS

-  New-build pad with drive-thru opportunity with frontage onto 27th Street
-  Opportunity for 20,000 SF newly built space to accommodate mid-box users
-  Flexible zoning permitting a wide range of uses
-  Anchored by Vernon Self Storage
-  Vernon has an average household income of \$97,146
-  Area retailers include Canadian Tire, The Bay, Save-On-Foods, Winners, Superstore, and more

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2020 Demographics	3 KM	5 KM	10 KM	Vernon
Population	27,295	45,165	61,148	66,430
Households	12,268	18,636	25,609	27,837
Average Household Income	\$76,473	\$85,787	\$94,515	\$97,146



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