

# FOR LEASE

1501 HIGHWAY 6, VERNON, B.C.

## RETAIL OPPORTUNITIES IN NEW BUILD GROCERY - ANCHORED RETAIL CENTRE

JOIN: MCDONALD'S, KAL-TIRE, CANCO & MORE



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Marcus & Millichap

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## OPPORTUNITY


An exciting opportunity to be part of a brand new retail development, capturing an under serviced market segment in the North Okanagan. Located at a signalized intersection on the northwest corner of Hwy 6 and 15th street, this new retail plaza will feature 67,000 SF, with units ranging from 1,170 SF - 7,741 SF.


## SALIENT DETAILS


<b>Availability</b>	Building A2: 2,080 SF - 6,534 SF Building B1: 1,170 SF - 7,741 SF
<b>Possession</b>	Q3 - Q4 2026
<b>Parking</b>	339 stalls (4.6/1,000 SF)
<b>Zoning</b>	C5 - Community Commercial
<b>Access/Egress</b>	All directional access
<b>Additional Rent</b>	Est. \$14.00 PSF
<b>Asking Rent</b>	Contact Listing Agent

## HIGHLIGHTS

 Excellent exposure to Highway 6 along with efficient access/egress via fully signalized intersection and close proximity to transit

 Located at the gateway to Vernon servicing all traffic entering from the Kootenays and Coldstream

 Adjacent to a new townhouse development currently in pre-construction of 48 contemporary homes called "The District Townhomes" with further future phasing planned

 Units available ranging from 1,170 SF to 7,741 SF



## VERNON

Vernon is located in the North Okanagan region of British Columbia. North Okanagan is bounded by the Shuswap Region to the north and the Central Okanagan to the south. The North Okanagan Region is the second most populated region in the Okanagan Valley with the City of Vernon being the region's dominant centre. Vernon's central location and proximity to both 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.



One of the fastest growing communities in British Columbia



The commercial hub for the North Okanagan Regional District



The North Okanagan Regional District services over 85,000 people



Prime destination for tourists, businesses, and residents



Key industries include tourism, agriculture, and forestry

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## CONSTRUCTION UPDATE: Q1 2026



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## SITE PLAN

AVAILABLE
  LEASED
  UNDER CONTRACT

### BUILDING A

CRU	SF
A1	Leased
A2	2,080 SF - 6,534 SF

*\*Units can be combined.*

### BUILDING B

CRU	SF
B1	1,170 SF - 7,741 SF

*\*Units can be combined.*

### BUILDING C

CRU	SF
C1	Leased

### BUILDING D

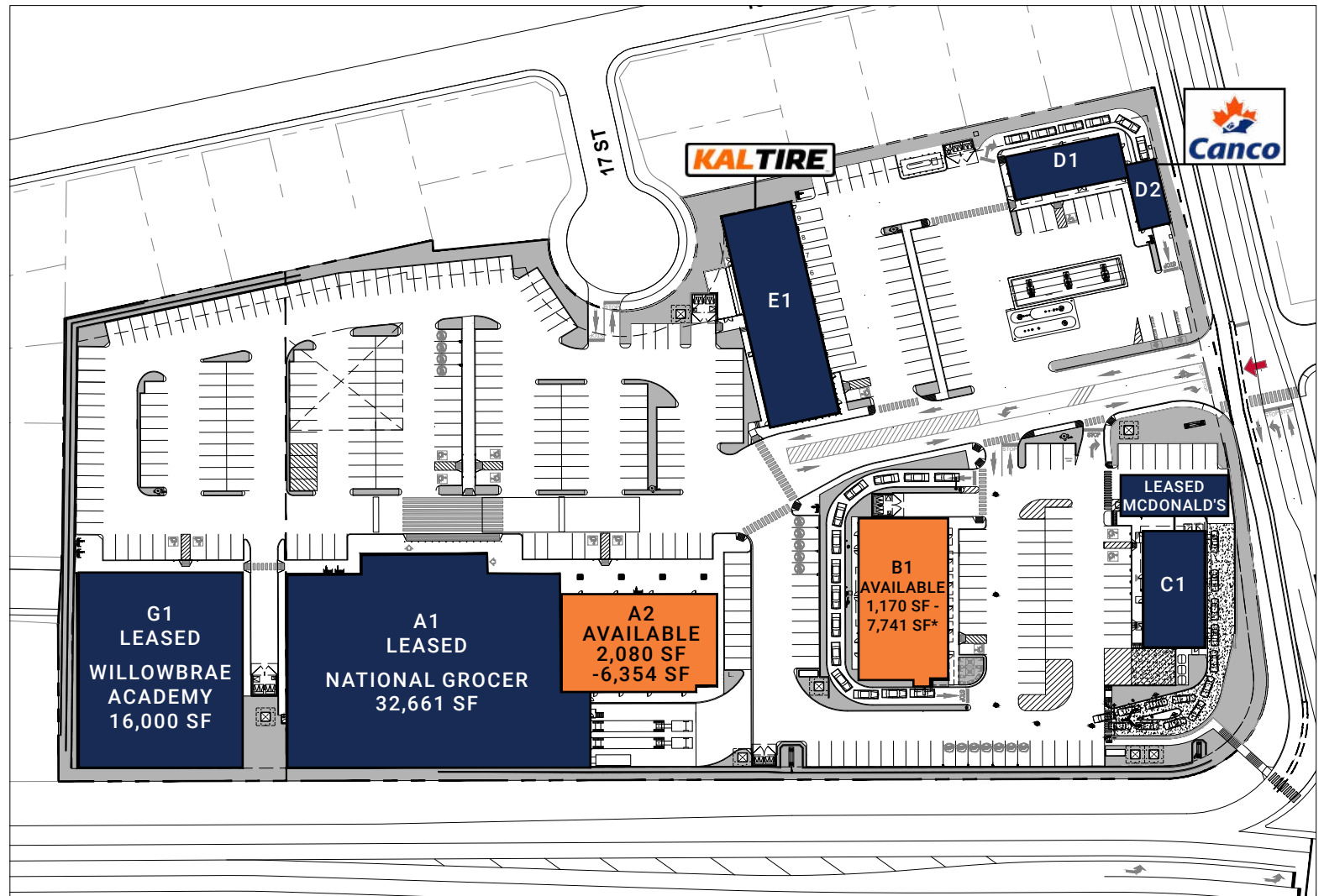
CRU	SF
D1/D2	Leased

### BUILDING E

CRU	SF
E1	Leased

### BUILDING G

CRU	SF
G1	Leased



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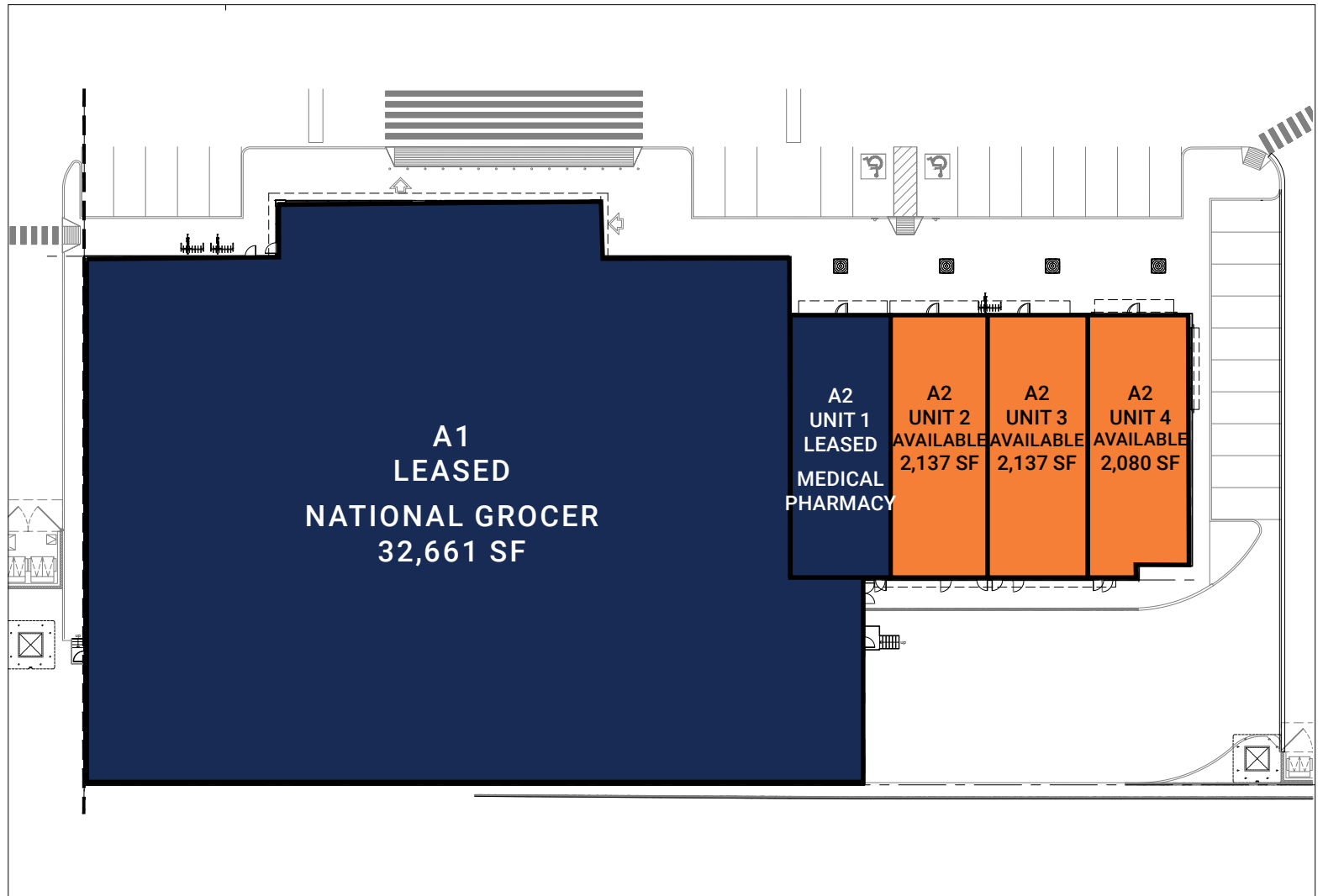
## FLOOR PLAN

### BUILDING A

CRU	SF
A1	Leased
A2 - UNIT 1	Leased
A2 - UNIT 2	2,137 SF
A2 - UNIT 3	2,137 SF
A2 - UNIT 4	2,080 SF

*\*Units can be combined.*

AVAILABLE     LEASED     UNDER CONTRACT



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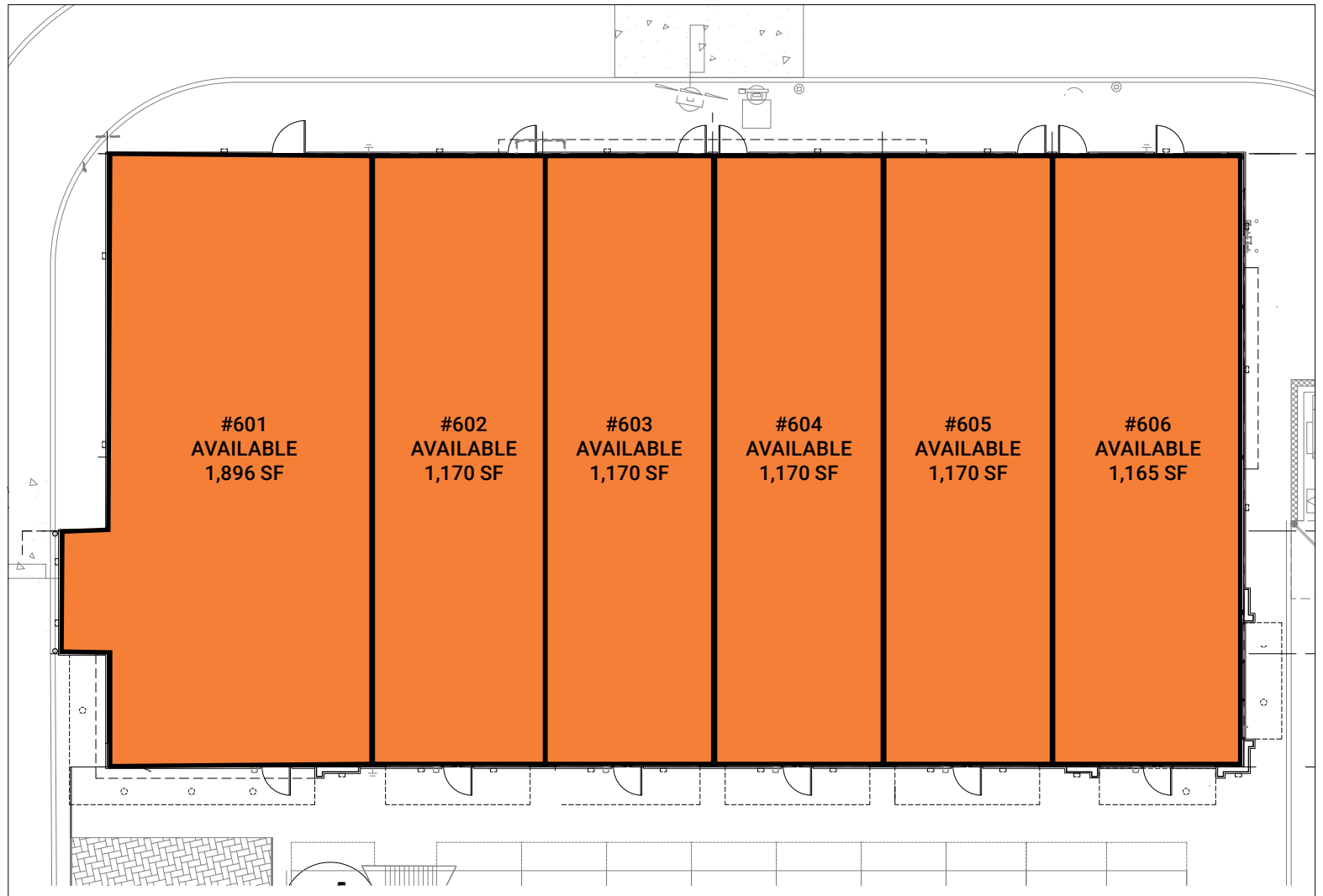
## FLOOR PLAN

■ AVAILABLE ■ LEASED ■ UNDER CONTRACT

### BUILDING B

CRU	SF
601	1,896 SF
602	1,170 SF
603	1,170 SF
604	1,170 SF
605	1,170 SF
606	1,165 SF

*\*Units can be combined.*



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2026 Demographics	5 min radius	10 min radius	15 min radius
2025 Avg. Household Income	\$131,952	\$121,319	\$126,343
2025 Total Population	4,472	13,023	16,258
% Pop. Change (2025-2030)	2.5%	4.2%	4.8%
2025 Households	6,904	21,320	25,821



- |                                   |                                       |                                |                         |
|-----------------------------------|---------------------------------------|--------------------------------|-------------------------|
| 1. Subject Site                   | 6. Vernon Health Services             | 11. Vernon Golf & Country Club | 16. Village Green       |
| 2. The District Townhomes         | 7. 7-Eleven, Petro-Canada             | 12. Kal Tire Head Office       | 17. Anderson Crossing   |
| 3. Future Residential Development | 8. Industrial Employment Zone         | 13. The Shops at Polson Park   | 18. SmartCentres Vernon |
| 4. Vernon Secondary School        | 9. BC Hydro                           | 14. Vernon Jubilee Hospital    |                         |
| 5. School District No. 22 Office  | 10. Southern Interior Regional Office | 15. Fruit Union Plaza          |                         |

# Marcus & Millichap

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