



## VILLAGE GREEN CENTRE VERNON, BC

The information contained herein has been obtained from sources deemed to be reliable but does not form part of any future contract and is subject to independent verification by the reader. The property is subject to prior letting, withdrawal from the market and change without notice.





HUDSON'S BAY



WINNERS



## VILLAGE GREEN CENTRE

### VERNON, BC

Village Green Centre is located in Vernon, British Columbia, which is located in the Northern Okanagan Regional District with a total population of 84,354 people. Roughly 50% of the total Regional District population resides in Vernon.

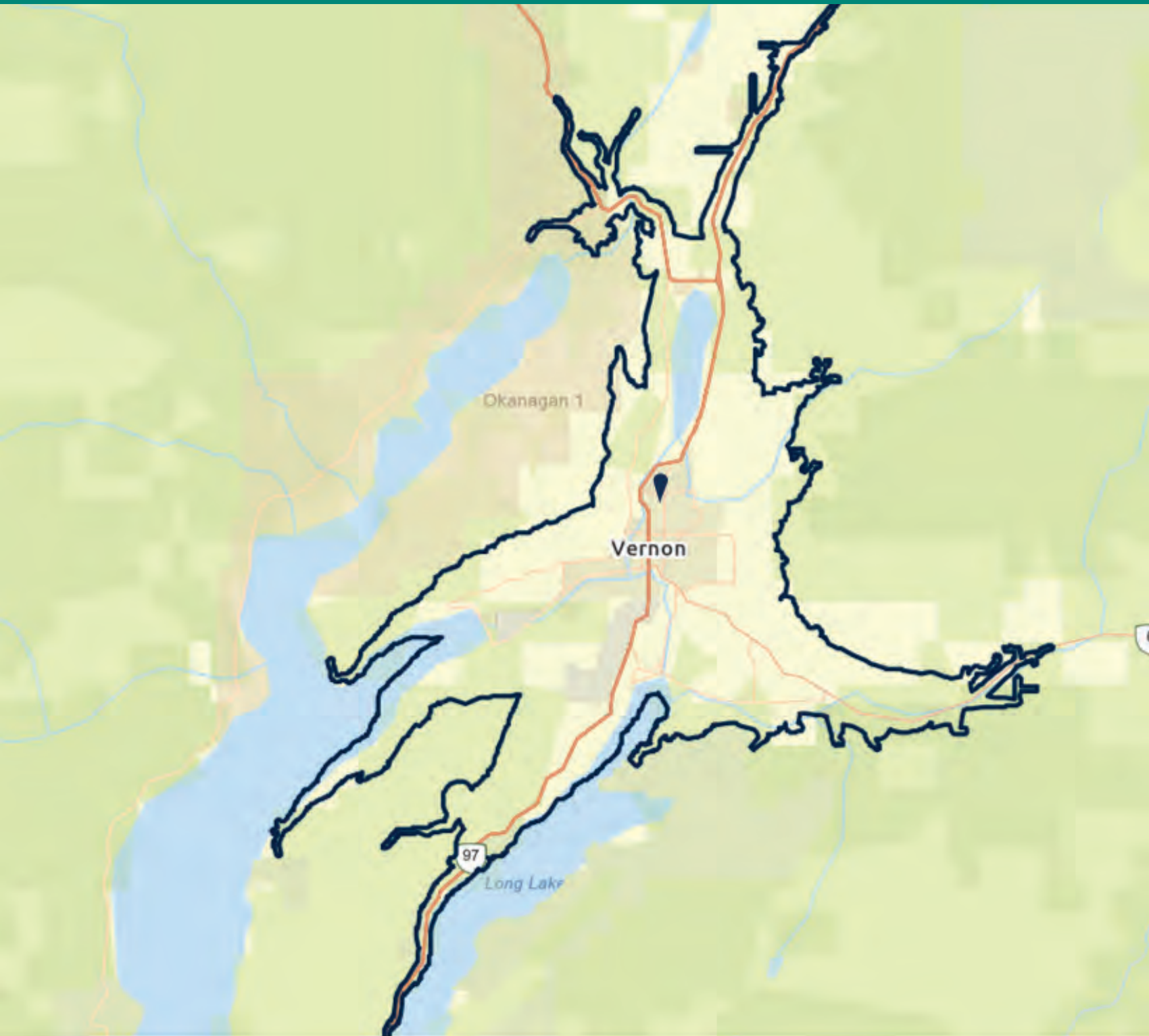
Village Green Centre is located on the corner of 48th Avenue and 27th Street, a main commercial artery running north/south with a direct connection to Highway 97. Highway 97 is the central north/south Highway in the Okanagan.

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.










# DEMOGRAPHICS



## TRADE AREA

	DRIVE TIME	20 MIN
	FAMILIES WITH CHILDREN	33%
	TRADE AREA POPULATION	64,880
	AVERAGE HOUSEHOLD INCOME	\$101,333
	AVERAGE DISPOSABLE INCOME	\$82,708

## CUSTOMERS

MARITAL STATUS	58% are married/common-law
FAMILIES WITH CHILDREN	33% of households have children at home
AGE	24% of the population is under the age of 25. The median age of the household maintainer age being approximately 58 years old
AVERAGE HOUSHOLD INCOME	\$101,333
AVERAGE DISPOSABLE INCOME	\$82,708
SHOPPING/ AVERAGE CURRENT CONSUMPTION PER HOUSHOLD	\$78,489
HOMEOWNERS	73% own their own own home and the majority of homes are less than 30 years old
EDUCATION	More than 17% hold a bachelor's degree or higher, and over 54% have post secondary education

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# 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)	\$603.00
FOOD COURT SALES (SQ. FT)	\$1,363.00
NUMBER OF STORES AND SERVICES	66
TRANSIT	Transit exchange located near the southwest parking lot



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# TENANT DIRECTORY

UNIT	TENANT	SQ FT
10	Hudson's Bay	83,036
20	Expert Hearing Solutions	1,263
30	Clares	1,314
40	GNC	1,055
50	Milano	689
60	Purdy's	731
70	Maritime Travel	534
80	Birch Hill Studio	1,674
90	Available	1,195
100	Brown's Social House	2,863
105	Royal Bank	4,115
114	Starbucks	1,965

UNIT	TENANT	SQ FT
122	H & R Block	1,421
122A	Vernon Inkjet Refill	100
126	Bell World	762
191	Lifestyle Natural Foods	1,105
200	Telus	1,267
205	Best Buy Mobile	580
215	Cha House	543
230	Mobile Q	555
245	Save-On Foods	43,151
245A	Signature BC Liquor Store	10,666
250	Just Cozy	1,301

UNIT	TENANT	SQ FT
260	Northern Reflections	1,598
275	Red Bag	2,085
300	Bootlegger	3,661
320	Below the Belt	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	Hartty's Clothing	2,772
408	Shaw	1,593

UNIT	TENANT	SQ FT
420	La Senza	1,797
425	Eclipse	2,280
441	Specsavers	1,787
450	Quilts Etc.	2,298
470	Lids	614
480	Available	614
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

UNIT	TENANT	SQ FT
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	Okgn Gift Co.	1,392
720	Coles	3,101
730	The Shoe Company	2,511
740	Bluenotes	2,846
760	Iris	1,059

UNIT	TENANT	SQ FT
770	Available	1,044
780	The Body Shop	1,090
790	The Source	3,102
810	West 49	3,133
4000	BC Lottery	100
4050	Royal LePage Downtown Realty	200
4150	Mr. Pretzel	150

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BentallGreenOak (Canada)  
Limited Partnership, Brokerage

**Highway 97**

**27th Street**

**48th Avenue**