BGO Properties

VILLAGE GREEN
SHOPPING CENTRE

VILLAGE GREEN CENTRE

VERNON, BC

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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.

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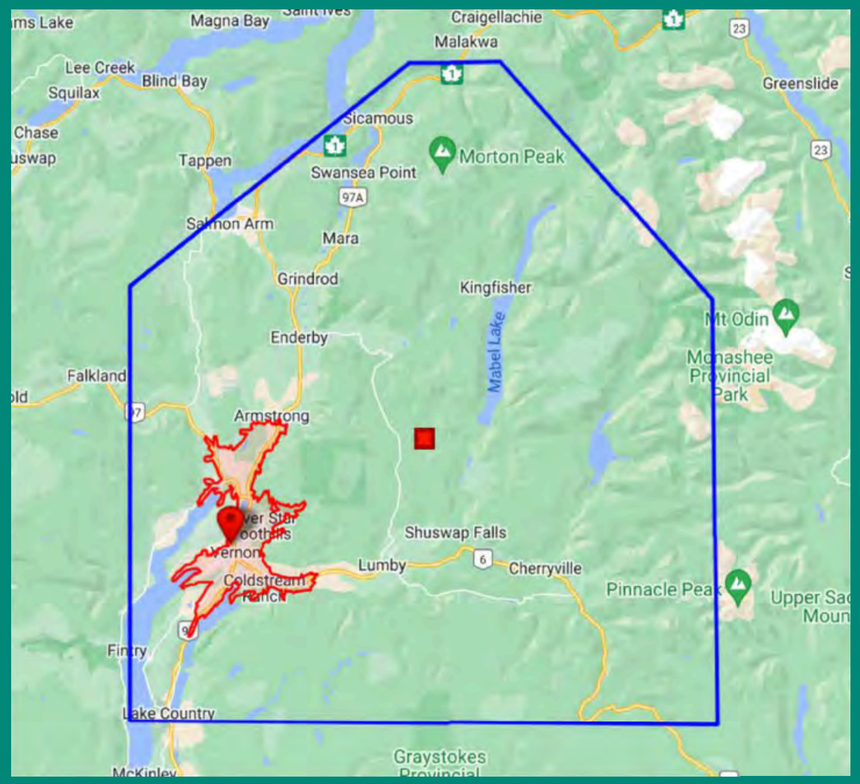
DEMOGRAPHICS

PRIMARY AND SECONDARY TRADE AREA



	TOTAL TRADE AREA POPULATION	**134,564**
	PRIMARY TRADE AREA POPULATION (20 MIN DRIVE TIME)	**63,853**
	TOTAL TRADE AREA 2028 POPULATION ESTIMATE	**148,349**
	PRIMARY TRADE AREA 2028 POPULATION ESTIMATE	**69,876**
	ESTIMATED 5 YEAR POPULATION GROWTH	**10.2%**
	MARITAL STATUS	**54%** are married/common-law
	FAMILIES WITH CHILDREN	**34%**
	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 HOUSEHOLD INCOME	**$100,707**
	AVERAGE DISPOSABLE INCOME	**$82,708**
	SHOPPING/ AVERAGE CURRENT CONSUMPTION PER HOUSHOLD	**$78,489**
	HOMEOWNERS	**73%** own their own home and the majority of homes are less than **30** years old

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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)	**$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

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SITE PLAN

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TENANT DIRECTORY

UNIT	TENANT	SQ FT
10 20	Hudson's Bay Expert	83,036
30 40	Hearing Solutions Claires	1,263
50 60	GNC Milano Purdy's	1,314
70 80	Maritime Travel Birch Hill	1,055
90	Studio	689
100	Available	731
105	Brown's Social House	534
114	Royal Bank Starbucks H &	1,674
122	R Block Vernon Inkjet	1,195
122A	Refill Bell World Lifestyle	2,863
126	Natural Foods Telus Best	4,115
191	Buy Mobile Cha House	1,965
200	Mobile Q Save-On Foods	1,421
205	Signature BC Liquor Store	100
215		762
230		1,105
245		1,267
245A		580
		543
		555
		43,151
		10,666

UNIT	TENANT	SQ FT
250	Available	1,301
260 275 300	Northern Reflections	1,598
320	Red Bag	2,085
340 345 350	Bootlegger	3,661
360 370 380	Available	2,491
CIBC	Sport Chek	15,727
	Canadian Tire	
	Showcase	1,047
	Village Green Admin Office	863
		3,211
390	Image Studios	1,978
400	Hartty's Clothing	2,772
408	Rogers La Senza	1,593
420	Eclipse	1,797
425	Specsavers	2,280
441	Quilts Etc. Lids	1,787
450	Available	2,298
470		614
480		614
490	Michael Hill	1,271
510	Cellicon	530
520	Freedom Mobile	522

UNIT	TENANT	SQ FT
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	Okgn Gift Co.	1,392
720	Coles	3,101
730	The Shoe Company	2,511
740	Bluenotes	2,846
760	Iris	1,059
770	Superior Beauty Plus Brow Studio	1,044
780	Inka's World	1,090
790	The Source	3,102
810	West 49	3,133

UNIT	TENANT	SQ FT
4000	BC Lottery	10
4050	Royal LePage Downtown Realty	0
4150	Mr. Pretzel	20
		0
		15
		0

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