

WINNERS

OPEN

WNSSOCIALHOUSE

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.

VILLAGE GREEN

SHOPP

NG CENTRE



VILLAGE GREEN CENTRE VERNON, BC



HUDSON'S BAY



WINNERS

VILLAGE GREEN CENTRE VERNON, BC

Village Green Centre is located in Vernon, British Columbia, the regional hub of the Northern Okanagan Regional District and serves a total trade area of almost 145,000 people.

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.



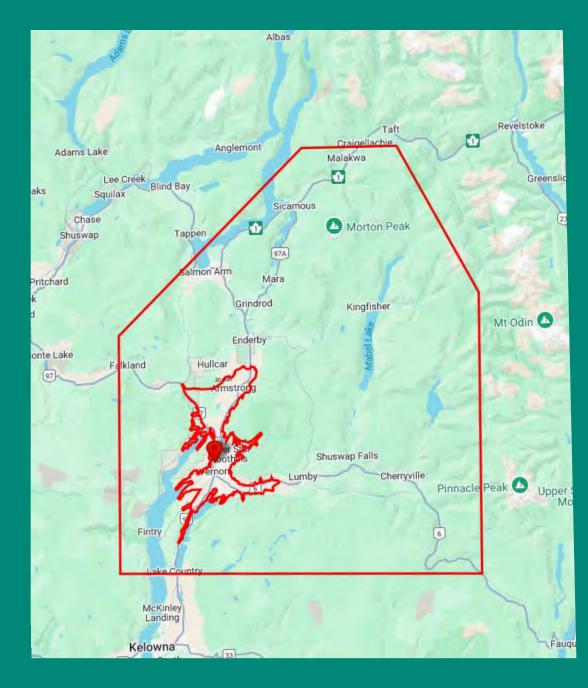




VILLAGE GREEN CENTRE I VERNON, BC

DEMOGRAPHICS

PRIMARY AND SECONDARY TRADE AREA



	PRIMARY TRADE AREA POPULATION (20 MIN DRIVE TIME)	74,433			25% of the population is under the
FR	TOTAL TRADE AREA POPULATION	144,884		AGE	age of 25 . The median age of the household maintainer age being approximately 58 years old
	TOTAL TRADE AREA 2029 POPULATION ESTIMATE	156,032)	AVERAGE HOUSEHOLD INCOME	\$112,685
	PRIMARY TRADE AREA 2029 POPULATION ESTIMATE	78,644		HOMEOWNERS	75.8% own their own home and the majority of homes are less
	ESTIMATED 5 YEAR POPULATION GROWTH (2029)	7.7%			than 30 years old
<u>8</u> 8	MARITAL STATUS	56% are married/			
	FAMILIES WITH CHILDREN	34%			



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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IE SHOE COMPANY



VILLAGE GREEN CENTRE | VERNON, BC

SITE PLAN



TENANT DIRECTORY

UNIT	TENANT	SQ FT
10	Hudson's Bay	83,036
20	Expert Hearing Solutions	1,263
30	Claires	1,314
40	Available	1,055
50	Milano	689
60	Purdy's	731
70	Maritime Travel	534
80	Peak to Pine	1,674
90	Green City Asset Management	1,195
100	Brown's Social House	2,863
105	Royal Bank	4,115
114	Starbucks	1,965
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

245A Signature BC Liquor Store 10,666 490 Michael Hill 1,2 250 Village Green Artisan 510 Cellicon 5 260 Northem Reflections 1,598 520 Freedom Mobile 5 260 Northem Reflections 1,598 530 Chatters Salon 3,2 275 Available 2,085 560 Man + Woman 1,1 300 Bootlegger 3,661 595 Boathouse 3,2 320 Available 2,491 600 Winners 23,9 345 Canadian Tire 102,968 630 Jugo Juice 2 370 Available 1,978 640 Teriyaki Express 3 360 Village Green Admin Office 863 650 A & W 3 370/380 CIBC 3,211 660 Freeshslice 4 400 Hartty's Clothing 2,772 680 OPAl of Greece 4 400 Hartty's Clothing 2,789 700 Okign Gift Co. 1,3 425 Ecli	UNIT	TENANT	SQ FT	UNIT	TENANT	SQ F
250Village Green Artisan510Cellicon5Gift Market1,301520Freedom Mobile5260Northern Reflections1,598530Chatters Salon3,2275Available2,085560Man + Woman1,1300Bootlegger3,661595Boathouse3,2320Available2,491600Winners23,9340Sport Chek15,727620Sizzling Wok3345Canadian Tire102,968630Jugo Juice2350Showcase1,047640Teriyaki Express3360Village Green Admin Office863650A & W3370/380CIBC3,211660Freshslice4400Hartty's Clothing2,772680OPA! of Greece4408Rogers1,593690Nail Town1,1420La Senza1,797700Okgn Gift Co.1,3421Specsavers1,787730The Shoe Company2,5441Specsavers1,787740Bluenotes2,8	245	Save-On Foods	43,151	480	Image Studios	61
Gift Market 1,301 520 Freedom Mobile 5 260 Northern Reflections 1,598 530 Chatters Salon 3,2 275 Available 2,085 560 Man + Woman 1,1 300 Bootlegger 3,661 595 Boathouse 3,2 320 Available 2,491 600 Winners 23,9 340 Sport Chek 15,727 620 Sizzling Wok 3 345 Canadian Tire 102,968 630 Jugo Juice 2 350 Showcase 1,047 640 Teriyaki Express 3 360 Village Green Admin Office 863 650 A & W 3 370/380 CIBC 3,211 660 Freshslice 4 400 Hartty's Clothing 2,772 680 OPAI of Greece 4 408 Rogers 1,593 680 OPAI of Greece 4 408 Rogers 1,797 700 Okgn Gift Co. 1,3 425 Eclipse 2,280 720 <td>245A</td> <td>Signature BC Liquor Store</td> <td>10,666</td> <td>490</td> <td>Michael Hill</td> <td>1,27</td>	245A	Signature BC Liquor Store	10,666	490	Michael Hill	1,27
260 Northern Reflections 1,598 530 Chatters Salon 3,2 275 Available 2,085 560 Man + Woman 1,1 300 Bootlegger 3,661 595 Boathouse 3.2 320 Available 2,491 600 Winners 23,9 340 Sport Chek 15,727 620 Sizzling Wok 3 345 Canadian Tire 102,968 630 Jugo Juice 2 350 Showcase 1,047 640 Teriyaki Express 3 360 Village Green Admin Office 863 650 A & W 3 370/380 CIBC 3,211 660 Freshslice 4 400 Hartty's Clothing 2,772 680 OPA! of Greece 4 408 Rogers 1,593 680 OPA! of Greece 4 408 Rogers 1,787 700 Okgn Gift Co. 1,3 425 Eclipse 2,280 720 Coles 3,1 740 Bluenotes 2,8 <td>250</td> <td>Village Green Artisan</td> <td></td> <td>510</td> <td>Cellicon</td> <td>53</td>	250	Village Green Artisan		510	Cellicon	53
275 Available 2,085 560 Man + Woman 1,1 300 Bootlegger 3,661 595 Boathouse 3.2 320 Available 2,491 595 Boathouse 3.2 340 Sport Chek 15,727 620 Sizzling Wok 3 345 Canadian Tire 102,968 630 Jugo Juice 2 350 Showcase 1,047 640 Teriyaki Express 3 360 Village Green Admin Office 863 650 A & W 3 370/380 CIBC 3,211 660 Freshslice 4 400 Hartty's Clothing 2,772 680 OPA! of Greece 4 408 Rogers 1,593 680 OPA! of Greece 4 408 Rogers 1,797 700 Okgn Gift Co. 1,3 420 La Senza 1,787 720 Coles 3,1 421 Specsavers 1,787 730 The Shoe Company 2,5 441 Specsavers 1,787 7		Gift Market	1,301	520	Freedom Mobile	52
300 Bootlegger 3,661 595 Boathouse 3.2 320 Available 2,491 600 Winners 23,9 340 Sport Chek 15,727 620 Sizzling Wok 3 345 Canadian Tire 102,968 630 Jugo Juice 2 350 Showcase 1,047 640 Teriyaki Express 3 360 Village Green Admin Office 863 650 A & W 3 370/380 CIBC 3,211 660 Freshslice 4 400 Hartty's Clothing 2,772 680 OPA! of Greece 4 408 Rogers 1,593 690 Nail Town 1,1 420 La Senza 1,797 700 Okgn Gift Co. 1,3 425 Eclipse 2,280 720 Coles 3,1 441 Specsavers 1,787 730 The Shoe Company 2,5 450 Quilts Etc. 2,298 740 Bluenotes 2,8	260	Northern Reflections	1,598	530	Chatters Salon	3,27
320 Available 2,491 600 Winners 23,9 340 Sport Chek 15,727 620 Sizzling Wok 3 345 Canadian Tire 102,968 630 Jugo Juice 2 350 Showcase 1,047 640 Teriyaki Express 3 360 Village Green Admin Office 863 650 A & W 3 370/380 CIBC 3,211 660 Freshslice 4 390 Available 1,978 660 Freshslice 4 400 Hartty's Clothing 2,772 680 OPA! of Greece 4 408 Rogers 1,593 690 Nail Town 1,1 420 La Senza 1,797 700 Okgn Gift Co. 1,3 425 Eclipse 2,280 720 Coles 3,1 441 Specsavers 1,787 730 The Shoe Company 2,5 450 Quilts Etc. 2,298 740	275	Available	2,085	560	Man + Woman	1,19
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 Rogers 1,593 420 La Senza 1,797 421 Specsavers 1,787 441 Specsavers 1,787 450 Quilts Etc. 2,298	300	Bootlegger	3,661	595	Boathouse	3.27
345Canadian Tire102,968350Showcase1,047360Village Green Admin Office863370/380CIBC3,211390Available1,978400Hartty's Clothing2,772408Rogers1,593420La Senza1,797421Specsavers1,787420Quilts Etc.2,288441Specsavers1,787450Quilts Etc.2,298	320	Available	2,491	600	Winners	23,99
350Showcase1,047640Teriyaki Express3360Village Green Admin Office863650A & W3370/380CIBC3,211660Freshslice4390Available1,978660Freshslice4400Hartty's Clothing2,772680OPA! of Greece4408Rogers1,593690Nail Town1,1420La Senza1,797700Okgn Gift Co.1,3421Specsavers1,787730The Shoe Company2,5450Quilts Etc.2,298740Bluenotes2,8	340	Sport Chek	15,727	620	Sizzling Wok	35
360Village Green Admin Office863610Tenyaki Express3360Village Green Admin Office863650A & W3370/380CIBC3,211660Freshslice4390Available1,978660Freshslice4400Hartty's Clothing2,772680OPA! of Greece4408Rogers1,593690Nail Town1,1420La Senza1,797700Okgn Gift Co.1,3425Eclipse2,280720Coles3,1441Specsavers1,787730The Shoe Company2,5450Quilts Etc.2,298740Bluenotes2,8	345	Canadian Tire	102,968	630	Jugo Juice	22
370/380 CIBC 3,211 660 Freshslice 4 390 Available 1,978 660 Freshslice 4 400 Hartty's Clothing 2,772 680 OPA! of Greece 4 408 Rogers 1,593 690 Nail Town 1,1 420 La Senza 1,797 700 Okgn Gift Co. 1,3 425 Eclipse 2,280 720 Coles 3,1 441 Specsavers 1,787 730 The Shoe Company 2,5 450 Quilts Etc. 2,298 740 Bluenotes 2,8	350	Showcase	1,047	640	Teriyaki Express	38
390 Available 1,978 400 Hartty's Clothing 2,772 408 Rogers 1,593 420 La Senza 1,797 425 Eclipse 2,280 441 Specsavers 1,787 450 Quilts Etc. 2,298	360	Village Green Admin Office	e 863	650	A&W	38
400 Hartty's Clothing 2,772 680 OPA! of Greece 4 408 Rogers 1,593 690 Nail Town 1,1 420 La Senza 1,797 700 Okgn Gift Co. 1,3 425 Eclipse 2,280 720 Coles 3,1 441 Specsavers 1,787 730 The Shoe Company 2,5 450 Quilts Etc. 2,298 740 Bluenotes 2,8	370/380	CIBC	3,211	660	Freshslice	4(
408 Rogers 1,593 600 OrA! of Greece 4 408 Rogers 1,593 690 Nail Town 1,1 420 La Senza 1,797 700 Okgn Gift Co. 1,3 425 Eclipse 2,280 720 Coles 3,1 441 Specsavers 1,787 730 The Shoe Company 2,5 450 Quilts Etc. 2,298 740 Bluenotes 2,8	390	Available	1,978	670	Bento & Sushi	37
420 La Senza 1,797 700 Okgn Gift Co. 1,3 425 Eclipse 2,280 720 Coles 3,1 441 Specsavers 1,787 730 The Shoe Company 2,5 450 Quilts Etc. 2,298 740 Bluenotes 2,8	400	Hartty's Clothing	2,772	680	OPA! of Greece	43
420 La Senza 1,797 700 Okgn Gift Co. 1,3 425 Eclipse 2,280 720 Coles 3,1 441 Specsavers 1,787 730 The Shoe Company 2,5 450 Quilts Etc. 2,298 740 Bluenotes 2,8	408	Rogers	1,593	690	Nail Town	1,13
425 Eclipse 2,280 720 Coles 3,1 441 Specsavers 1,787 730 The Shoe Company 2,5 450 Quilts Etc. 2,298 740 Bluenotes 2,8	420	La Senza	1,797	700	Okgn Gift Co.	1,39
441 Specsavers 1,787 730 The Shoe Company 2,5 450 Quilts Etc. 2,298 740 Bluenotes 2,8	425	Eclipse	2,280	720	0	3,10
450 Quilts Etc. 2,298 740 Bluenotes 2,8	441	Specsavers	1,787	730		2,51
	450	Quilts Etc.	2,298	740		2,84
	470	Lids	614			,

UNIT	TENANT	SQ FT
760	lris	1,059
770	Superior Beauty Plus Brow Studio	1,044
780	Ben Moss	1,090
790	Inka's World	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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HUDSON'S BAY

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