



## VILLAGE GREEN CENTRE VERNON, BC



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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.

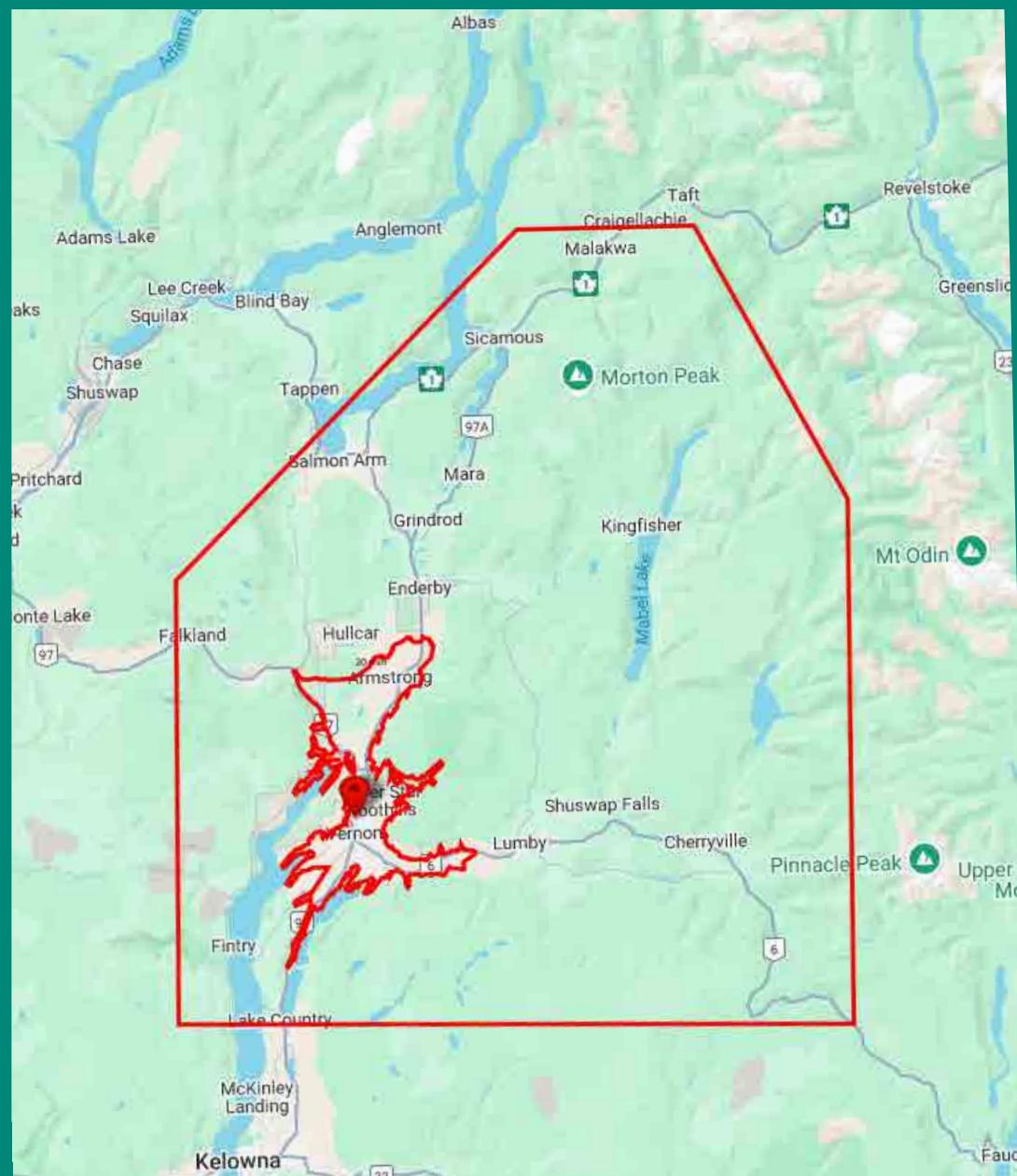
Village Green Centre is located on the corner of 48th Avenue and 27th Street, a main commercial artery running north/south with a direct connection to Highway 97. Highway 97 is the central north/south Highway in the Okanagan.

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.



# DEMOGRAPHICS

## PRIMARY AND SECONDARY TRADE AREA



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

## PROPERTY HIGHLIGHTS

ADDRESS	4900 - 27th Street Vernon, BC V1T 7G7
GLA (SQ. FT)	<b>365,252</b>
MALL CRU (SQ. FT)	<b>99,192</b>
CRU SALES (SQ. FT)	<b>\$649.60</b>
FOOD COURT SALES (SQ. FT)	<b>\$1,355.89</b>
NUMBER OF STORES AND SERVICES	<b>66</b>
TRANSIT	Transit exchange located near the southwest parking lot



# SITE PLAN



VILLAGE GREEN CENTRE | VERNON, BC



# TENANT DIRECTORY

UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT
10	Under Offer	83,036	245	Save-On Foods	40,568	480	Available	614	760	Available	1,059
20	Expert Hearing Solutions	1,263	245A	Signature BC Liquor Store	10,666	490	Michael Hill	1,271	770	Superior Beauty Plus Brow Studio	1,044
30	Available	1,314	250	Village Green Artisan		510	Cellicon	530	780	Ben Moss	1,090
40	Available	1,055		Gift Market	1,301	520	Freedom Mobile	522	790	Available	3,102
50	Milano	689	260	Under Offer	1,598	530	Chatters Salon	3,279	810	Okgn Gift Co.	3,133
60	Purdy's	731	275	Just Cozy	2,085	560	Man + Woman	1,193	4000	BC Lottery	100
70	Maritime Travel	534	300	Bootlegger	3,661	595	Boathouse	3,277	4050	Royal LePage Downtown Realty	200
80	Peak to Pine	1,674	320	Available	2,491	600	Winners	23,998	4150	Mr. Pretzel	150
90	Green City Asset Management	1,195	340	Sport Chek	15,727	620	Sizzling Wok	352			
100	Brown's Social House	2,863	345	Canadian Tire	102,968	630	Jugo Juice	229			
105	Royal Bank	4,115	350	Showcase	1,047	640	Teriyaki Express	386			
114	Starbucks	1,965	360	Village Green Admin Office	863	650	A & W	388			
122	H & R Block	1,421	370/380	CIBC	3,211	660	Freshslice	401			
122A	Vernon Inkjet Refill	100	390	Available	1,978	670	Bento & Sushi	375			
126	Bell World	762	400	Inkas World	2,772	680	OPA! of Greece	433			
191	Lifestyle Natural Foods	1,105	408	Rogers	1,593	690	Nail Town	1,137			
200	Telus	1,267	420	La Senza	1,797	700	Peak to Pine	1,392			
205	Best Buy Mobile	580	425	Eclipse	2,280	720	Coles	3,101			
215	Cha House	543	441	Specsavers	1,787	730	The Shoe Company	2,511			
230	Mobile Q	555	450	Quilts Etc.	2,298	740	Bluenotes	2,846			
			470	Lids	614						



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