




VILLAGE GREEN
SHOPPING CENTRE

VILLAGE GREEN CENTRE

VERNON, BC



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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.

WINNERS

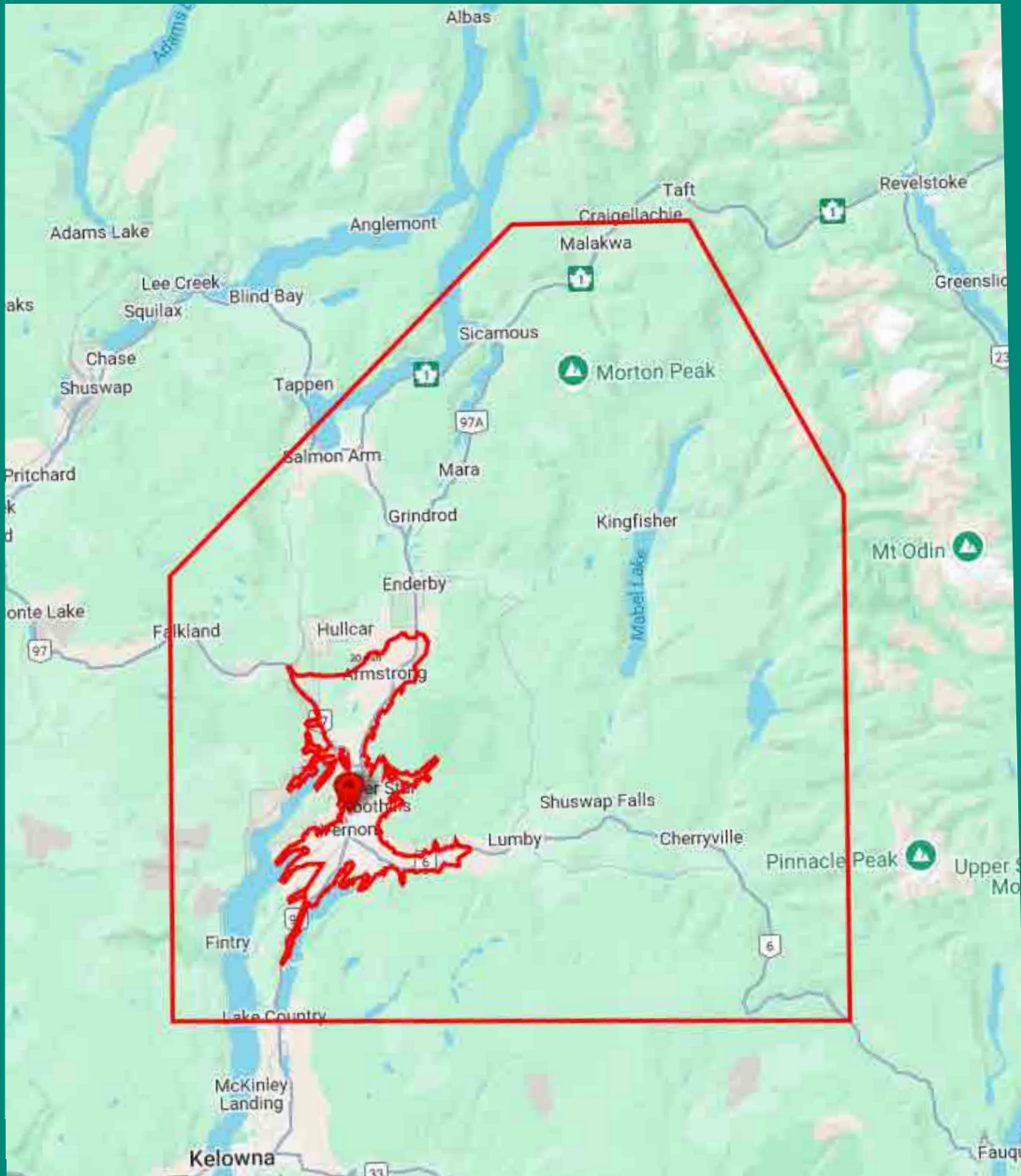
Village Green Centre is located on the corner of 48th Avenue and 27th Street, a main commercial artery running north/south with a direct connection to Highway 97. Highway 97 is the central north/south Highway in the Okanagan.

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)	74,433		
	TOTAL TRADE AREA POPULATION	144,884	AGE	25% of the population is under the 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		75.8% own their own home and the majority of homes are less than 30 years old
	ESTIMATED 5 YEAR POPULATION GROWTH (2029)	7.7%		
	MARITAL STATUS	56% are married/ common-law		
	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



SITE PLAN



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

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.



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