



# 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



SPORT CHEK

## 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.

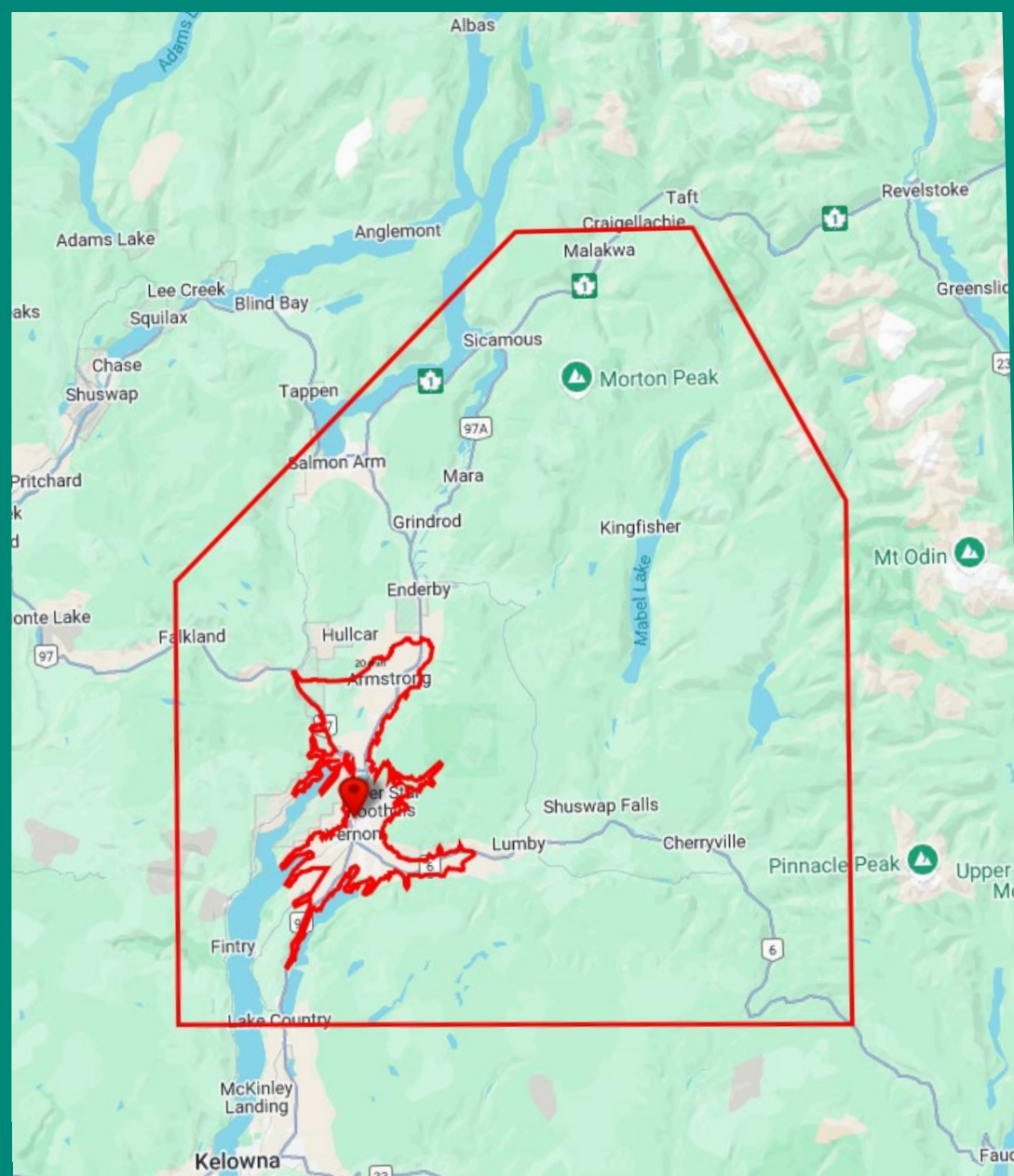
Village Green Centre is located on the corner of 48th Avenue and 27th Street, a main commercial artery running north/south with a direct connection to Highway 97. Highway 97 is the central north/south Highway in the Okanagan.

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) **74,433**



TOTAL TRADE AREA POPULATION **144,884**

TOTAL TRADE AREA 2029 POPULATION ESTIMATE **156,032**

PRIMARY TRADE AREA 2029 POPULATION ESTIMATE **78,644**

ESTIMATED 5 YEAR POPULATION GROWTH (2029) **7.7%**



MARITAL STATUS **56%** are married/ common-law

FAMILIES WITH CHILDREN **34%**

AGE

**25%** 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

**\$112,685**



HOMEOWNERS

**75.8%** own their own home and the majority of homes are less than **30** years old

# 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

## THE SHOE COMPANY



# SITE PLAN



# TENANT DIRECTORY

UNIT	TENANT	SQ FT
10	Hudson's Bay	83,036
20	Expert Hearing Solutions	1,263
30	Clares	1,314
<b>40</b>	<b>Available</b>	<b>1,055</b>
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

UNIT	TENANT	SQ FT
245	Save-On Foods	43,151
245A	Signature BC Liquor Store	10,666
250	Village Green Artisan Gift Market	1,301
260	Northern Reflections	1,598
<b>275</b>	<b>Available</b>	<b>2,085</b>
300	Bootlegger	3,661
<b>320</b>	<b>Available</b>	<b>2,491</b>
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
<b>390</b>	<b>Available</b>	<b>1,978</b>
400	Harty'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
470	Lids	614

UNIT	TENANT	SQ FT
480	Image Studios	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
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

UNIT	TENANT	SQ FT
760	Iris	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



**BGO**  
Properties

**SHANE EPP**

Vice President, Leasing  
T: 604.646.2845  
M: 778.840.2670  
shane.epp@bgo.com

**ISABELLA BONATO**

Manager, Leasing &  
Specialty Leasing  
M: 778.828.6849  
isabella.bonato@bgo.com

**BGOProperties.com**

BentallGreenOak (Canada)  
Limited Partnership, Brokerage

