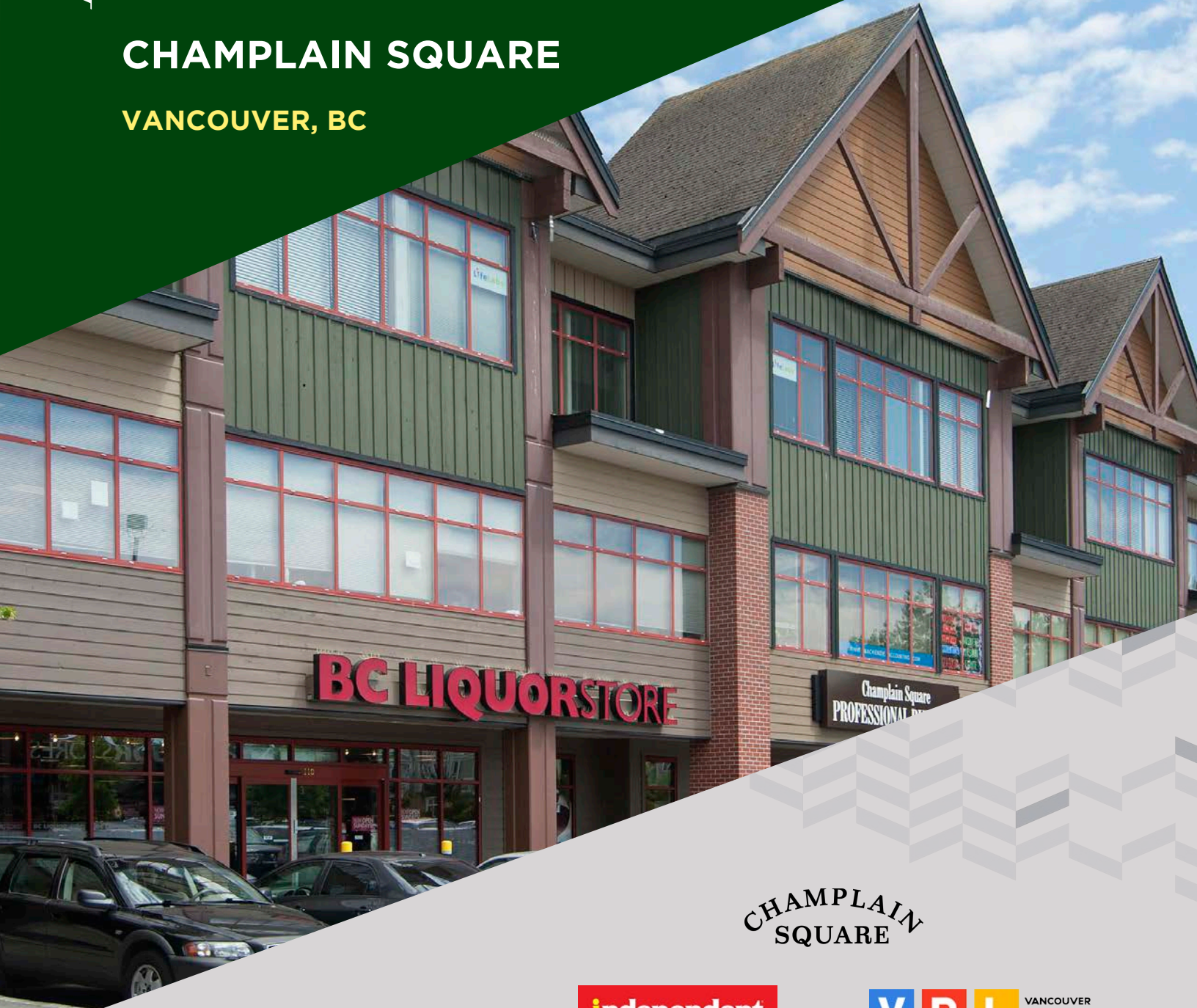




# CHAMPLAIN SQUARE

VANCOUVER, BC



## CHAMPLAIN SQUARE

**Christina Hall**  
Director, Leasing  
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**BC LIQUORSTORE**

[bgo.com](http://bgo.com)



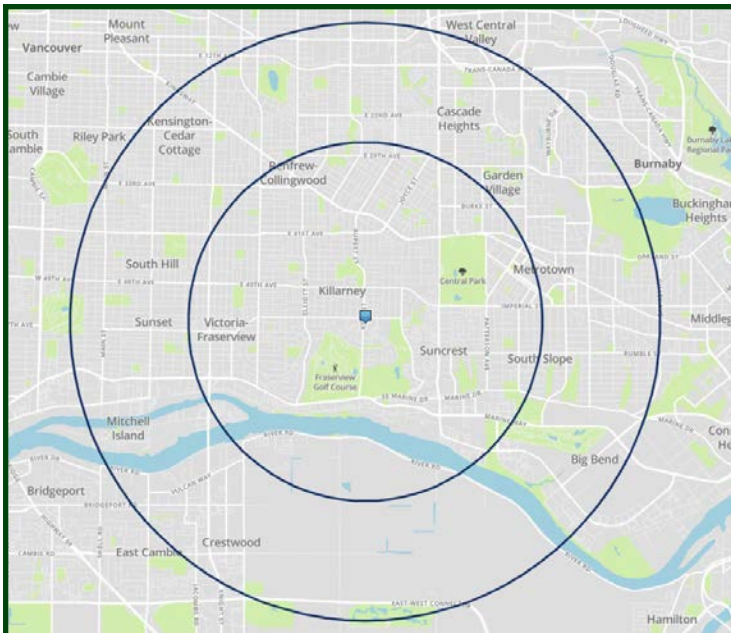
# CHAMPLAIN SQUARE VANCOUVER, BC

This property is strategically located on the southeast corner of Kerr Street and 54th Avenue. Kerr Street, a major north/south thoroughfare, becomes Rupert Street at Kingsway. The centre services the established residential communities of Killarney, Victoria Fraserview and South Burnaby with household incomes higher than the Vancouver average.

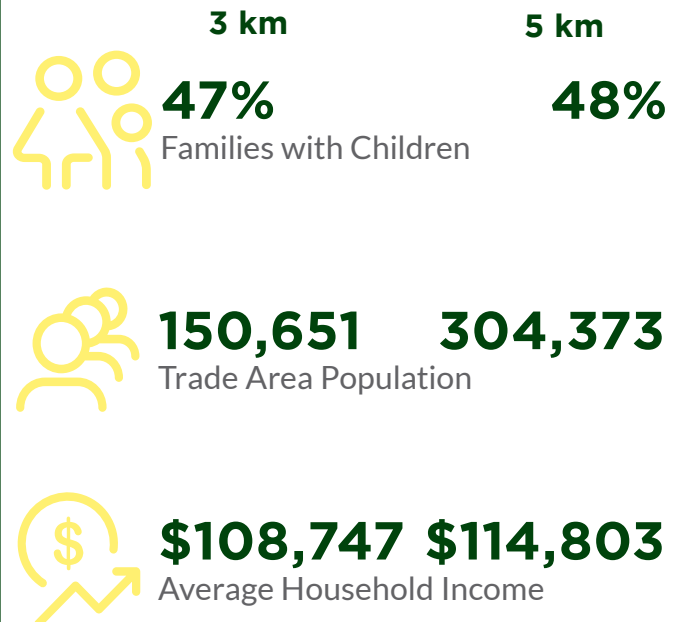
Champlain Square is a 103,985 square foot community centre located at 54th Avenue and Kerr Street in the communities of Killarney, Victoria-Fraserview, Vancouver and South Burnaby. It is anchored by Your Independent Grocer, City of Vancouver Public Library and a BC Liquor Store.



## TRADE AREA MAP



## DEMOGRAPHICS



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.

# CHAMPLAIN SQUARE VANCOUVER, BC

## SITE PLAN



## TENANT DIRECTORY

UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT
3350 110	BC Liquor Store	6,243	3150 360	CBI Health Centre	1,399	7126	Champlain Notary Public	811
3150 138	Champlain Eyecare Optometry	991	3158/3168	Burb Cannabis (Coming Soon)	1,517	7128	Adams Insurance	644
3150 150	Champlain Village Dental Centre	1,136	3188	Dr. Wilson Li, GP	950	7130	MJ & Best Nutrition	756
3150 170	Dollar Daze	1,972	7010	Starbucks	1,500	7132	Champlain Cleaners	960
3150 180	One Eighty Salon	972	7026	Sushi Go	1,023	7150	Bank of Montreal	4,961
3150 190	Champlain Animal Clinic	899	7038	Great Clips	1,053	7160	Shoppers Drug Mart	3,137
3150 201	CBI Health Centre	6,103	7050	Pure Nail Bar	1,012	7170	H & R Block	1,000
3150 220	Burgess Kilpatrick CPA	2,012	7052	Conditional Offer	1,001	7176	Subway	1,463
3150 230	Champlain Dental	1,084	7058	Royal Gold Train		7180 110	Tasty Wok	496
3150 310	Dr. Cui - Acupuncture	910	7060	Vietnamese Cuisine	1,431	7180 120	Bubble Waffle Cafe (Coming Soon)	198
3150 330	Champlain Chiropractic	1,271	7088	Kin's Farm Market	2,411	7180 130	West Coast Smokery Co.	572
3150 340	LifeLabs	2,002	7092	54th Avenue Café	2,169	7180 150	Bonnie's Bread	802
3150 345	South Vancouver Neighbourhood House	2,842	7110	A & W	1,246	7180 170	lotto!	807
3150 350	Collingwood Medical Centre	2,826	7116	Vancouver Public Library	8,336	7180 190	Tec-Hut	150
			7120	Champlain Square Physiotherapy	1,624	7190	Your Independent Grocer	26,791
				Coast Dental Centre	2,162			

## CHAMPLAINSQUARE.CA/LEASING

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## CHAMPLAIN SQUARE VANCOUVER, BC



### KEY FACTS

#### GLA

103,985 sf

#### ADDRESS

7132 Kerr Street  
Vancouver, BC V5S 2A6

#### MAJOR INTERSECTION

54th Avenue and Kerr Street

#### NUMBER OF STORES

44 stores and services

For further information please contact:

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#### BentallGreenOak (Canada) Limited Partnership

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