



VILLAGE GREEN CENTRE

VERNON, BC



Shane Epp
Vice President, Leasing
D: 604-646-2845
C: 778-840-2670
E: shane.epp@bgo.com

Isabella Bonato
Regional Specialty
Leasing Manager
C: 778-828-6849
E: isabella.bonato@bgo.com

bgo.com



HUDSON'S BAY



WINNERS



SPORTCHEK

VILLAGE GREEN CENTRE VERNON, BC

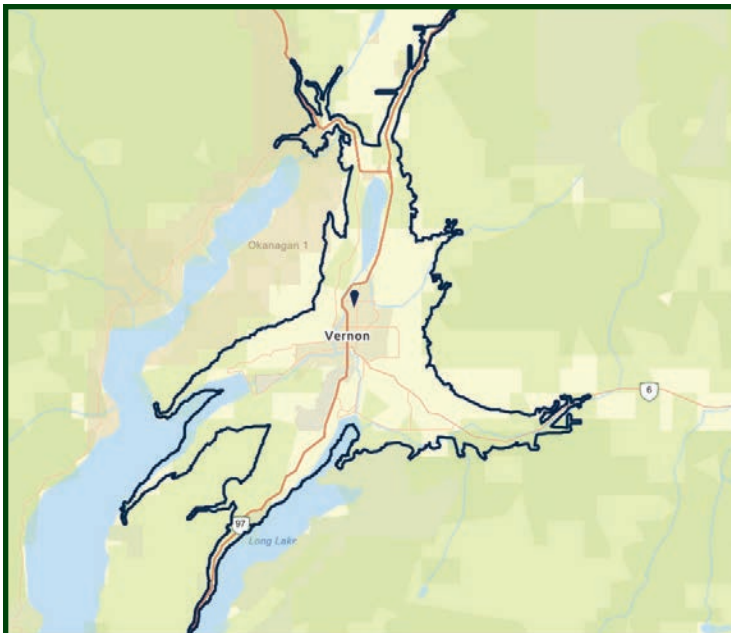
Village Green Centre is located in Vernon, British Columbia, which is located in the Northern Okanagan Regional District with a total population of 84,354 people. Roughly 50% of the total Regional District population resides in Vernon.

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.

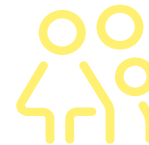


TRADE AREA MAP



DEMOGRAPHICS

20 minute drive time



33%

Families with Children



64,880

Trade Area Population



\$101,333

Average Household Income



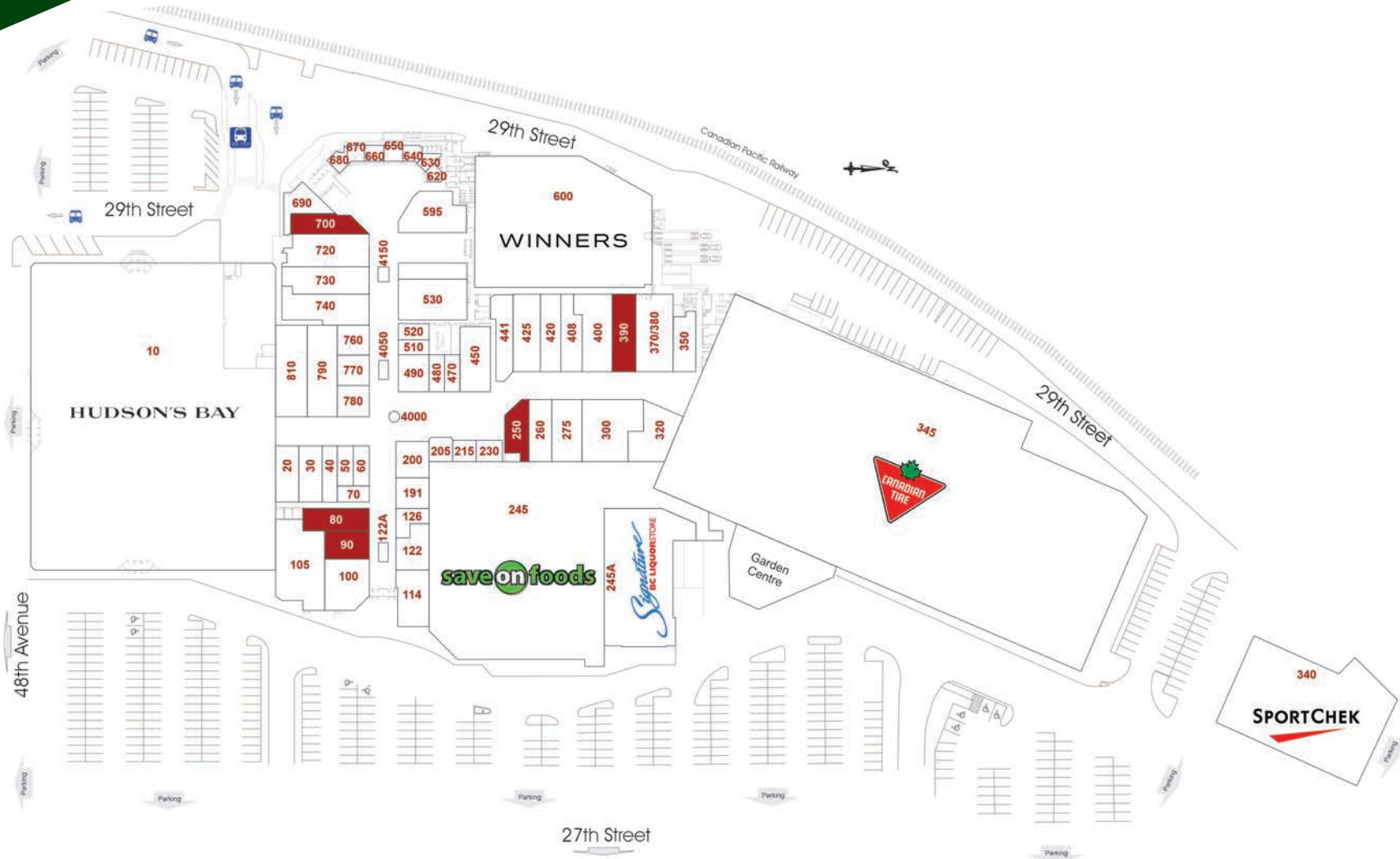
\$82,708

Average Disposable Income



VILLAGE GREEN CENTRE VERNON, BC

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	Hudson's Bay	83,036	245A	Signature BC		490	Michael Hill	1,271	810	West 49	3,133
20	Expert			Liquor Store	10,666	510	Cellicon	530	4000	BC Lottery	100
	Hearing Solutions	1,263	250	Available	1,301	520	Freedom Mobile	522	4050	Royal LePage	
30	Claire's	1,314	260	Northern Reflections	1,598	530	Chatters Salon	3,279		Downtown Realty	200
40	GNC	1,055	275	Red Bag	2,085	560	Man + Woman	1,193	4150	Mr. Pretzel	150
50	Milano	689	300	Bootlegger	3,661	595	Boathouse	3,277			
60	Purdy's	731	320	Below the Belt	2,491	600	Winners	23,998			
70	Maritime Travel	534	340	Sport Chek	15,727	620	Sizzling Wok	352			
80	Available	1,674	345	Canadian Tire	102,968	630	Jugo Juice	229			
90	Available	1,195	350	Showcase	1,047	640	Teriyaki Express	386			
100	Brown's Social House	2,863	360	Village Green		650	A & W	388			
105	Royal Bank	4,115		Admin Office	863	660	Freshslice <i>(Summer 2023)</i>	401			
114	Starbucks	1,965	370/380	CIBC	3,211	670	Bento & Sushi	375			
122	H & R Block	1,421	390	Available	1,978	680	OPA! of Greece	433			
122A	Vernon Inkjet Refill	100	400	Hartty's Clothing		690	Nail Town	1,137			
126	Bell World	762		<i>(Fall 2023)</i>	2,772	700	Available	1,392			
191	Lifestyle		408	Shaw	1,593	720	Coles	3,101			
	Natural Foods	1,105	420	La Senza	1,797	730	The Shoe Company	2,511			
200	Telus	1,267	425	Eclipse	2,280	740	Bluenotes	2,846			
205	Best Buy Mobile	580	441	Specsavers	1,787	760	Iris	1,059			
215	Cha House <i>(Summer 2023)</i>	543	450	Quilts Etc.	2,298	770	T. Kettle	1,044			
230	Mobile Q	555	470	Lids	614	780	The Body Shop	1,090			
245	Save-On Foods	43,151	480	Under Negotiation	614	790	The Source	3,102			

VILLAGEGREENCENTRE.COM

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 CENTRE VERNON, BC



KEY FACTS

ADDRESS

4900 - 27th Street, Vernon, BC V1T 7G7

GLA

365,252 sf

MALL CRU

99,192 sf

CRU SALES

\$603 psf (July 2023)

FOOD COURT SALES

\$1,363 psf (July 2023)

NUMBER OF STORES

66 shops and services

TRANSIT

Transit exchange located near the southwest parking lot

OUR CUSTOMER IS



MARRIED:

58% are married/common-law



FAMILIES WITH CHILDREN:

33% of households have children at home



YOUNG:

24% of the population is under the age of 25. Median age of the household maintainer is 58 years old



AFFLUENT:

Average Household Income is \$101,333, and disposable Income is \$82,708



SHOPS:

Average Current Consumption of \$78,489 per household



HOMEOWNERS:

73% own their own home, and the majority of homes are less than 30 years old



EDUCATED:

More than 17% hold a bachelor's degree or higher, and over 54% have post secondary education