




VILLAGE GREEN
SHOPPING CENTRE

VILLAGE GREEN CENTRE

VERNON, BC



HUDSON'S BAY



WINNERS



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.

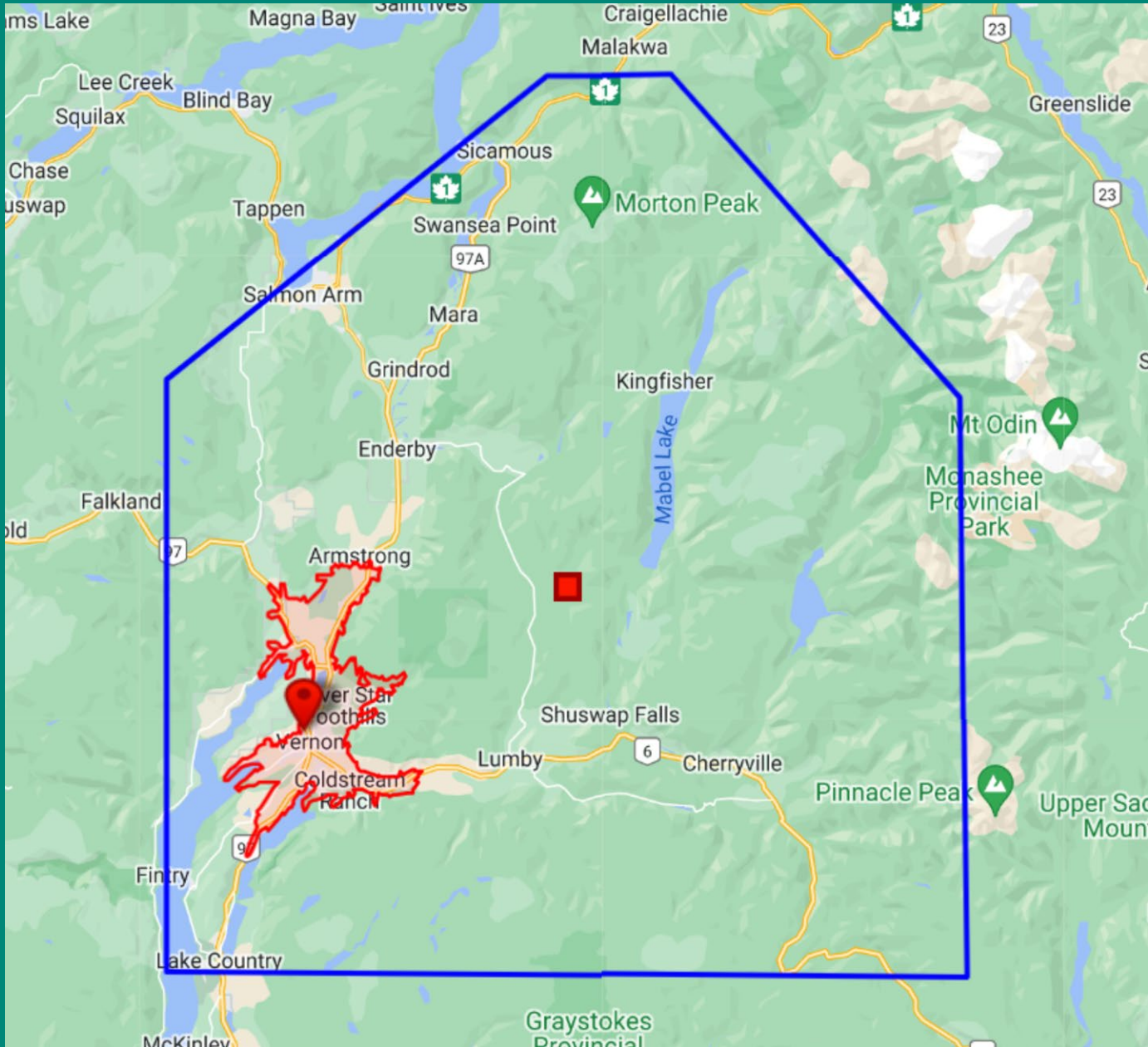


VILLAGE GREEN CENTRE | VERNON, BC



DEMOGRAPHICS

PRIMARY AND SECONDARY TRADE AREA



	TOTAL TRADE AREA POPULATION	134,564		AVERAGE HOUSEHOLD INCOME	\$100,707
	PRIMARY TRADE AREA POPULATION (20 MIN DRIVE TIME)	63,853		AVERAGE DISPOSABLE INCOME	\$82,708
	TOTAL TRADE AREA 2028 POPULATION ESTIMATE	148,349		SHOPPING/ AVERAGE CURRENT CONSUMPTION PER HOUSHOLD	\$78,489
	PRIMARY TRADE AREA 2028 POPULATION ESTIMATE	69,876		HOMEOWNERS	73% own their own home and the majority of homes are less than 30 years old
	ESTIMATED 5 YEAR POPULATION GROWTH	10.2%			
	MARITAL STATUS	54% are married/ common-law			
	FAMILIES WITH CHILDREN	34%			
	AGE	24% of the population is under the age of 25. The median age of the household maintainer age being approximately 58 years old			

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



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.

TENANT DIRECTORY

UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT
10	Hudson's Bay	83,036	250	Available	1,301	530	Chatters Salon	3,279	4000	BC Lottery	100
20	Expert Hearing Solutions	1,263	260	Northern Reflections	1,598	560	Man + Woman	1,193	4050	Royal LePage Downtown Realty	200
30	Claires	1,314	275	Red Bag	2,085	595	Boathouse	3,277	4150	Mr. Pretzel	150
40	GNC	1,055	300	Bootlegger	3,661	600	Winners	23,998			
50	Milano	689	320	Available	2,491	620	Sizzling Wok	352			
60	Purdy's	731	340	Sport Chek	15,727	630	Jugo Juice	229			
70	Maritime Travel	534	345	Canadian Tire		640	Teriyaki Express	386			
80	Birch Hill Studio	1,674	350	Showcase	1,047	650	A & W	388			
90	Available	1,195	360	Village Green Admin Office	863	660	Freshslice	401			
100	Brown's Social House	2,863	370/380	CIBC	3,211	670	Bento & Sushi	375			
105	Royal Bank	4,115	390	Image Studios	1,978	680	OPA! of Greece	433			
114	Starbucks	1,965	400	Hartty's Clothing	2,772	690	Nail Town	1,137			
122	H & R Block	1,421	408	Rogers	1,593	700	Okgn Gift Co.	1,392			
122A	Vernon Inkjet Refill	100	420	La Senza	1,797	720	Coles	3,101			
126	Bell World	762	425	Eclipse	2,280	730	The Shoe Company	2,511			
191	Lifestyle Natural Foods	1,105	441	Specsavers	1,787	740	Bluenotes	2,846			
200	Telus	1,267	450	Quilts Etc.	2,298	760	Iris	1,059			
205	Best Buy Mobile	580	470	Lids	614	770	Superior Beauty Plus Brow Studio	1,044			
215	Cha House	543	480	Available	614	780	Inka's World	1,090			
230	Mobile Q	555	490	Michael Hill	1,271	790	The Source	3,102			
245	Save-On Foods	43,151	510	Cellicon	530	810	West 49	3,133			
245A	Signature BC Liquor Store	10,666	520	Freedom Mobile	522						



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