

For Lease

Future North Okanagan Retail Centre

FORM

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Marcus & Millichap

Location
1501 Highway 6
Vernon
British Columbia

Contact
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Form Real Estate / Marcus & Millichap
*Personal Real Estate Corporation

Now Leasing

1501 Highway 6
Vernon, BC

Projected Population Growth Rate (2017-2022)

4.7%

Average Household Income

+\$92,000

Building Permit Value (2018 YTD)

+\$102 Million

Salient Details

Availability:	1,225 SF to 20,000 SF
Possession:	Q2/Q3 2020
Traffic Counts:	Highway 6 - 12,000 VPD
Proposed Site Area:	8.5 acres
Zoning:	C5 - Community Commercial
Access/Egress	All directional access
Additional Rent:	Est. \$10.00 psf
Asking Rent:	Contact Listing Agent

Located on the northwest corner of Highway 6 and 15th Street, the subject site presents a unique opportunity to be part of a new retail development in Vernon, BC.

This brand new retail plaza is situated on approximately 7.5 acres and will benefit from its favorable highway location with all directional access via signalized intersection. There are units available ranging from 1,225 to 20,000 square feet with possession scheduled for Q4 2019 / Q1 2020.

Market Overview

Vernon is one of the fastest growing communities in British Columbia and is considered the commercial hub for the North Okanagan Regional District (the "District"), which has a population of 85,000 people. Situated between the northern tip of the Lake Okanagan and Kalamalka Lake, on Highway 97 in between Vancouver and Calgary, Vernon attracts tourists, businesses and residents from across Canada. Vernon's central location and proximity to established ski hills, wineries, golf courses and some of the Okanagan's most beautiful lakes makes it a popular destination for vacationers throughout the summer and winter months.

Vernon has an economy that is fueled by natural resources, such as agriculture and forestry, and a skilled labour force that contributes to an impressive high average household income of over \$92,000. Combined with its affordable real estate, hot summers and mild winters, and prime central location, Vernon has become the major urban centre for the District. New developments in the residential and commercial sector as well as the downturn of Alberta's oil and gas economy have helped attract a younger demographic to Vernon and the surrounding region. Vernon has a population of 58,000 people which is projected to grow by an additional 4.7% by 2022.

Highlights

Excellent exposure to over 12,000 vehicles per day from Highway 6 along with efficient access/egress via fully signalized intersection and close proximity to transit

Located at the gateway to Vernon servicing all traffic entering from the Kootenays and Coldstream

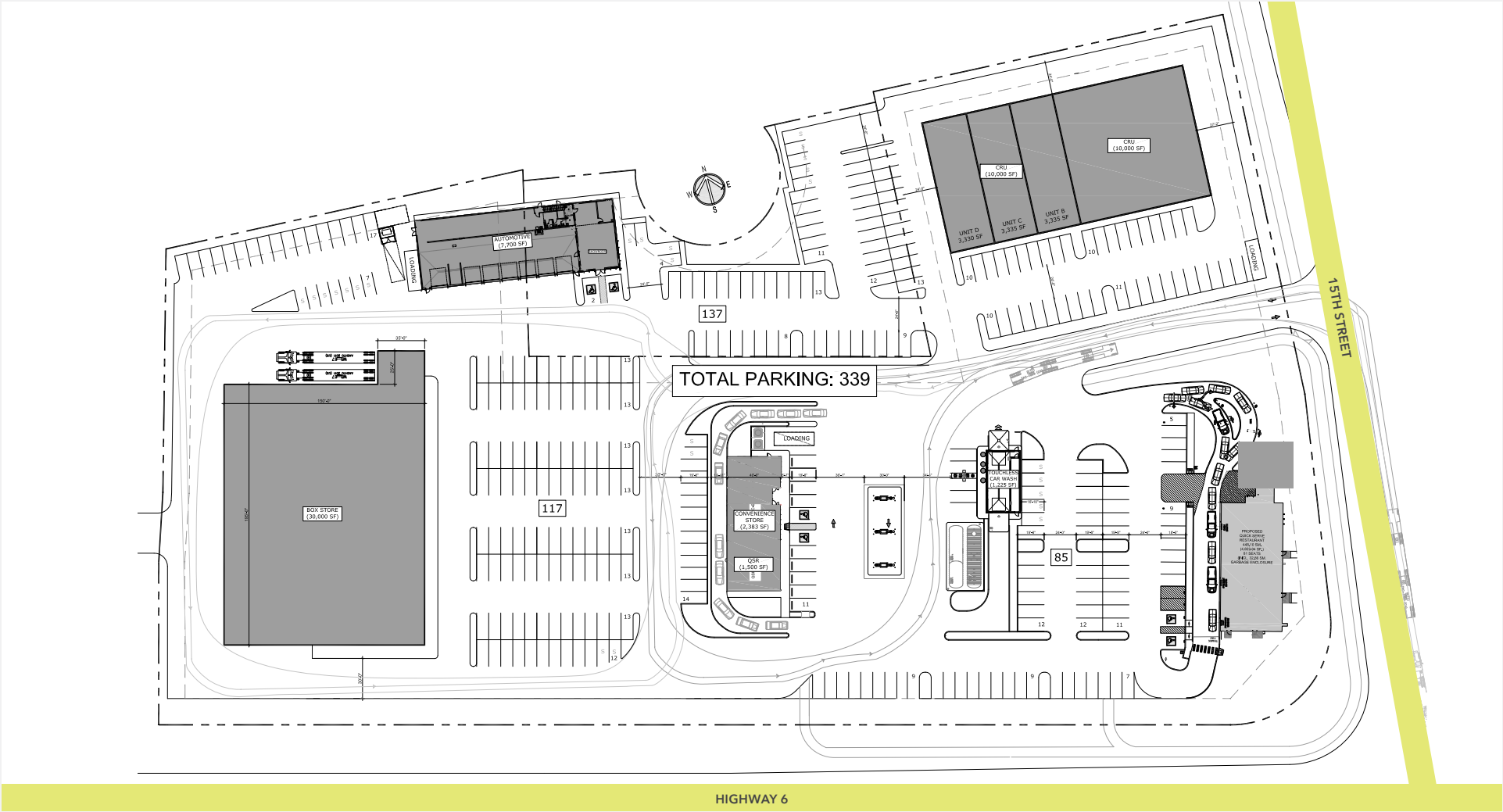
Rare opportunity to be part of a new retail development servicing the affluent and growing population of south Vernon and neighbouring District of Coldstream which has the strongest demographics in the Vernon area including household incomes of +\$113,000

Adjacent to a new townhouse development currently in preconstruction of 48 contemporary homes called "The District Townhomes" with further future phasing planned

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1501 Highway 6
Vernon, BC

Site Plan



*Site Plan Subject to Change

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1501 Highway 6
Vernon, BC



2018 Estimates	3 KM	5 KM	Coldstream	Vernon
Population	28,337	44,491	10,820	58,000
Households	12,709	19,320	3,275	25,714
Average Household Income	\$85,336	\$87,380	\$113,293	\$92,153

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|----------------------------------|--------------------------------------|
| 1 Subject Site | 10 Southern Interior Regional Office |
| 2 The District Townhomes | 11 Vernon Golf & Country Club |
| 3 Future Residential Development | 12 Kal Tire Head Office |
| 4 Vernon Secondary School | 13 The Shops at Polson Park |
| 5 School District No. 22 Office | 14 Vernon Jubilee Hospital |
| 6 Vernon Health Services | 15 Fruit Union Plaza |
| 7 7-Eleven, Petro-Canada | 16 Village Green |
| 8 Industrial Employment Zone | 17 Anderson Crossing |
| 9 BC Hydro | 18 SmartCentres Vernon |



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