

# FOR LEASE

2306 HIGHWAY 6, VERNON, BC

## THE SHOPS AT POLSON PARK

Join: **save on foods**

**SHOPPERS**  
DRUG MART

**CINEPLEX ODEON**



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**Marcus & Millichap**



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## OPPORTUNITY

Join Save-On-Foods, Shoppers Drug Mart, and Galaxy Cinemas in this newly-renovated community shopping centre located within the south retail core of Vernon.

## SALIENT DETAILS

Civic Address: 2306 Highway 6, Vernon, BC

Timing: Immediate

Parking Stalls: 487 stalls

Traffic Counts: Intersection of Highway 6 & Kalamalka Lake Road:  
12,164 VPD (2009)

2018 Additional Estimates: \$9.45 PSF

Asking Rates: Please Contact Listing Agent



## LOCATION

The Shops at Polson Park is located on the south side of Highway 6, west of Kalamalka Lake Road, providing excellent access from all directions. Servicing the affluent south end of Vernon and neighbouring District of Coldstream, The Shops at Polson Park caters to a regional trade area of over 83,000 people with an average household income over \$71,000.

Vernon is located in the North Okanagan region of British Columbia. North Okanagan is bounded by the Shuswap Region to the north and the Central Okanagan to the south. The North Okanagan Region is the second most populated region in the Okanagan Valley with the City of Vernon being the region's dominant centre. Vernon's central location and proximity to both established ski hills and some of the Okanagan's most beautiful lakes make it a popular destination for vacationers throughout the summer and winter months.

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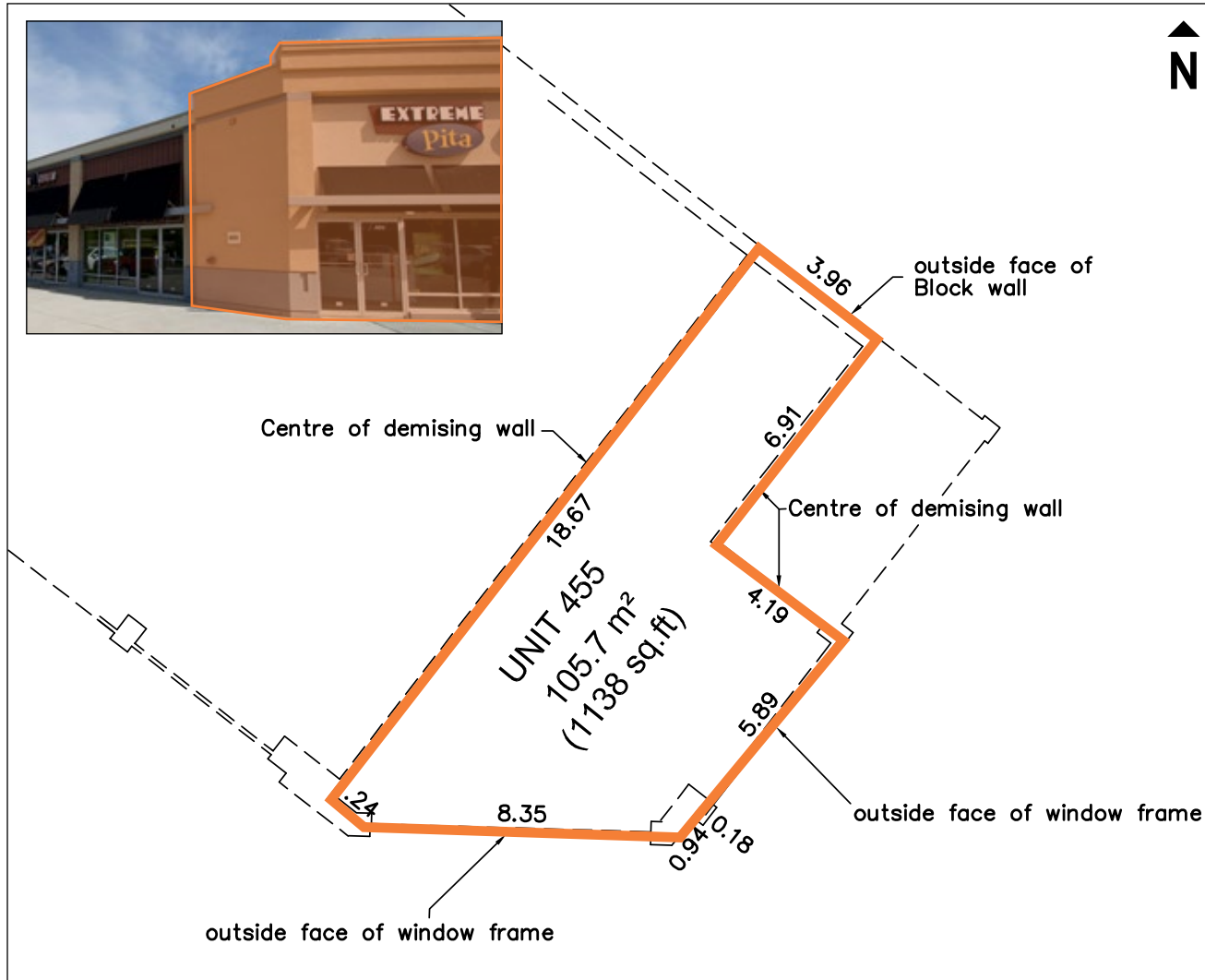
## SITE PLAN



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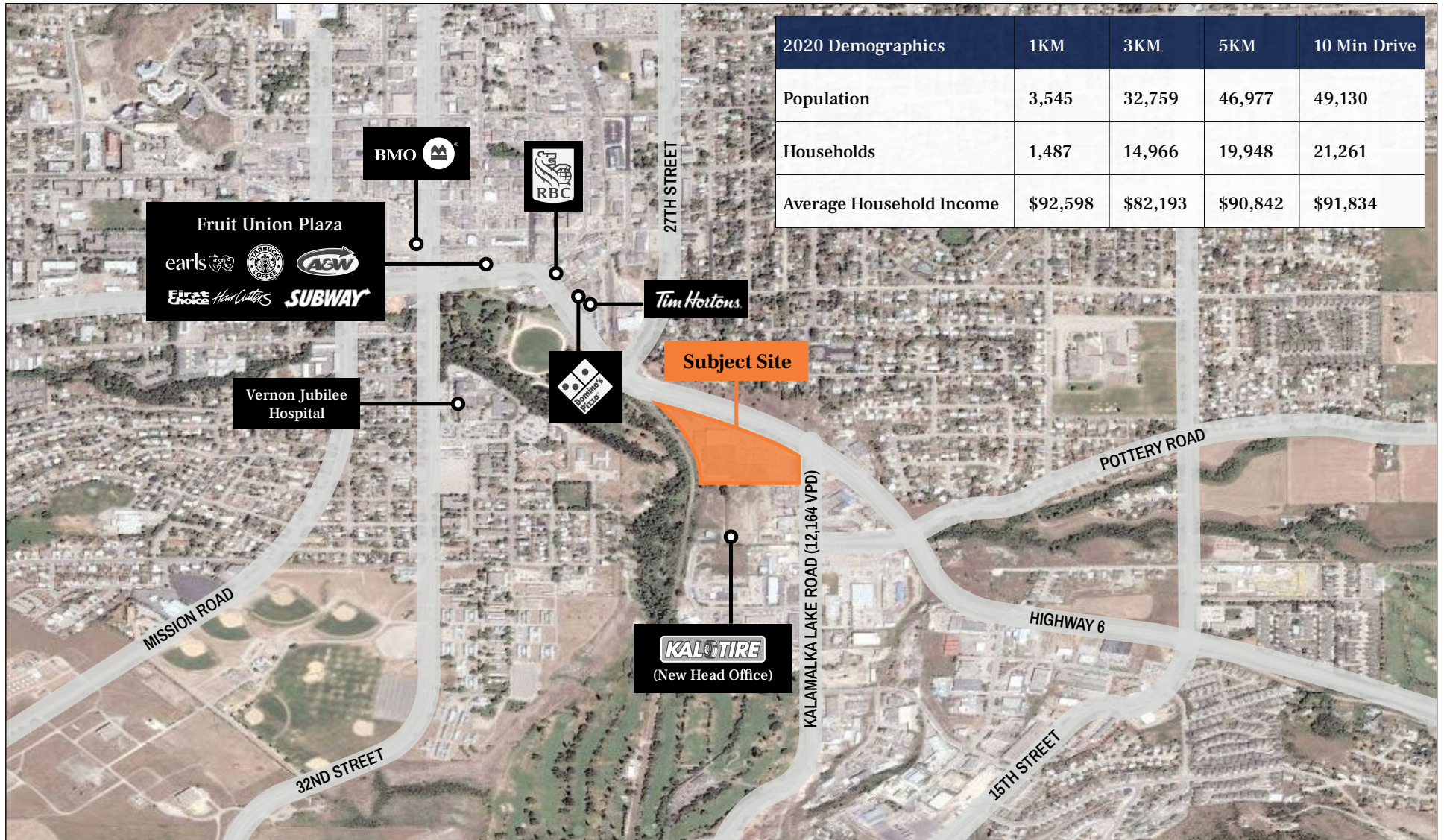
## FLOOR PLAN - UNIT 455





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# Marcus & Millichap

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