



POTENTIAL  
PAD OPPORTUNITIES

HIGH PROFILE RETAIL SPACES FOR LEASE

**4801 27TH STREET, VERNON, BC**

VARIOUS SIZES AVAILABLE UP TO 30,000 SQ FT



# PROPERTY FEATURES



## ZONING

Zoned C5 permitting a variety of retail uses



## LOCATION

Central location directly across from Village Green Shopping Centre



## PARKING

350+ On-Site Parking Stalls



## SIGNAGE

Building and pylon signage available

# THE NUMBERS



## SIZE

Various Size Options  
Available ~1,500 - 30,000 sf



## PRICE

Rates vary depending on space, contact listing agents

Opportunity to lease prominent retail space along the 27th St corridor directly across from Village Green Shopping Centre. 5.22 acre mixed-use site with the 138 room Riviera Plaza Hotel & Conference Centre, over 30,000 sf of retail space and 354 on-site parking stalls. Various sizes and configurations available. Spaces can be combined and landlord open to reconfiguring and demolishing current improvements. Building and pylon signage opportunities are available for multiple tenants.

Spaces currently built out as:

Unit #130 - 10,160 sf fitness facility

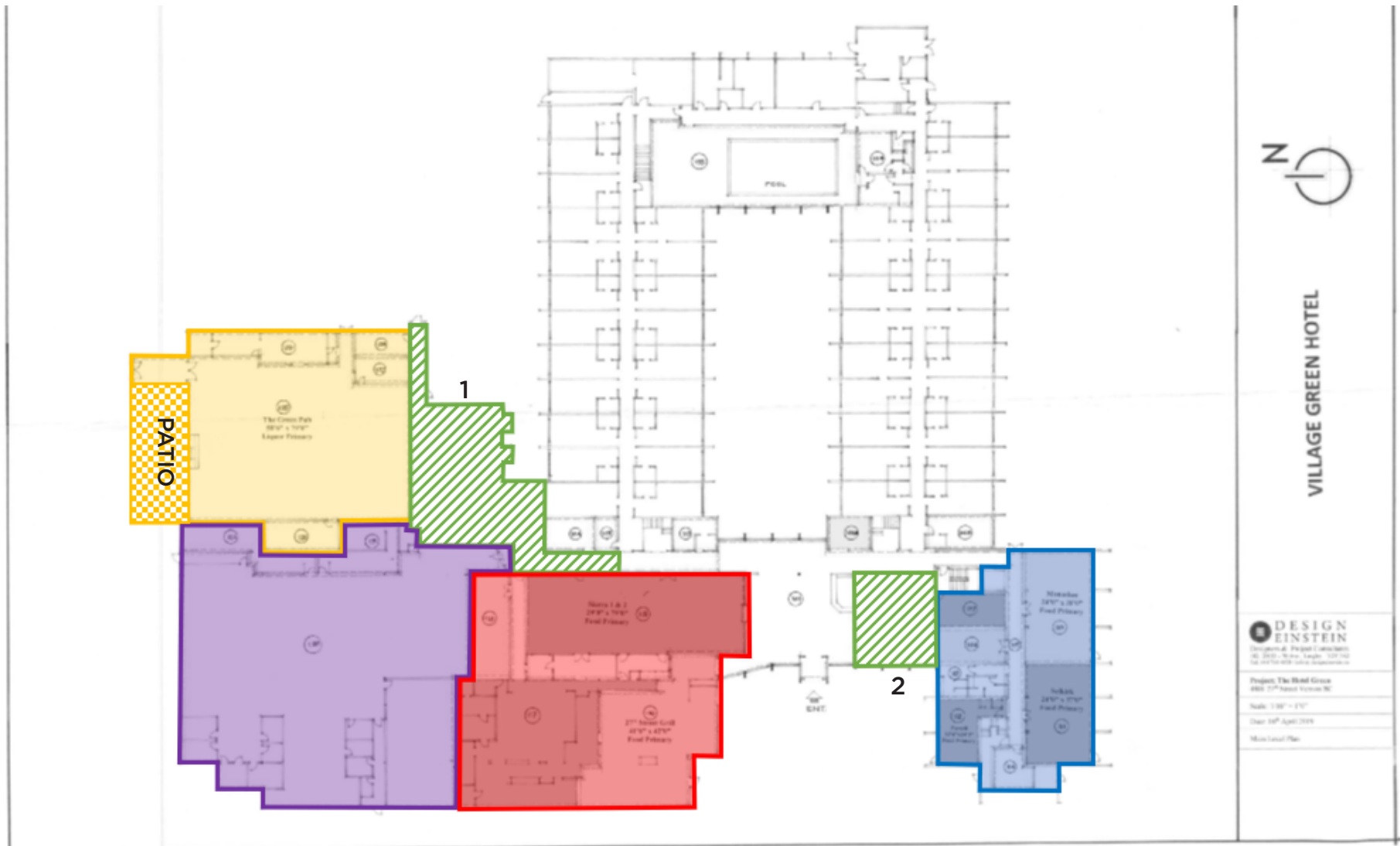
Unit #125 - 6,073 sf pub

Unit #116 - 8,251 sf restaurant/event space/kitchen

Unit #114 - 3,948 sf offices & meeting rooms

Standalone Pad - 1,500 sf spa/medical building





	Unit #125	6,073 SF
	Unit #130	10,160 SF
	Unit #116	8,251 SF
	Unit #114	3,948 SF
	Additional Ancillary Area	

**Combined Areas**

	+		+		=	~18,000 - 20,000 SF		
	+		=			~18,500 SF		
	+		+		+		=	~30,000 SF
	+		=			~5,000 SF		

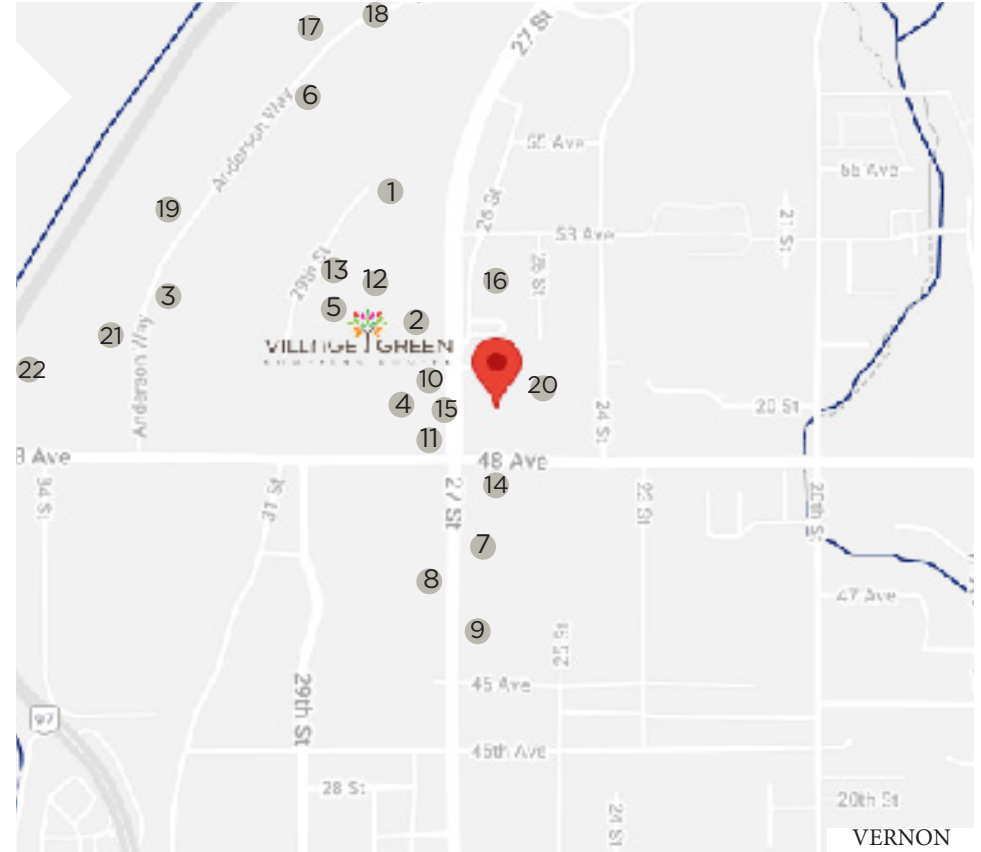
# AMENITIES

## SHOPPING

1. Canadian Tire
2. Save On Foods
3. Real Canadian Superstore
4. The Bay
5. Winners
6. Home Depot
7. Bannister GM
8. Vernon Hyundai
9. Home Hardware

## FOOD & SERVICES

10. Starbucks
11. Tim Hortons
12. Royal Bank of Canada
13. CIBC
14. Petro Canada Gas
15. A&W
16. Wendy's
17. Starbucks
18. Cactus Club
19. Fairfield Inn & Suites
20. Liquor Warehouse
21. Lake City Casino
22. Best Western



# THE AREA

Companies seeking to locate in Vernon have access to a highly skilled workforce. The University of BC Okanagan and Okanagan College campuses ensure employers have access to the best and brightest to help their business grow.

With a strong sense of community and beautiful Okanagan location, Vernon offers a great business climate and unmatched livability.



## Let's chat.

**CHRIS WILLS** *Personal Real Estate Corp.*  
chris.wills@venturecommercial.ca  
250.870.1330

**LEE LEVERING** *Personal Real Estate Corp.*  
lee.levering@venturecommercial.ca  
250.258.9430

*Venture Commercial was born from a competitive vision to reimagine and elevate the practices of commercial real estate. Our clients benefit from the expertise of one of the largest commercial real estate brokerages in the Okanagan and the flexible, collaborative and creative representation of a boutique real estate firm.*

*Our highly driven team is dedicated to building longstanding relationships and uncovering opportunity for our clients. As industry leaders, we aim to guide you through the process with wisdom, fairness and transparency every step of the way. Success for us is not the next commission; rather, it is defined by establishing partnerships throughout the complete life cycle of our client's business.*

This document/email has been prepared by Venture Commercial, a division of Venture Realty Corp., for advertising and general information only and makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability.

We assume that the property is free of any environmental condition that would negatively impact the market value of the property. Unless otherwise stated, we have not performed a review of title, nor any encumbrances that appear on title. We are not Lawyers, nor Accountants and thus are not qualified to provide legal or accounting advice.