

FOR SALE: PLAZA 43

4300 27 STREET, VERNON, BC

FULLY LEASED RETAIL CENTRE WITH PROMINENT CORNER EXPOSURE



Marcus & Millichap

LONDONPACIFIC
REDEFINING LAND

SALIENT DETAILS

ADDRESS

4300 27 Street, Vernon, BC

PID

001-730-266

LEGAL DESCRIPTION

Lot A, Plan KAP31917, Section 3, Township 8, Osoyoos Div of Yale Land District, Except Plan 36489

ZONING

C5: Community Commercial

YEAR BUILT

1986

LAND SIZE

1.34 acres / 58,414 sf (BC Assessment)

RENTABLE AREA

+/- 11,315 sf

WALE

4.6 Years

PARKING STALLS

+/- 78 Stalls

NOI (2024)

+/- \$185,389

CAP RATE

4.50%

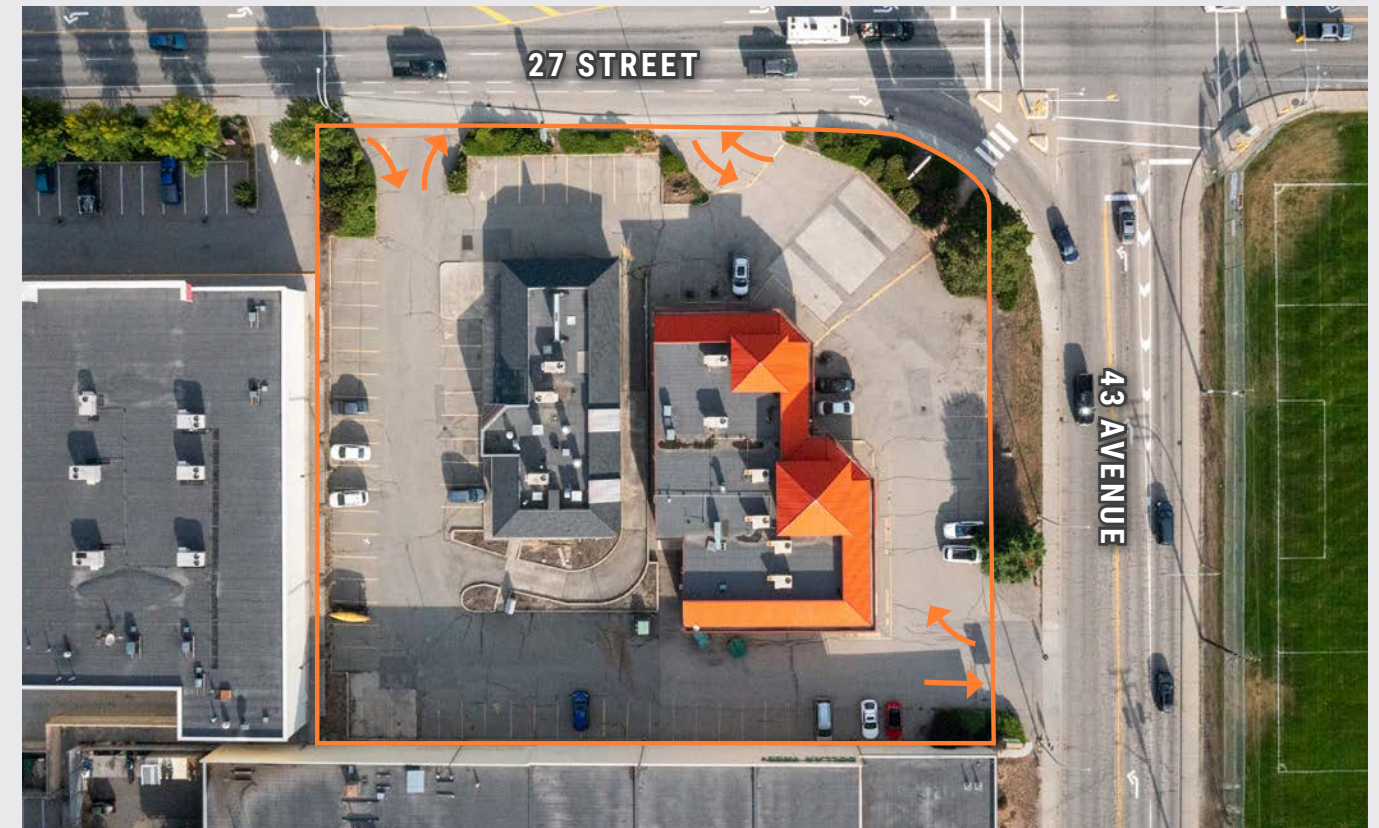
LIST PRICE

\$4,100,000

OFFERING PROCESS

Access to the online data room is available upon execution of the digital Confidentiality Agreement.

CA & DATA ROOM



OPPORTUNITY

Marcus & Millichap is pleased to present a unique opportunity to acquire a well-positioned, fully leased retail centre situated 1.34 acres on the corner of 27th St. and 43rd Ave near Highway 97 in the growing Vernon market.



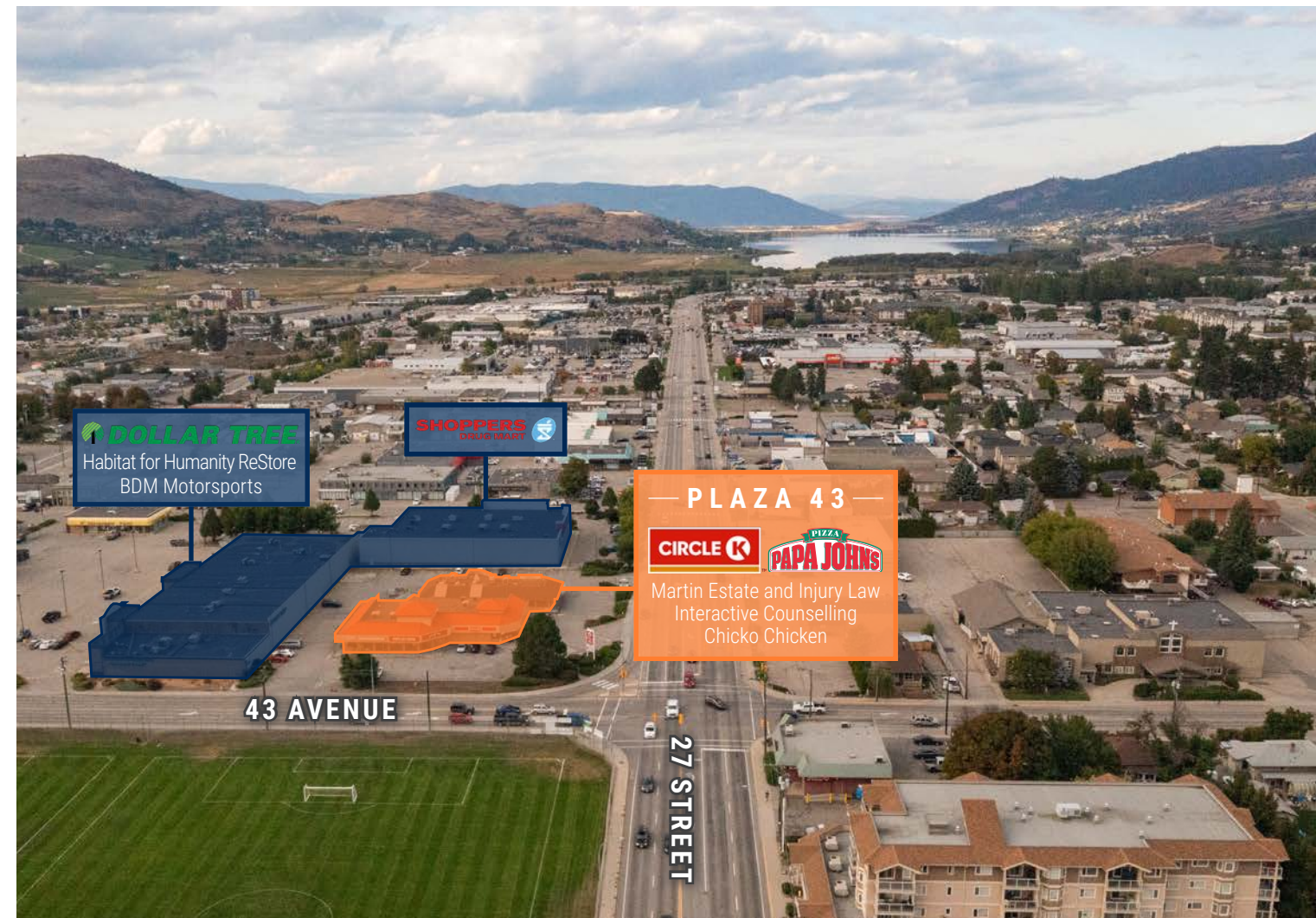
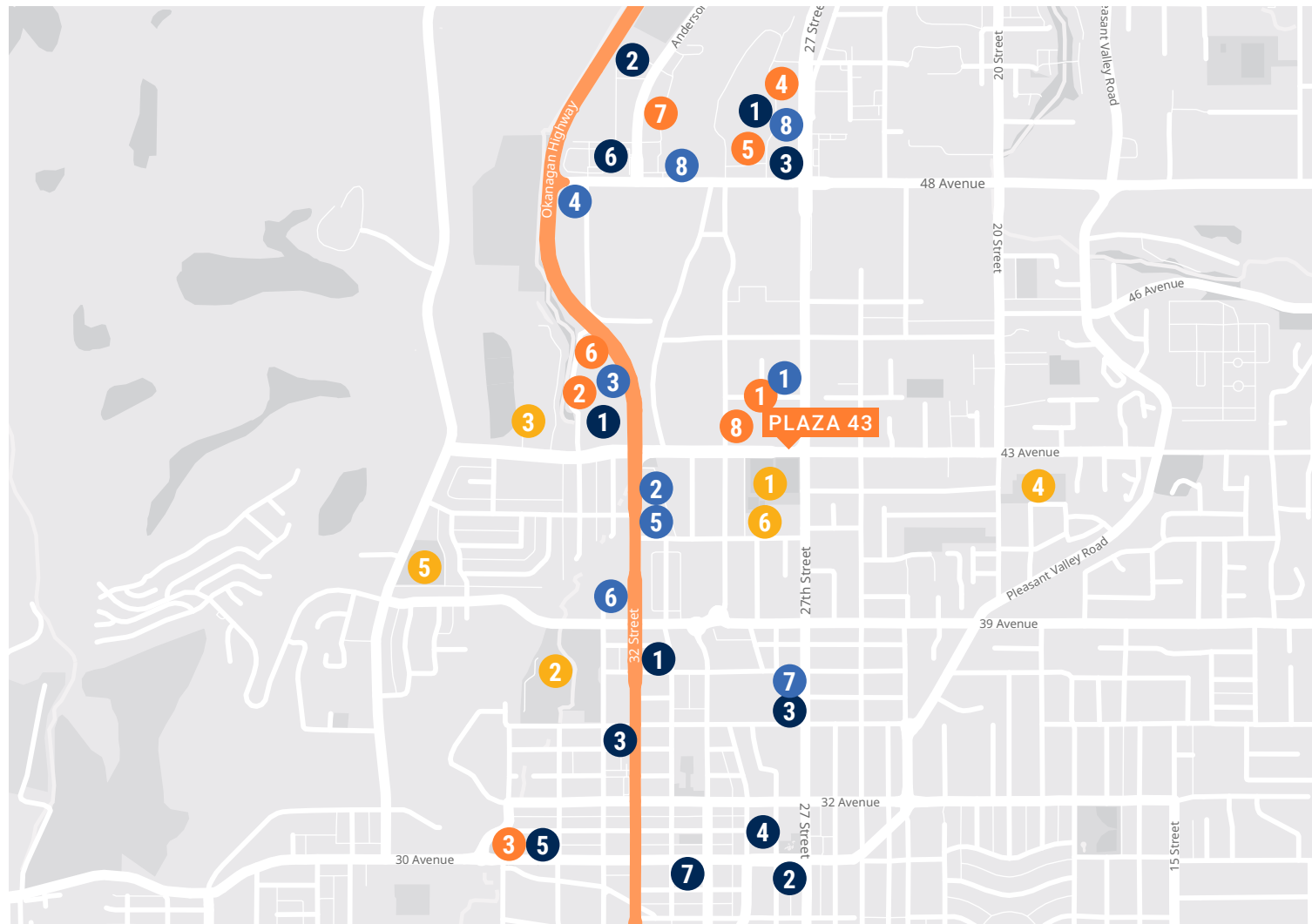
Fully leased 11,315 SF retail centre with stable tenant base and a WALE of 4.6 Years



Prominent exposure along 27th St. and 43rd Ave with excellent ingress and egress



Shadow anchored by Shoppers Drug Mart; close proximity to Highway 97 and nearby surrounding amenities



AMENITIES

CAFES & BAKERIES

1. Starbucks
2. Blenz Coffee
3. Tim Hortons
4. Ratio Coffee & Restaurant
5. Triumph Coffee
6. COBS
7. Hot Bread Shoppe

SHOPPING

1. Shoppers Drug Mart
2. Safeway
3. FreshCo
4. Save-On-Foods
5. Hudson's Bay
6. London Drugs
7. Real Canadian Superstore
8. Dollar Tree

DINING/ENTERTAINMENT

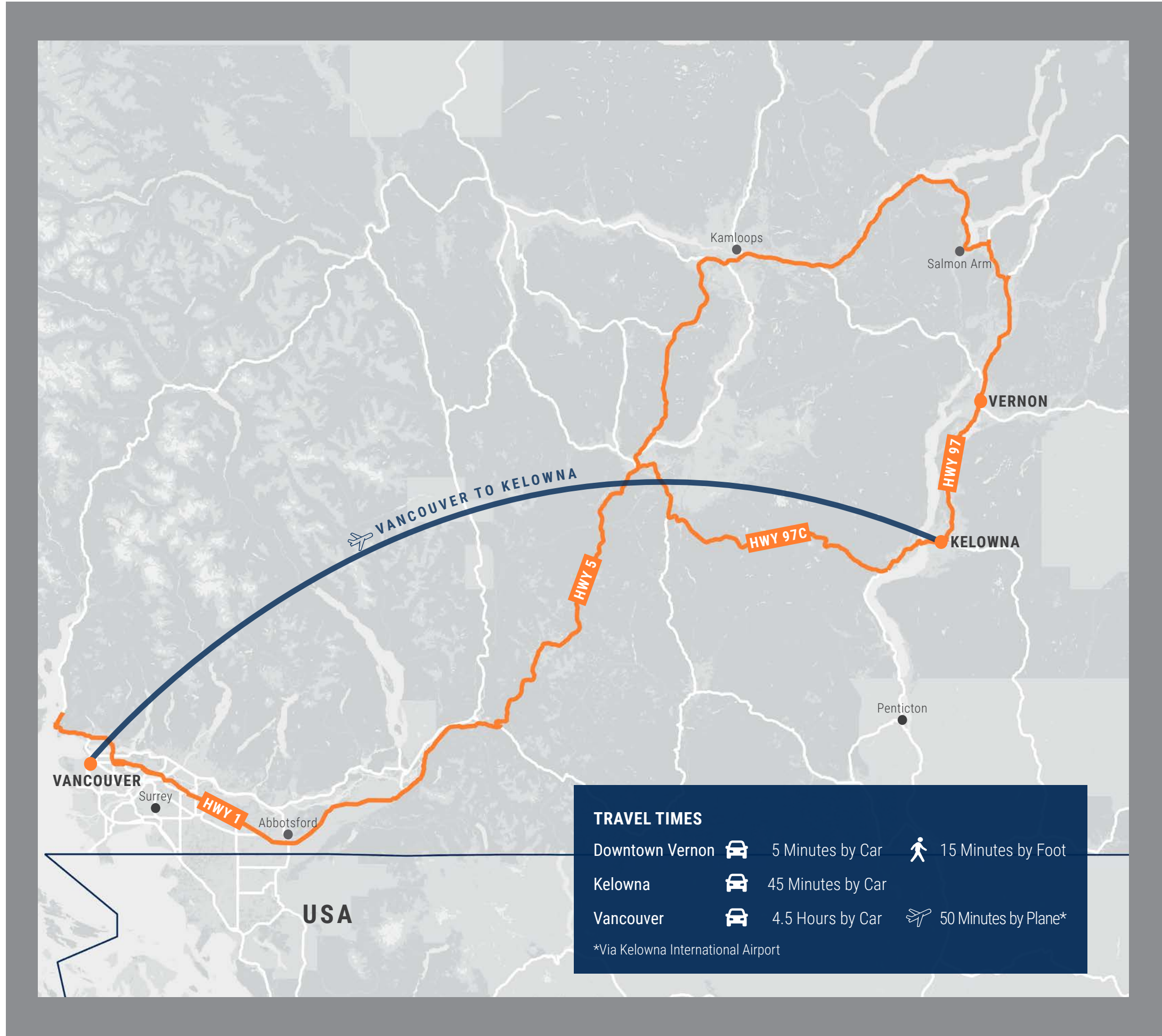
1. Subway
2. Kelly O'Bryan's
3. White Spot
4. Famoso Neapolitan Pizzeria
5. Denny's
6. Mr Mikes Steakhouse
7. Popeyes Louisiana Kitchen
8. A&W

RECREATION & SCHOOLS

1. MacDonald Park
2. Greater Vernon Rec Centre
3. Kal Tire Place
4. Girouard Park
5. Alexis Park
6. Park & WL Seaton Secondary School

Demographics	1 KM	3 KM	5 KM	Vernon
Total Population	6,002	29,373	44,771	67,086
Population Growth (2018-2023)	5.4%	5.9%	6.3%	-
Population Growth (2023-2028)	4.0%	3.7%	4.5%	-
Average Household Income	\$78,733	\$83,479	\$94,001	\$97,100
Total Households	2,670	13,462	19,551	28,720







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