

LEASING OPPORTUNITY



Scott Brown

Commercial Real Estate

Phone: 1-250-868-9999

Email: scott@scottbrown.ca

Web: www.scottbrown.ca

**Anderson Village
Vernon, BC**





Leasing Information
Anderson Village
Vernon, BC

TABLE OF CONTENTS

1 Executive Summary

Leasing Offering

Property Highlights

2 Location Information

Location Map

3 Renderings

Building 1 Rendering

Casino Rendering

4 Plans

Landscape/Site Plan

Lot 1 Site Plan

Building One - Main Floor

Building One - 2nd Floor

Building Two

5 Rentable Area Summary

6 Zoning Overview

Scott Brown

Commercial Real Estate

Phone: 1-250-868-9999

Email: scott@scottbrown.ca

Web: www.scottbrown.ca

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Scott Brown or Macdonald Realty.





Leasing Information Anderson Village Vernon, BC

1 EXECUTIVE SUMMARY

Leasing Offering

- CIVIC AND LEGAL:** Building 1 & 2 – 5100 Anderson Way, Vernon, B.C.
Legally described as Lot 1, District Lot 38, Plan KAP87698,
ODYD, PID # 027-682-757
- Building 3 & 4 – 5200 Anderson Way, Vernon, B.C.
Legally described as Lot 2, District Lot 38, Plan KAP87698,
ODYD, PID # 027-682-765
- Casino Site – 4900 Anderson Way, Vernon, B.C.
Legally described as Lot D, District Lot 38, Plan KAP77932,
ODYD, PID # 026-271-028
- ZONING:** C5 – Community Commercial
- RENTABLE AREA:** Building 1 – 20,748 +/- rentable square feet on two floors
Building 2 – 7,426 +/- rentable square feet
Building 3 – 5,500 +/- rentable square feet
Building 4 – 30,000 – 40,000 sq. ft. 4 story office building
- LAND SIZE:** 5100 Anderson Way 1.67 +/- acres - or 72,815 +/- square feet
5200 Anderson Way 2.72 +/- acres - or 120,462 +/- square feet
4900 Anderson Way 3.42 +/- acres - or 148,975 +/- square feet
- POSSESSION DATE:** Building 1 – July 1, 2011
Building 2 – May 2009
Building 3 – East Side Mario's
Building 4 – to be announced
Casino - July 2008
- LEASE RATES:** Contact Listing Agent
- LISTING AGENT:** Scott Brown of MacDonald Realty
Phone (250) 868 9999
Fax (250) 868 0703
Email scott@scottbrown.ca
Web www.scottbrown.ca

Scott Brown

Commercial Real Estate
Phone: 1-250-868-9999
Email: scott@scottbrown.ca
Web: www.scottbrown.ca

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Scott Brown or Macdonald Realty.





Leasing Information
Anderson Village
Vernon, BC

1 EXECUTIVE SUMMARY

Property Highlights

- **Project developed by Worman Commercial**
- **Brand new 30,000 square foot Casino located within the Shopping Centre**
- **Retail spaces available from 1,043 square feet and larger**
- **Office spaces available from 1,143 square feet and larger**
- **New construction with an estimated completion date for building 2 of June 2009.**
- **Premium location on Anderson Way with frontage and high visibility from Highway 97**
- **Surrounded by many other users such as Super Store, Home Depot, Kal Tire, Toyota Dealership, TD Bank, A&W, Quality Greens, Clancy's Meats, Cobs Bread and many others.**
- **Abundance of on-site parking**
- **C5 zoning allowing virtually all retail, office and professional users.**
- **Excellent access and all turn movements available to and from Anderson Way**

Scott Brown

Commercial Real Estate
Phone: 1-250-868-9999
Email: scott@scottbrown.ca
Web: www.scottbrown.ca

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Scott Brown or Macdonald Realty.

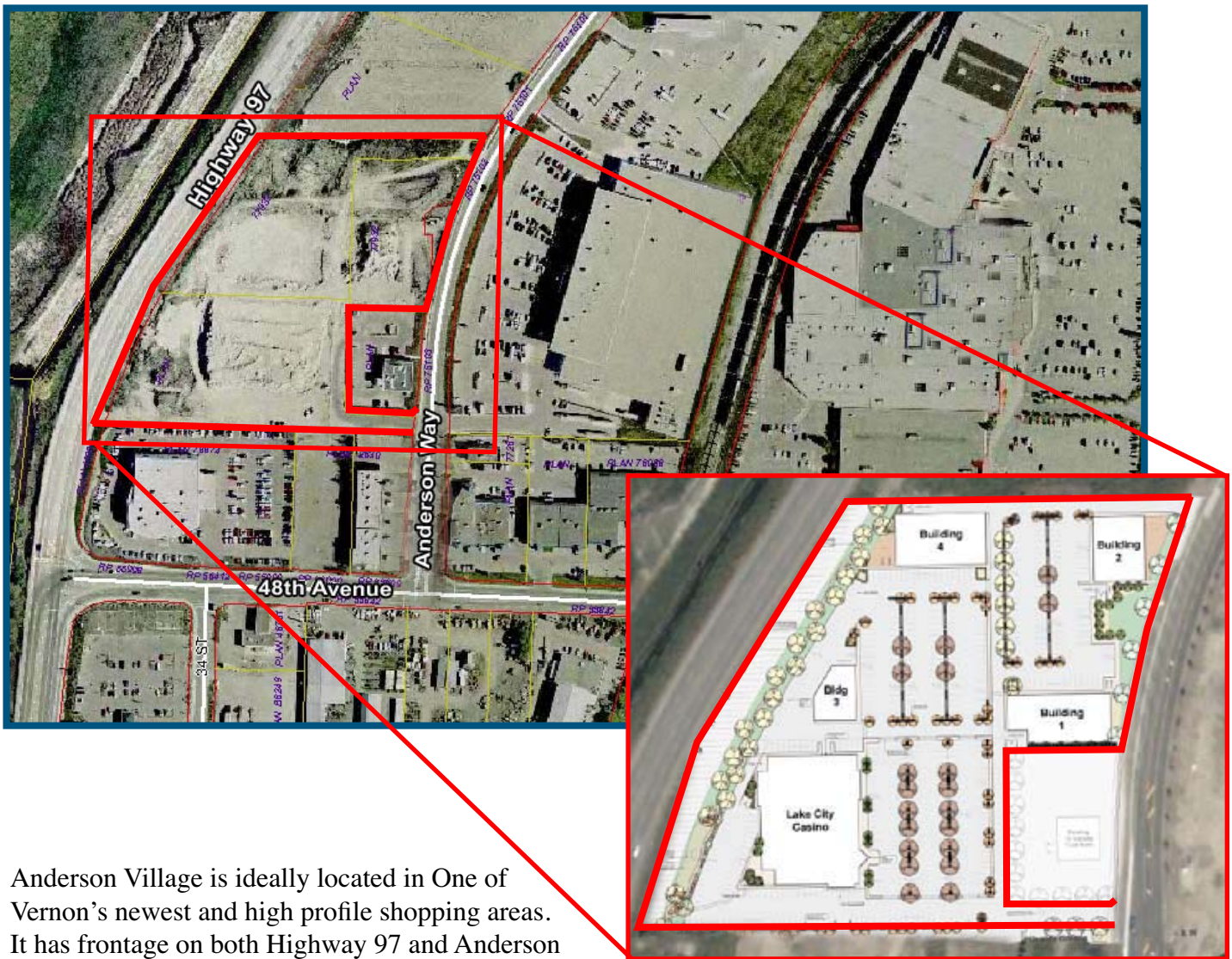




Leasing Information Anderson Village Vernon, BC

2 LOCATION INFORMATION

Location Map



Anderson Village is ideally located in One of Vernon's newest and high profile shopping areas. It has frontage on both Highway 97 and Anderson Way.

The Property can be accessed from several access points on Anderson Way and can accommodate all turn movements.

Scott Brown

Commercial Real Estate
Phone: 1-250-868-9999
Email: scott@scottbrown.ca
Web: www.scottbrown.ca

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Scott Brown or Macdonald Realty.



3 RENDERINGS

Building 1 Rendering



3 RENDERINGS

Casino Rendering



4 PLANS

LANDSCAPE/SITE PLAN

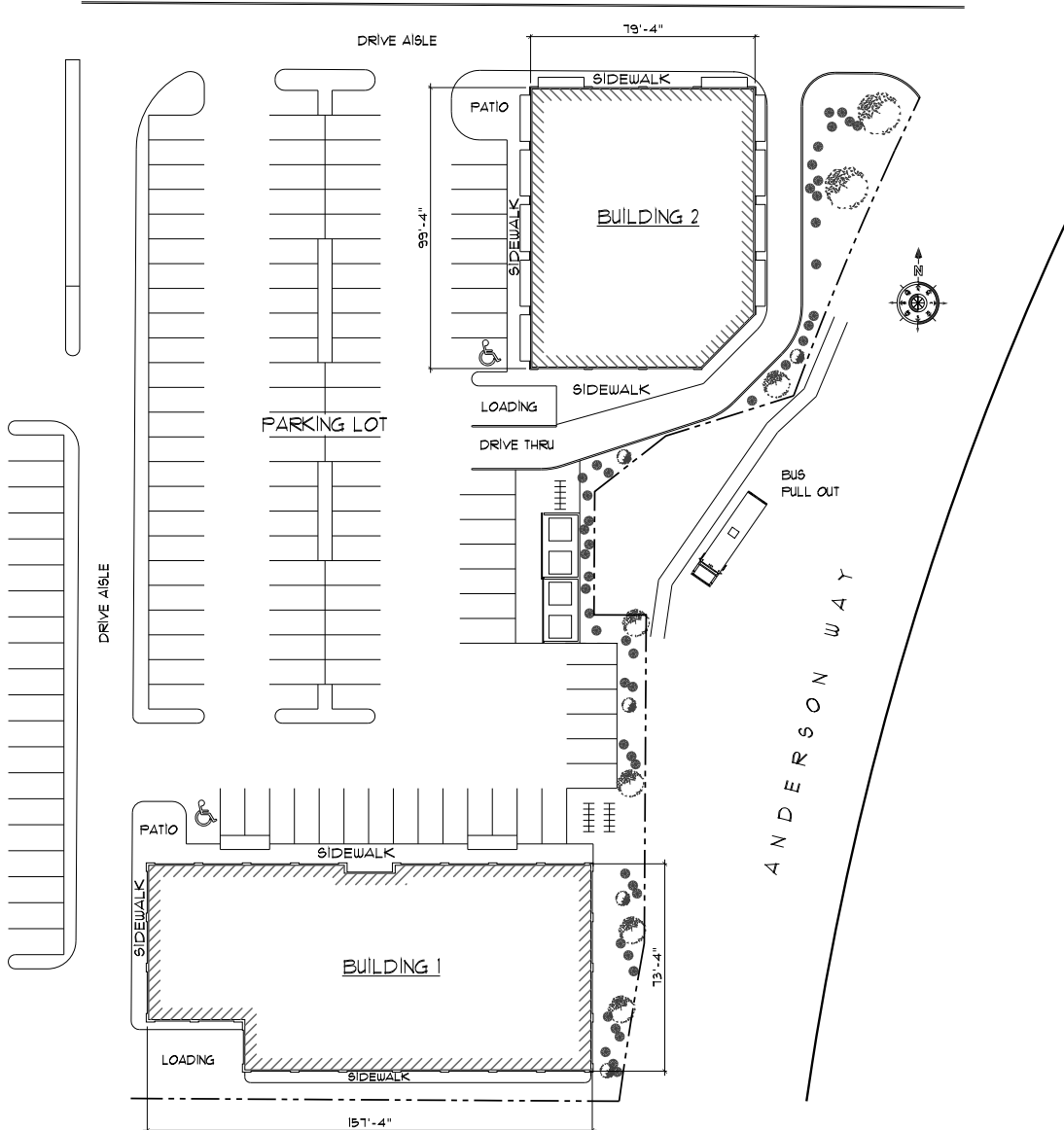




Leasing Information
Anderson Village
Vernon, BC

4 PLANS

5100 Anderson Way (Lot1) - Site Plan



Scott Brown

Commercial Real Estate
Phone: 1-250-868-9999
Email: scott@scottbrown.ca
Web: www.scottbrown.ca

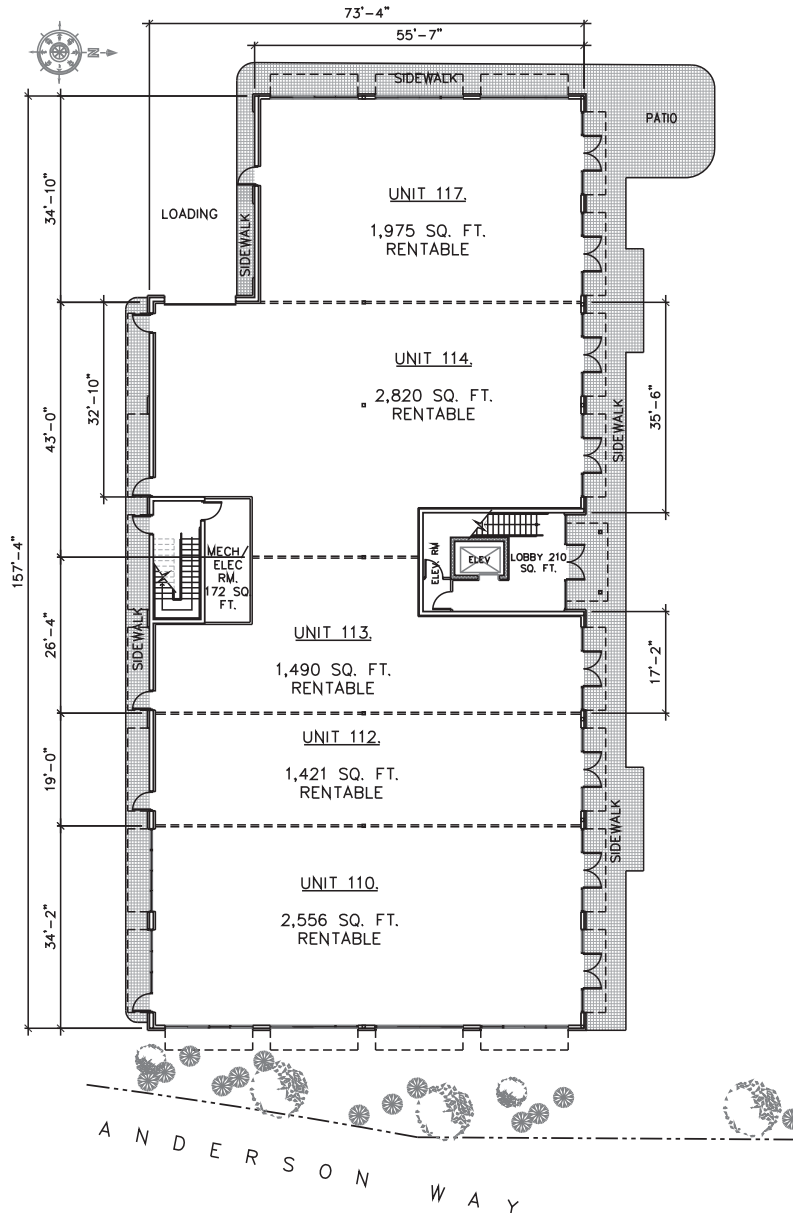
E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Scott Brown or Macdonald Realty.





Leasing Information
Anderson Village
Vernon, BC

4 PLANS
Building 1 - Main Floor Plan



BUILDING ONE – MAIN FLOOR PLAN

Scott Brown

Commercial Real Estate
Phone: 1-250-868-9999
Email: scott@scottbrown.ca
Web: www.scottbrown.ca

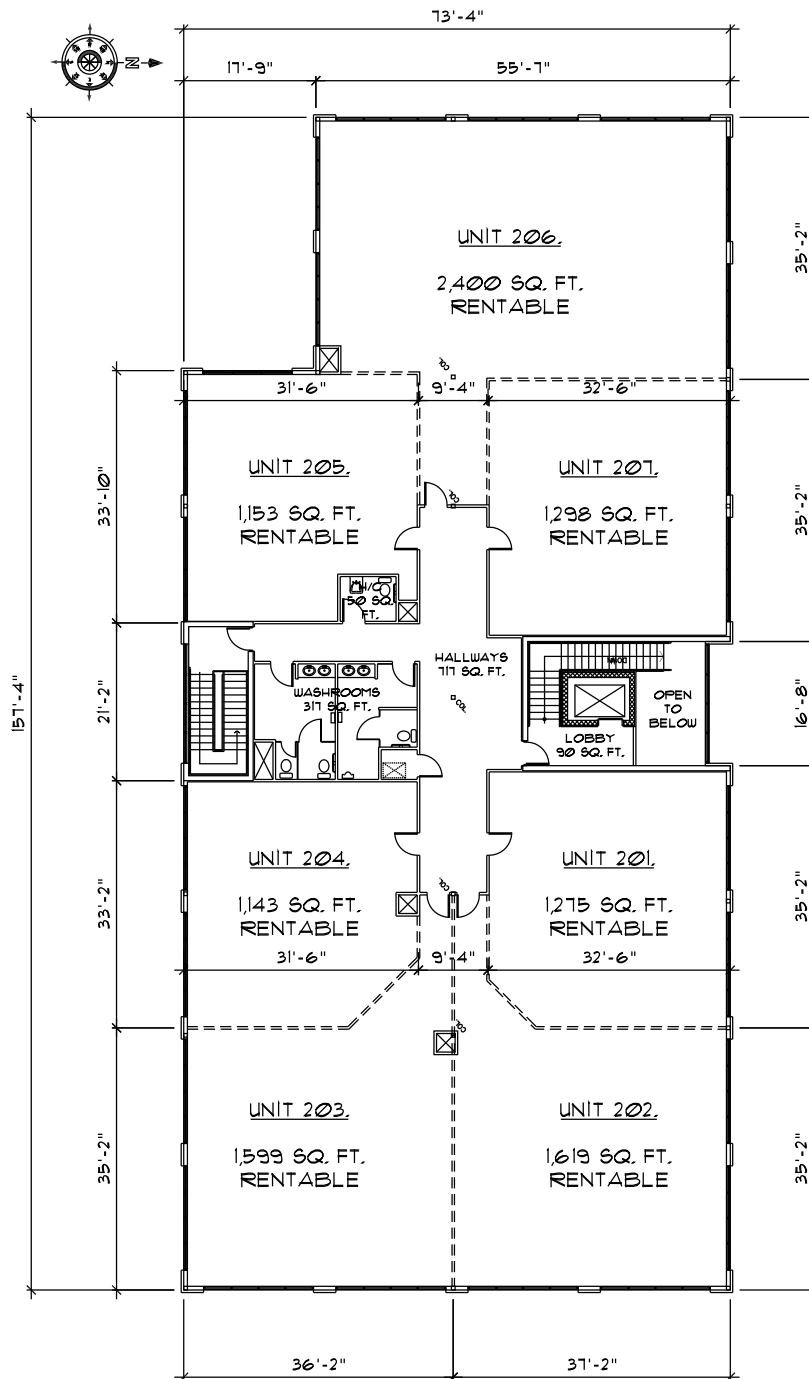
E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Scott Brown or Macdonald Realty.





Leasing Information
Anderson Village
Vernon, BC

4 PLANS
Building 1 - Second Floor Plan



E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Scott Brown or Macdonald Realty.

Scott Brown

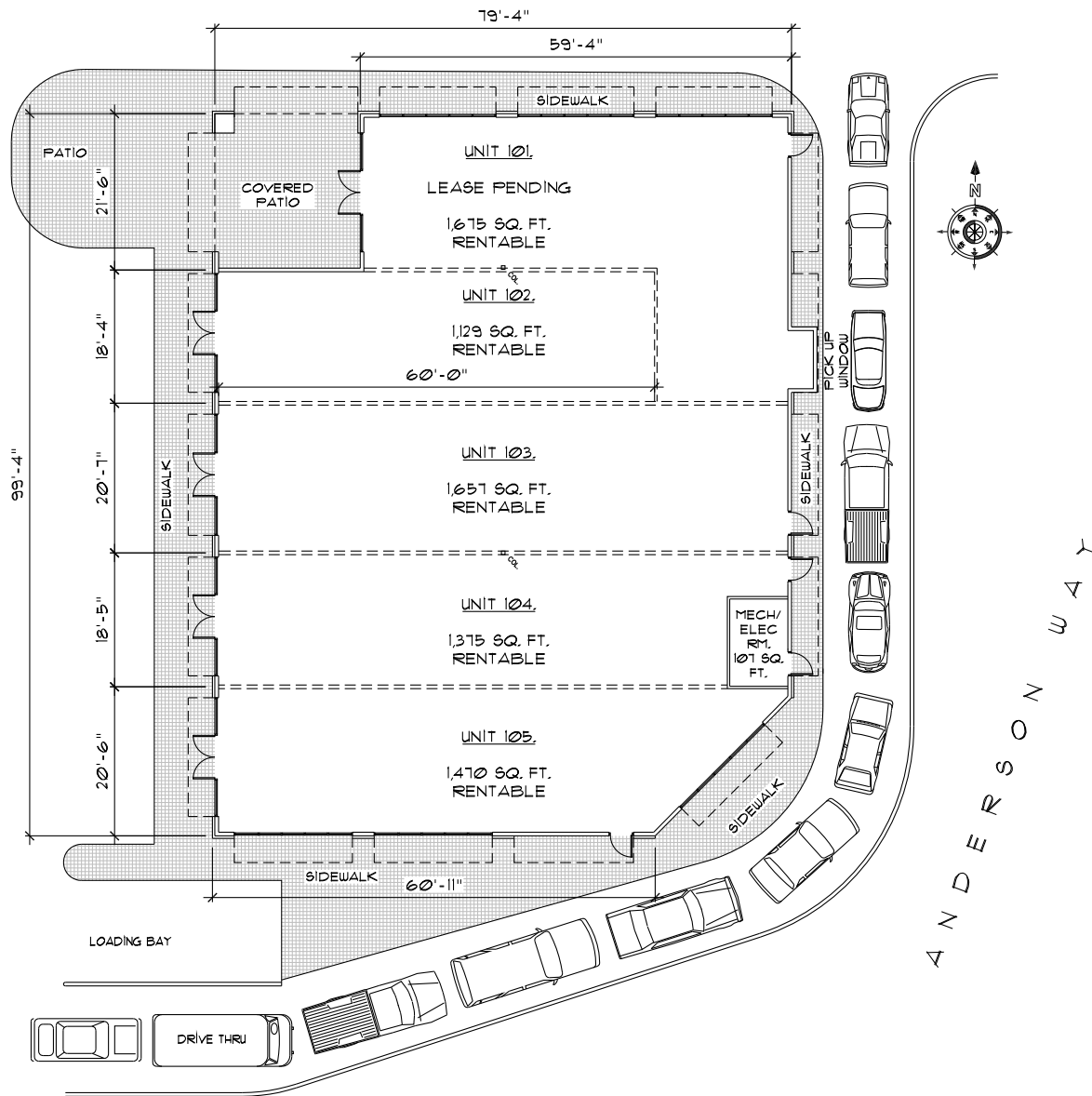
Commercial Real Estate
Phone: 1-250-868-9999
Email: scott@scottbrown.ca
Web: www.scottbrown.ca





Leasing Information
Anderson Village
Vernon, BC

4 PLANS
Building 2 - Floor Plan



Scott Brown

Commercial Real Estate
Phone: 1-250-868-9999
Email: scott@scottbrown.ca
Web: www.scottbrown.ca

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Scott Brown or Macdonald Realty.





Leasing Information Anderson Village Vernon, BC

5 RENTABLE AREA SUMMARY

Building 1		Usable Square Feet	Rentable Square Feet	Proportionate Share %
Main Floor				
110	Leased	2,506	2,556	12.32%
112	Leased	1,393	1,421	6.85%
113	Leased	1,461	1,490	7.18%
114	Leased	2,765	2,820	13.59%
117		1,936	1,975	9.52%
Sub-total		10,061	10,261	49.46%
Second Floor				
201		1,110	1,275	6.14%
202		1,410	1,619	7.80%
203		1,392	1,599	7.71%
204		995	1,143	5.51%
205	Leased	1,004	1,153	5.56%
206		2,090	2,400	11.57%
207		1,130	1,298	6.25%
Sub-total		9,131	10,487	50.54%
Total		19,192	20,748	100.00%

Main Floor - R/U Ratio 1.0199
 Second Floor - R/U Ratio 1.1485

Building 2

Main Floor				
101	Leased	1,680	1,710	23.02%
102	Leased	1,040	1,058	14.25%
103	Leased	1,645	1,674	22.54%
104	Leased	1,490	1,516	20.42%
105	Leased	1,442	1,467	19.76%
Sub-total		7,297	7,426	100.00%

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Scott Brown or Macdonald Realty.

Scott Brown

Commercial Real Estate
 Phone: 1-250-868-9999
 Email: scott@scottbrown.ca
 Web: www.scottbrown.ca





Leasing Information Anderson Village Vernon, BC

6 ZONING OVERVIEW

10.5 C5 : Community Commercial

10.5.1 Purpose

The purpose is to provide a **zone** for the **development** of community commercial centres to serve more than one neighbourhood.

10.5.2 Primary Uses

- amusement arcades, major
- automotive and recreation vehicle services
- animal clinics, minor
- broadcasting studios
- business support services
- care centres, major
- call centres
- commercial schools
- community recreation centres
- cultural exhibits, private
- custom indoor manufacturing
- drive-through services
- emergency protective services
- extended medical treatment services
- financial services
- food primary establishments
- gaming facilities
- gas bars
- government agencies
- government services
- health services
- hotels and motels
- liquor primary establishment, minor
- non-accessory parking
- offices
- participant recreation services, indoor
- personal services
- private clubs
- retail stores, convenience
- retail stores, general
- retail store, licensee
- second-hand dealerships
- seniors assisted housing
- seniors residential care
- seniors supportive housing
- service stations, minor
- shopping centres
- special needs housing
- spectator entertainment establishments
- storage, outdoor
- temporary shelter services
- used goods store
- utility services, minor impact
- warehouse sales

Scott Brown

Commercial Real Estate

Phone: 1-250-868-9999

Email: scott@scottbrown.ca

Web: www.scottbrown.ca

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Scott Brown or Macdonald Realty.

