



# LANDING PLAZA

5301 25 Ave #116  
Vernon, BC

RETAIL FOR SUBLEASE



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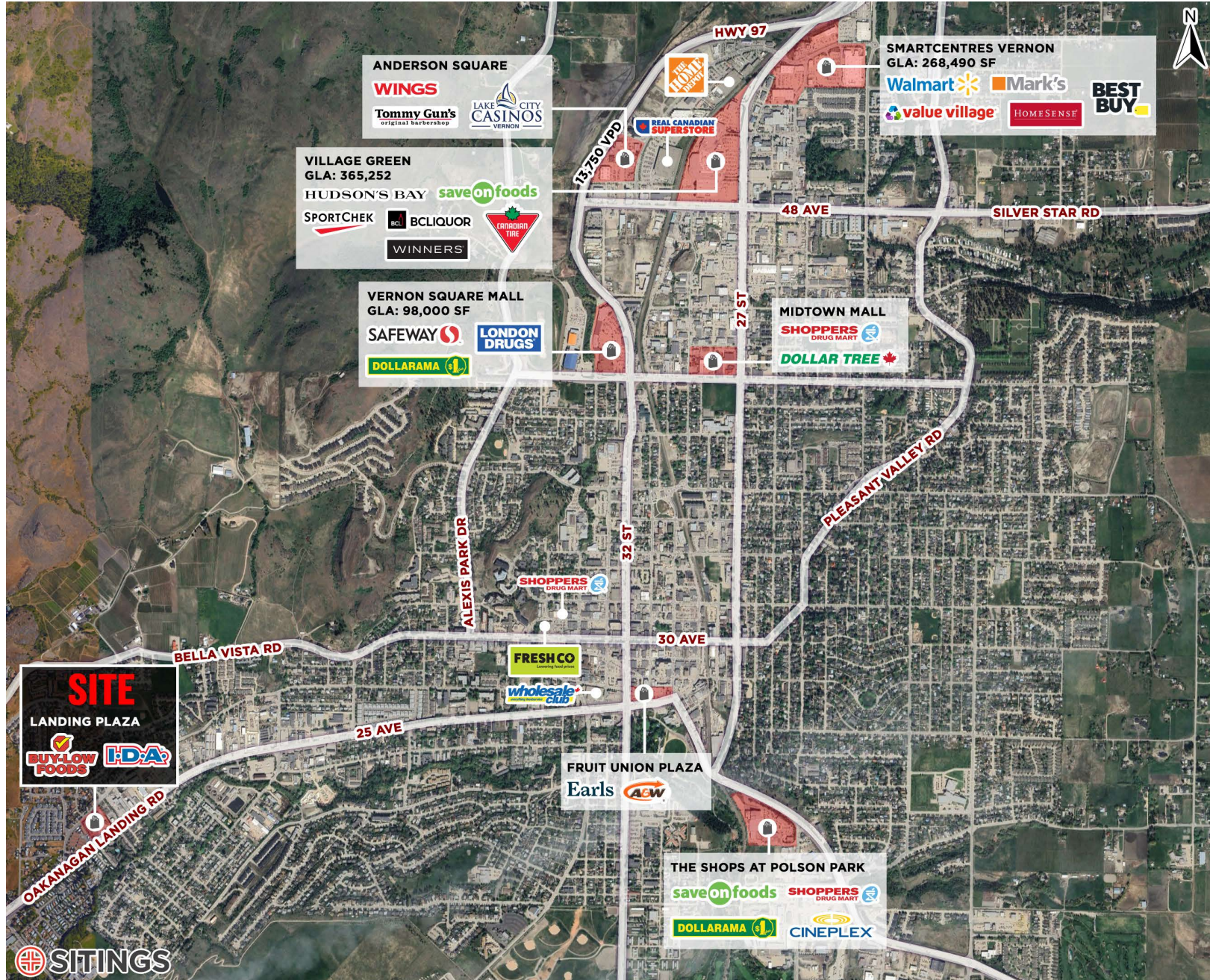
**SITINGS REALTY LTD.**  
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# PROJECT SUMMARY

This is an opportunity to sublease a 1,662 SF retail unit improved for office and professional uses in Vernon BC. Conveniently located in the south end of Vernon's business district in the busy Landing Plaza Shopping Centre, this retail/office unit has great exterior signage, ample parking and is anchored by Buy-Low Foods, Tim Hortons, McDonald's and Subway.



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## DETAILS

- ✦ Rentable Area: 1,662 SF
- ✦ Flexible C5 zoning
- ✦ Improved for office/professional uses
- ✦ Located in Landing Plaza Shopping Centre with National retailers
- ✦ Base Rent: Contact Listing Agents
- ✦ Sublease term until Feb 28, 2029. New direct Lease may be considered
- ✦ Additional Rent: \$13.45 PSF

## AREA TENANTS



## DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN	CMA
2023 Population	17,823	46,542	58,668	71,009
2028 Proj. Population	20,256	52,041	64,503	78,611
2023 Daytime Population	19,047	50,575	58,662	68,828
2023 Average HH Income	\$77,508	\$92,581	\$99,406	\$102,773

## CONTACT

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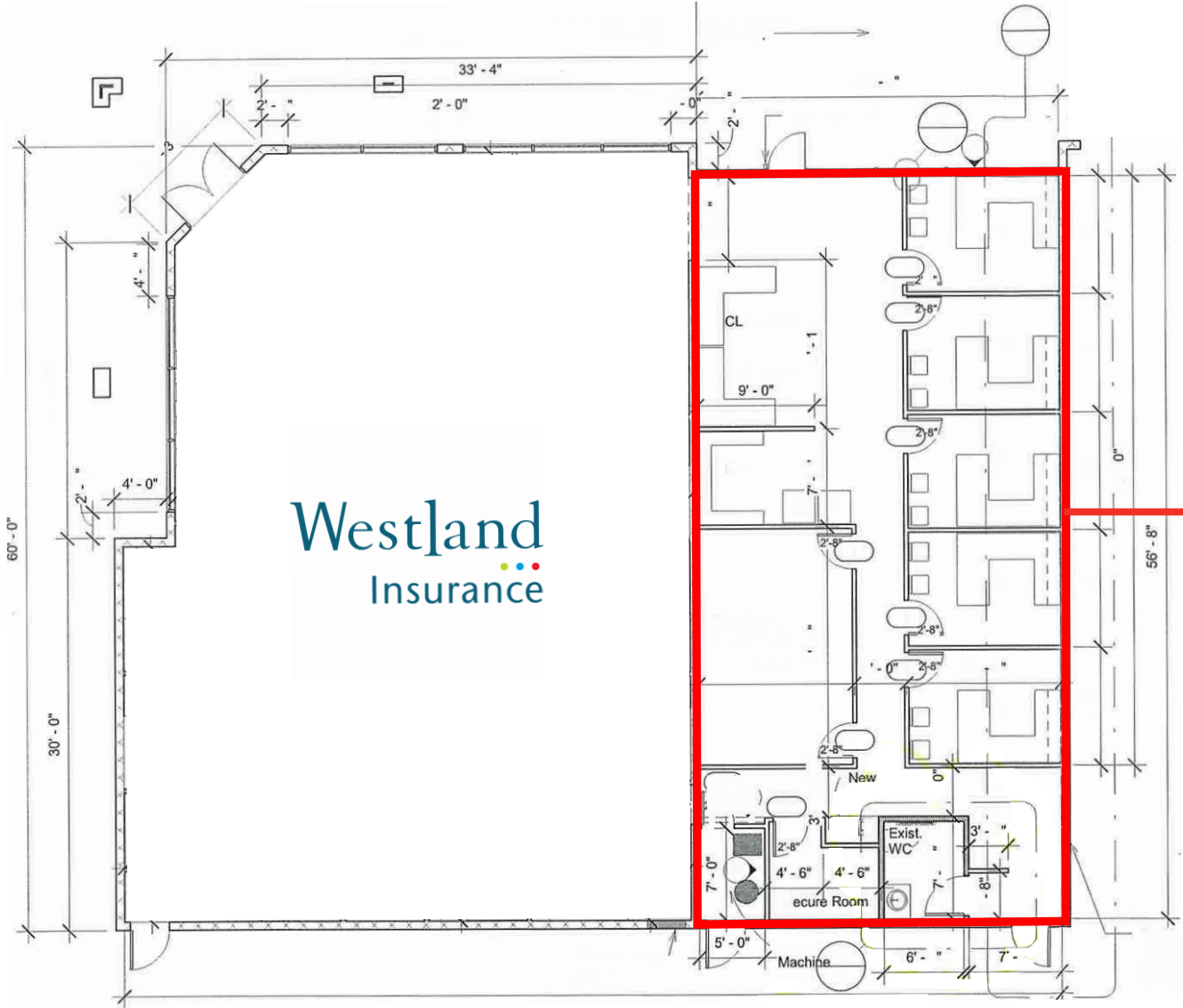
# SITE PLAN



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# FLOOR PLAN

STOREFRONT



**SITE**

REAR LANE

# PHOTOS

