

CHAMPLAIN SQUARE

Vancouver, BC

LOCATION:

3200 East 54th Avenue, Vancouver, BC

MAJOR INTERSECTION:

54th Avenue & Kerr Street

TYPE:

Open Community Centre

RENOVATION/REDEVELOPMENT:

Minor Exterior update completed Summer 2010

TOTAL GLA:

103,985 square feet

MAJOR TENANTS:

Your Independent Grocer	26,791 square feet
City of Vancouver Public Library	8,336 square feet
BC Liquor Store	6,243 square feet

ANCILLARY:

62,615 square feet (41 stores and services)

DEMOGRAPHICS (2022 PROJECTIONS):

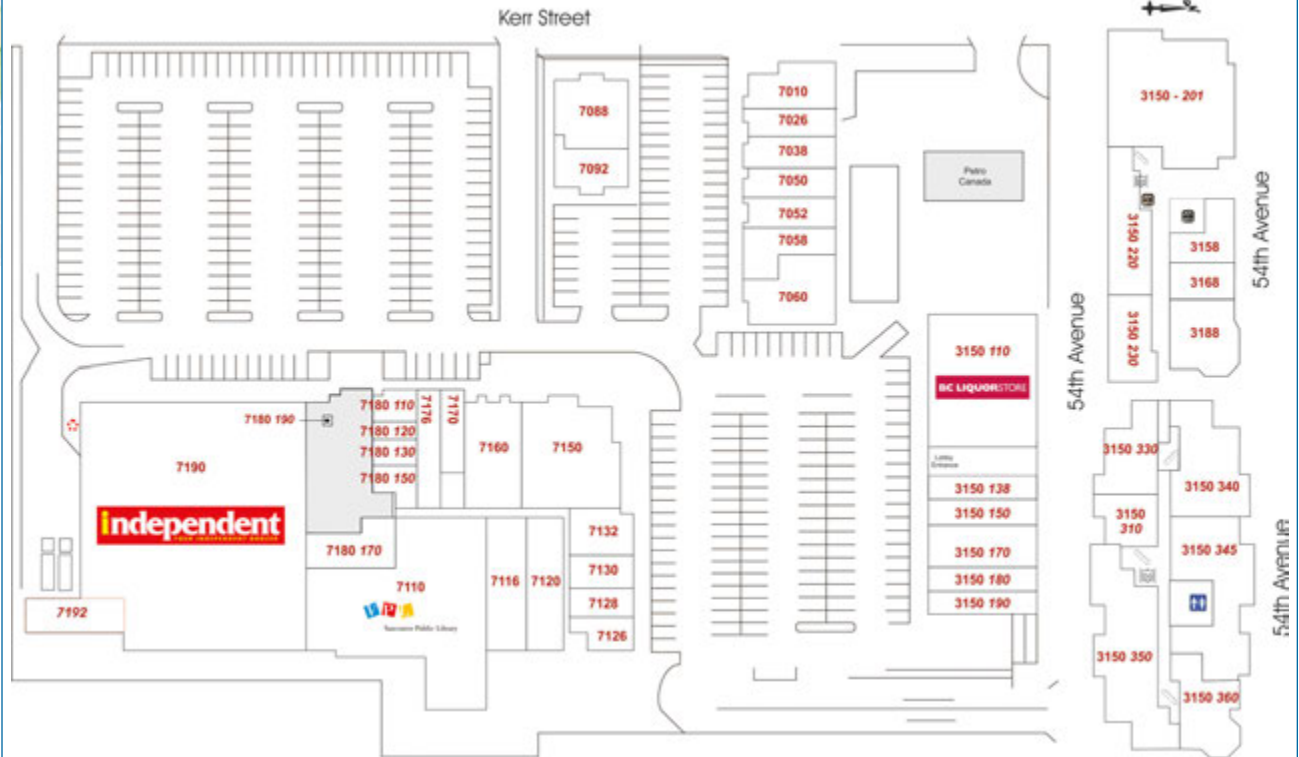
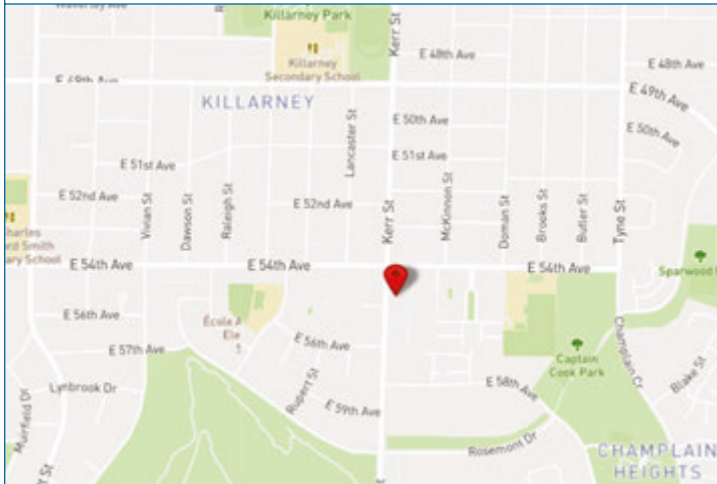
	1 km	3 km	5 km
Total Population	15,721	147,376	303,912
Total Households	5,337	55,189	110,769
Average Household Income	\$113,043	\$97,638	\$102,742



MARKET SUMMARY:

This property is strategically located on the southeast corner of Kerr Street and 54th Avenue. Kerr Street, a major north/south thoroughfare, becomes Rupert Street at Kingsway. The centre services the established residential communities of Killarney, Victoria-Fraserview and South Burnaby with household incomes higher than the Vancouver average.

Champlain Square is a 103,969 square foot community centre located at 54th Avenue and Kerr Street in the communities of Killarney, Victoria-Fraserview, Vancouver and South Burnaby. It is anchored by Your Independent Grocer, City of Vancouver Public Library and a BC Liquor Store.



UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.
3350 110	BC Liquor Store	6,243	7088	54th Avenue Café	2,169
3150 138	Champlain Eyecare Optometry	991	7092	A & W	1,246
3150 150	Champlain Village Dental Centre	1,136	7110	Vancouver Public Library	8,336
3150 170	Dollar Daze	1,972	7116	Champlain Square Physiotherapy	1,624
3150 180	Bliss Beauty Bar	972	7120	Coast Dental Centre	2,162
3150 190	Champlain Animal Clinic	899	7126	Champlain Notary Public	811
3150 201	Orion Health Services	6,103	7128	Adams Insurance	644
3150 220	MacKenzie George & Co	2,012	7130	MJ & Best Nutrition	756
3150 230	Champlain Dental	1,084	7132	Champlain Cleaners	960
3150 310	Dr. Cui - Acupuncture	910	7150	Bank of Montreal	4,961
3150 330	Champlain Chiropractic	1,271	7160	Shoppers Drug Mart	3,137
3150 340	Lifelabs	2,002	7170	H & R Block	1,000
3150 345	Metro Edge Realty	2,842	7176	Subway	1,463
3150 350	Collingwood Medical Centre	2,826	7180 110	Tasty Wok	496
3150 360	Orion Health Services	1,399	7180 120	Champlain Shoe Repair	198
3158	Melody Clouds Music Academy	784	7180 130	West Coast Smokery Co.	572
3168	Solomon Academy	733	7180 150	Bonnie's Bread	802
3188	Dr. Wilson Li, GP	950	7180 170	BC Lottery	807
7010	Starbucks	1,500	7180 190	Fido	96
7026	Sushi Go	1,023	7190	Your Independent Grocer	26,791
7038	Great Clips	1,053			
7050	Pure Nail Bar	1,012			
7052	Little Caesars	1,001			
7058	Gold Train Express	1,431			
7060	Kin's Farm Market	2,411			

The information contained herein has been obtained from sources deemed to be reliable but does not form part of any future contract and is subject to independent verification by the reader. The property is subject to prior letting, withdrawal from the market and change without notice.

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