



CHAMPLAIN
SQUARE

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VANCOUVER, BC

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BC LIQUORSTORE



CHAMPLAIN SQUARE

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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 103,985 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.



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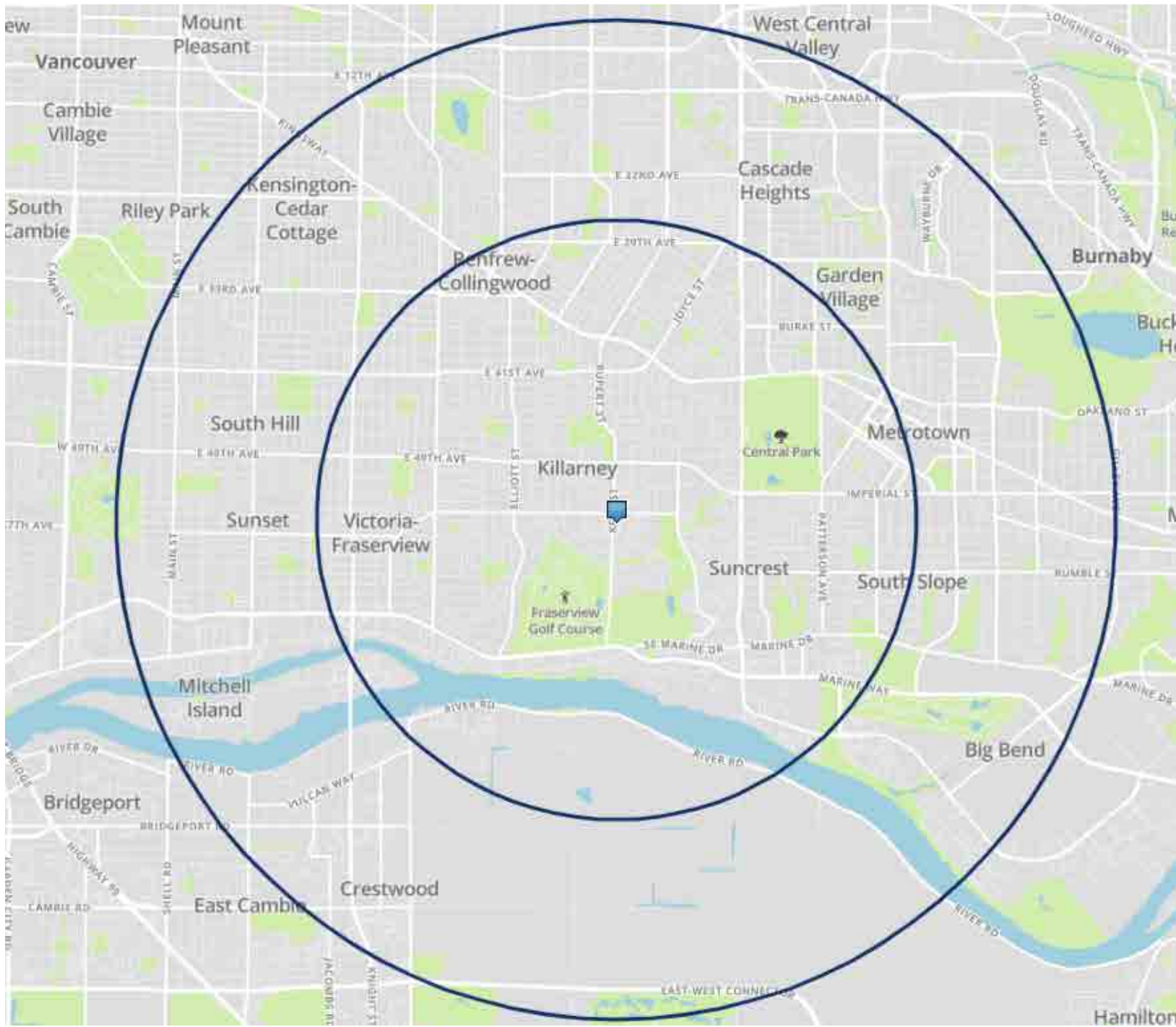


PROPERTY HIGHLIGHTS

ADDRESS	7132 Kerr Street Vancouver, BC V5S 2A6
MAJOR INTERSECTION	54th Avenue and Kerr Street
GLA (SQ. FT)	103,985
NUMBER OF STORES AND SERVICES	44



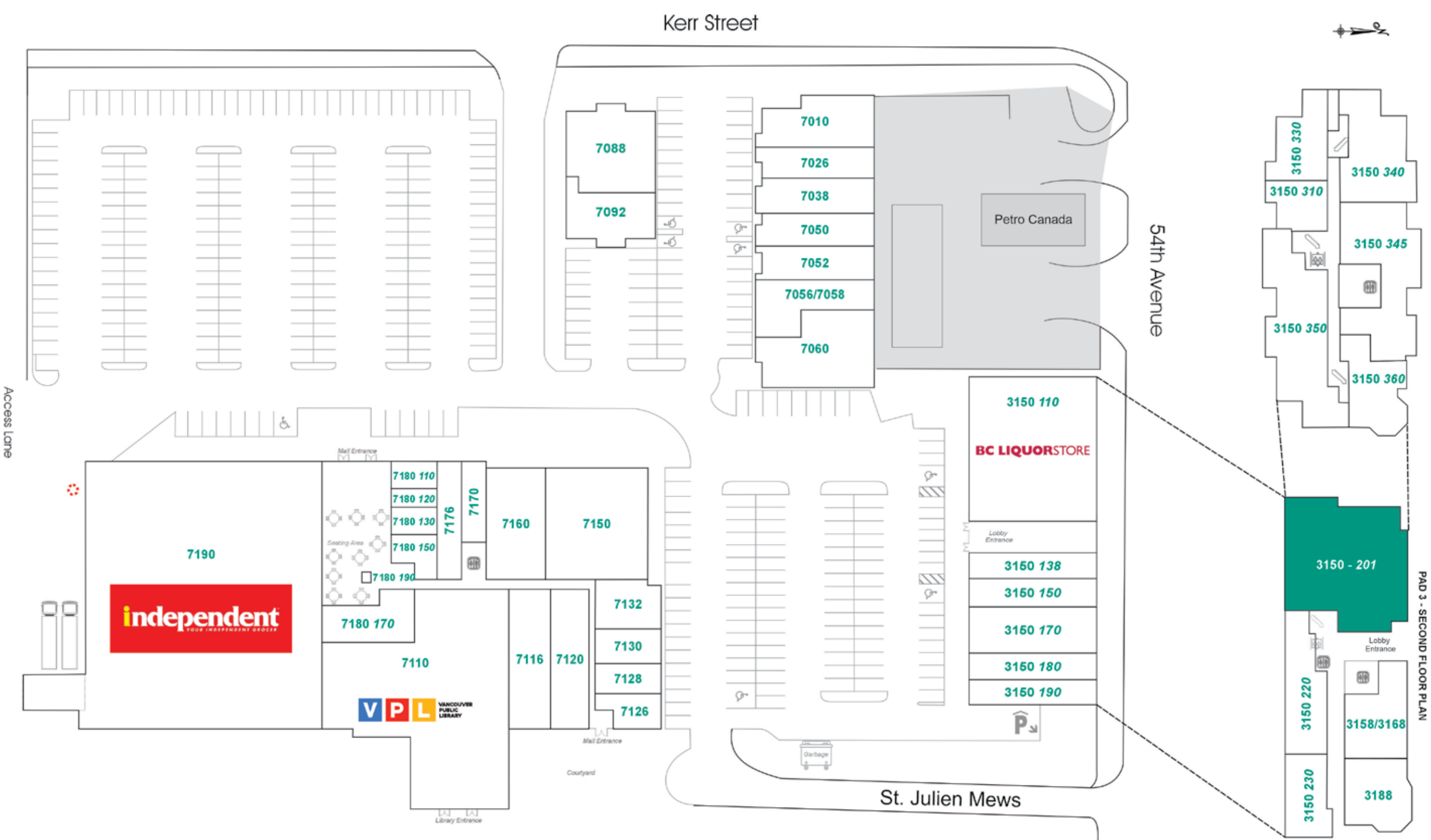
DEMOGRAPHICS



TRADE AREA (2025 ESTIMATES)

	DISTANCE	3 KM	5 KM
	FAMILIES WITH CHILDREN	46%	48%
	TRADE AREA POPULATION	159,818	334,766
	AVERAGE HOUSEHOLD INCOME	\$119,105	\$125,817

SITE PLAN AND TENANT DIRECTORY



UNIT	TENANT	SQ FT
3350 110	BC Liquor Store	6,243
3150 138	Champlain Eyecare Optometry	991
3150 150	Champlain Village Dental Centre	1,136
3150 170	Dollar Daze	1,972
3150 180	One Eighty Salon	972
3150 190	Champlain Animal Clinic	899
3150 201	Available	6,103
3150 220	Burgess Kilpatrick CPA	2,012
3150 230	Champlain Dental	1,084
3150 310	Dr. Cui - Acupuncture	910
3150 330	Champlain Chiropractic	1,271
3150 340	LifeLabs	2,002
3150 345	South Vancouver Neighbourhood House	2,842
3150 350	Collingwood Medical Centre (Available Fall 2026)	2,826
3150 360	MP Gregor Robertson	1,399
3158/3168	Generation Cannabis	1,517
3188	Dr. Wilson Li, GP	950
7010	Starbucks	1,500
7026	Omai Sushi	1,023
7038	Great Clips	1,053
7050	Pure Nail Bar	1,012
7052	Little Caesars	1,001
7058	Sen Pho + Cafe	1,431
7060	Kin's Farm Market	2,411
7088	54th Avenue Café	2,169
7092	A & W	1,246
7110	Vancouver Public Library	8,336

UNIT	TENANT	SQ FT
7116	Champlain Square Physiotherapy	1,624
7120	Coast Dental Centre	2,162
7126	Champlain Notary Public	811
7128	Adams Insurance	644
7130	MJ & Best Nutrition	756
7132	Champlain Cleaners	960
7150	Bank of Montreal	4,961
7160	Shoppers Drug Mart	3,137
7170	H & R Block	1,000
7176	Subway	1,463
7180 110	Tasty Wok	496
7180 120	Bubble Waffle Café	198
7180 130	West Coast Smokery Co.	572
7180 150	Bonnie's Bread	802
7180 170	lotto!	807
7180 190	Tec-Hut	150
7190	Your Independent Grocer	26,791



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Properties

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East 54th Avenue

Kerr Street