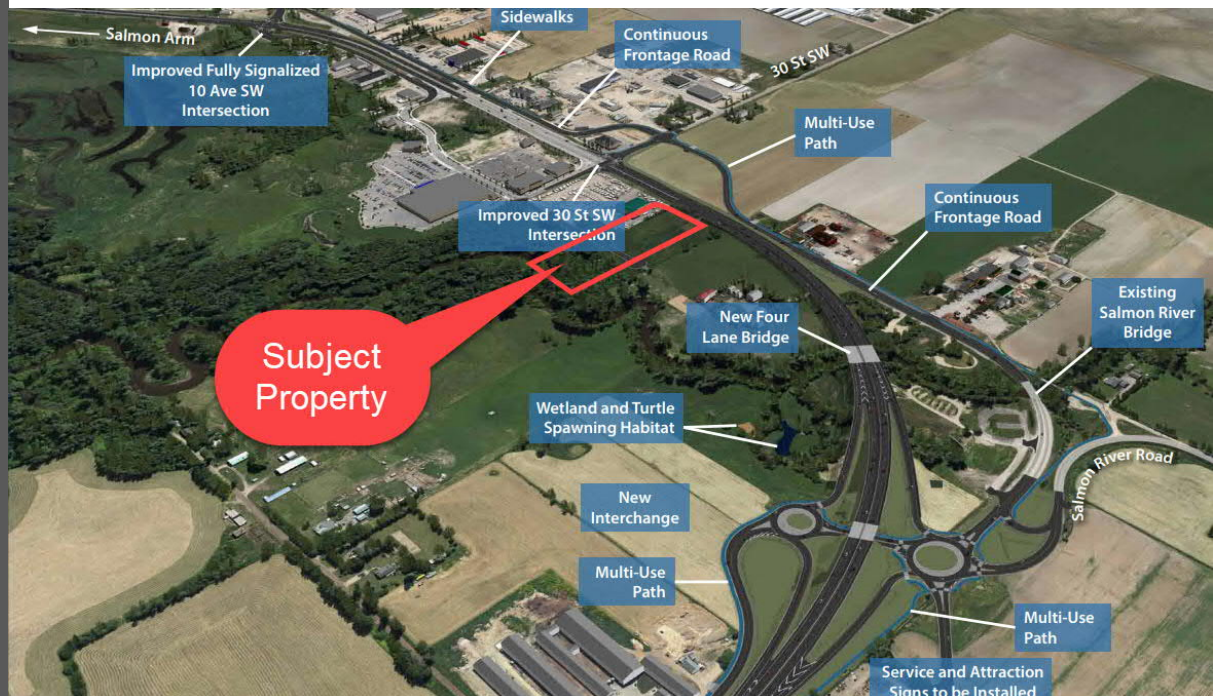


# Salmon Arm—Commercial Development Site

MIKE FOWLER  
604-241-4400  
mfowler@cancorp.com  
www.cancorp.com



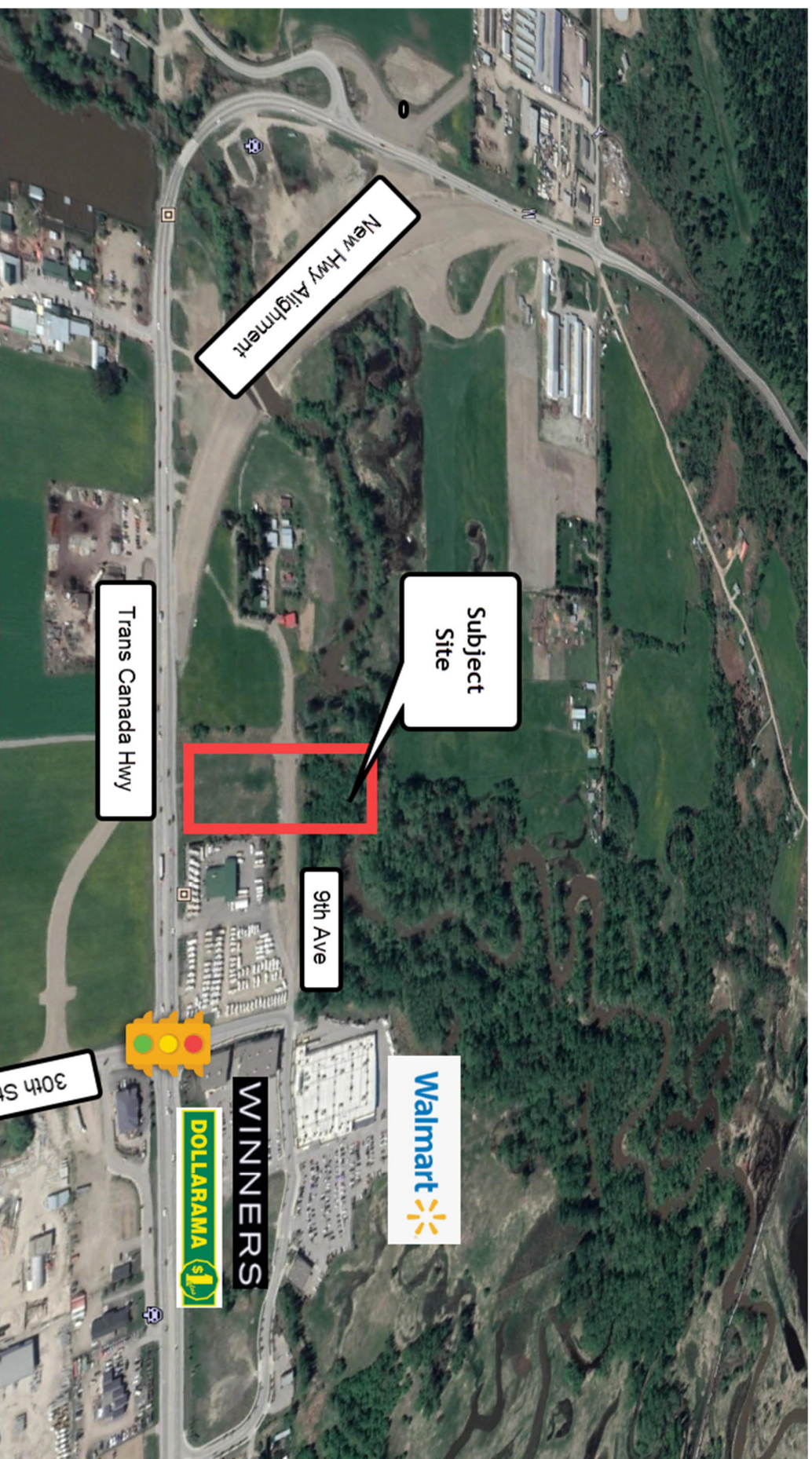
This Confidential Information Package has been prepared by Can. Corp. Properties Inc. ("CanCorp") for illustrative purposes only. The information contained herein does not purport to be all-inclusive or to contain all the information that an interested party may require for its purposes. The information on which this package is based has been obtained from various sources considered reliable however neither CanCorp nor any related party makes any representation, declarations or warranties, express or implied, as to the accuracy or completeness of this information or statements contained herein or otherwise. CanCorp expressly disclaims any and all liability for any errors or omissions in the package or any other written or oral communication transmitted or made available any third party. The information contained herein shall not be copied, reproduced or distributed, in whole or in part, to other parties at any time without the prior written consent of CanCorp..

**For further information or to submit a proposal, please contact:**



CAN. CORP. PROPERTIES INC.  
#128 - 6033 London Road  
Richmond, British Columbia  
604.241.4400

# 3191 Trans Canada Hwy Salmon Arm, BC

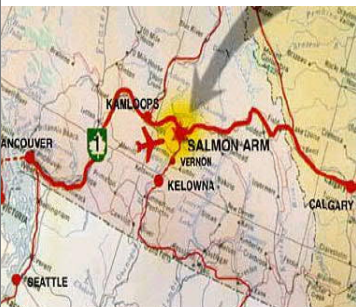




# Project Overview

Overview: The Lands comprise 5.5 acres of vacant land located next to the Country Camping RV Dealership which in turn is adjacent to the SmartCentres Wal-Mart Development on the Trans Canada Highway (aka 10<sup>th</sup> Avenue SW) in the beautiful community of Salmon Arm, British Columbia. 2.50 acres of the lands are currently zoned commercial and ready for development

The Subject site is located in the southwest quadrant of the City and consists of a rectangular shaped lot consisting of approximately 5.5 acres. Approximately 2.50 Acres of the subject lands are zoned C-3 Commercial with just over 300 feet of highway frontage.



## Salmon Arm Development Opportunity

### Property Description:

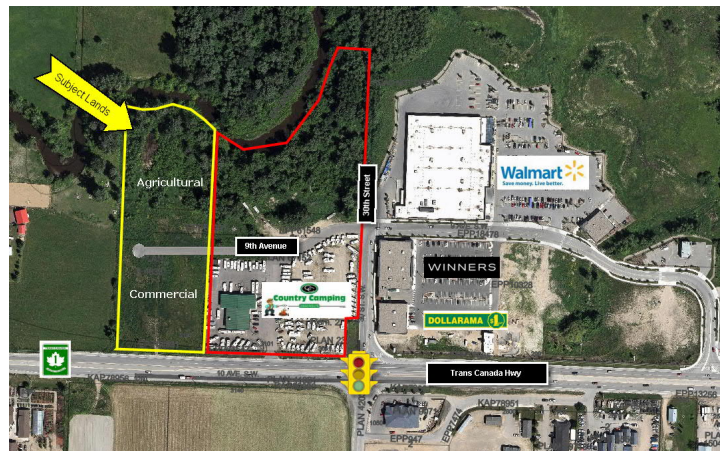
The land consists of approximately 5.5 acres of land within the City Boundary of which 2.50 acres consist of C-3 commercially zoned Highway frontage.

### Legal Description:

3191 10 Avenue SW:

Parcel Identifier: 012-521-884

That Part of Lot 8 outlined Red on Plan B4633; Section 16; Township 20; Range 10; West of the 6<sup>th</sup> Meridian; Kamloops Division Yale District Plan 312; Except Plan H401



The C-3 zoning is intended to accommodate commercial uses which are oriented towards vehicular traffic and require large areas of land for storage and/or display purposes and/or to accommodate large buildings. A copy of the zoning is included at the end of this overview.

The site is generally flat and it is anticipated that the front half of the site would be suitable for commercial retail development with the balance of the lands to remain vacant in the near term pursuant to Agricultural Land Reserve guidelines.

## Subject Property Description

### -Location:

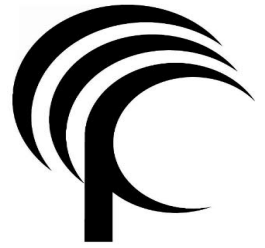
Salmon Arm is located on the Trans-Canada Highway 1 in the heart of the Thompson-Okanagan region of British Columbia at the southern tip of Shuswap Lake. The City is situ-

ated midway between Vancouver and Calgary (approximately 5.5 hours driving to each) and it is the commercial and geographic hub of a rapidly growing trading area in excess of 55,000. In addition, Salmon Arm is within

a one and a half-hour drive of two of the Thompson Okanagan's larger centres, Kamloops and Kelowna.



## Subject Property Summary



### Demographics

The Shuswap region is a stable area with employment being derived from health, education, forestry and manufacturing. Agriculture and construction are important along with tourism. Salmon Arm has current population of approximately 17,100. Between 2016-2017 Salmon Arm was the city that saw the largest population growth across all of BC at 9.3%

Strategically located at Junction 97 to the South Okanagan the City offers unparalleled transportation routes for shipping or travel. Salmon Arm also has an airport which services local charters and private planes with easy access to national airlines at Kamloops, 108 km (68 mi.) east of town, or Kelowna.

According to the 2016 Census, median household income for Salmon Arm was \$63,646 with a total of 7,460 households.

Traffic volumes have been determined by Ward Consulting Group. Peak evening Highway 1 traffic volumes are approximately 780 vehicles/hour eastbound and 940 vehicles/hour westbound for a two-way total of 1,720 vehicles. Traffic count data at the Ministry's counting station on Highway 1 shows a traffic growth rate of 3% per year between 1994 – 2001.

### Community Overview:

Salmon Arm is a city for families, that has all the amenities you are looking for. We boast a unique, picturesque downtown with draws tourists from around the world. With expansive arts and culture events, world-class wineries, twin-sheet arena, recreation centre and pool, hundreds of kilometres of hiking and biking trails, golf courses and of course houseboating and lake sports, there is something for everyone! Proximity to markets is among the City's many competitive advantages as it provides ready access to provincial, national and international marketplaces. People, products and services are easily moved into and out of Salmon Arm via the TransCanada Highway, CP Rail, Shuswap Regional Airport, nearby Kelowna International Airport and proximity to the Port of Vancouver and several United States border crossings. Salmon Arm's cost of living is notably lower than the nearby cities of Kamloops and Kelowna as well as the larger urban centres of Vancouver and Calgary, particularly in the categories of shelter, entertainment and household goods

Salmon Arm has been ranked as the best place to live in B.C. several times and in 2019 also listed as the sixth-best place to live in the entire country by Maclean's magazine. Salmon Arm took the top spot out of 60 B.C. communities that made the Maclean's list. According to the publication, the rank is based on wealth and the community's economy, affordability, population growth, taxes, commuting, crime, weather, access to health care, amenities and culture.

## Business Overview

Salmon Arm offers unlimited potential for successful new businesses establishments, whether in the manufacturing or the service sectors. The emergence and growth of many technology-based companies support Salmon Arm's traditional economic base comprised of forestry, agriculture and dairy farming, tourism and retail.

Salmon Arm boasts a stable manufacturing sector based on natural resources, particularly those dependent on the forestry sector. Salmon Arm offers numerous facilities suitable for business meetings, conferences and large gatherings. Facilities range in size from small meeting rooms to large theatre/ballroom sized facilities.

Agriculture and intensive livestock operations generate more than \$75 million worth of business in the region and employ a significant number of workers. Agri-Tourism has also become a rapidly expanding market for Salmon Arm and surrounding areas.

Tourism revenues for the CSRD are rising continuously every year. Room revenues have grown in excess of \$38 million annually according to the 2006 Census.

There is a vast variety of industries and labour options available within the Shuswap. High numbers are found in sectors such as Construction (6.8%), Manufacturing (11.7%), Food Services (9.3%), health Care (10.6%), Educational Services (7.6%) and Retail Trade (12.2%). These numbers reflect the booming manufacturing and tourist industries in the area.

## Transportation

Salmon Arm is strategically located between Calgary and Vancouver on the Trans Canada Highway, at junction 97 to the South Okanagan, thus readily providing access to the 300,000 residents of southern B.C.

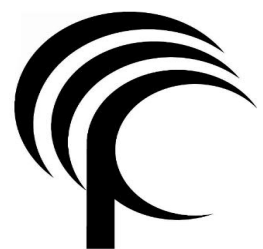
Kelowna is a short 1.5-hour drive away and offers an international airport providing direct flights to numerous cities in North America and Mexico. In 2006 the Kelowna airport had 1.226 million passengers pass through.

Kamloops Airport is also a 1.5-hour drive away, with a \$20 million expansion underway. This regional airport had 170,103 passengers in 2006.

The Shuswap Regional Airport at Salmon Arm offers local charters and private planes, private hangers, aviation classes and helicopter service.

## **Existing Businesses & Retail:**

Retail embraces over 900,000 square feet of total gross shopping space, with most establishments located downtown and in two full service convenient malls. As the community expands and given the additional infrastructure improvements that have taken place in the past five years, it is evident in Salmon Arm that there exists many opportunities in the area of retail expansion and growth.



The current list of retailers and shopping centres in the Salmon Arm market consists of the following:

Centenoka Mall: - 155,000 sq. ft. mall anchored by the Real Canadian Wholesale Club and Safeway. This mall has a good location on Highway 1 in downtown Salmon Arm. This mall provides trade area residents with their food, convenience and some comparison goods shopping needs. The mall is internal and the small shops are a mix of chains and independents.

Piccadilly Place Mall - 215,000 sq. ft. enclosed mall anchored by Save On Foods (Overwaitea) and Zellers. This mall is several blocks south of the Trans Canada Highway and the small stores are primarily independents. The library and a dental office add to the mix.

Shuswap Park Mall: small downtown shopping centre anchored by the local supermarket chain Askew's. The mall is approximately 20,000 sq. ft. and is an important anchor for downtown.

Downtown is tree lined and in summer the streets and lamp posts are festooned with flowers. The stores are all independents and all major financial institutions are represented. There are some new buildings and residential development is being encouraged. A strong push is on to continue the revitalization including the demolition of older buildings.

The Retail Analysis and study undertaken by the Economic Development Corporation and the Downtown Improvement Association in September 2003 identified an underserved demand for a number of retail opportunities from fashion and Home furnishings to sporting goods and food.



#### Schools:

Due to the prosperous manufacturing sector found within the Shuswap, more people hold diplomas and certificates in the skilled trades and practical college certificates than at the provincial level.

The North Okanagan-Shuswap School District (# 83) offers a total of 33 public schools, including elementary, middle, secondary and alternate schools. Schools are spread out throughout the region, offering accessible education throughout all communities. Salmon Arm has one private school, King's Christian School, offering kindergarten through grade 12. French immersion is offered in the form of early, late and enriched immersion programs. Five schools in the area offer French immersion at various levels.

Can. Cop. Properties Inc.



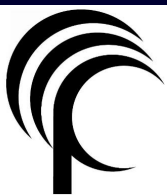
## Real Estate Development Opportunity

MIKE FOWLER

Can. Corp. Properties Inc  
604-241-4480  
mfowler@cancorp.com

This document/email has been prepared by Can. Corp. Properties Inc. for advertising and general information only. CanCorp makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Can. Corp. Properties excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.

**For further information or inquiries, please contact:**



CAN CORP PROPERTIES INC.  
#128 - 6033 London Road  
Richmond, British Columbia  
Canada V7E0A7

