



sicamous, british columbia

Gateway to Opportunity



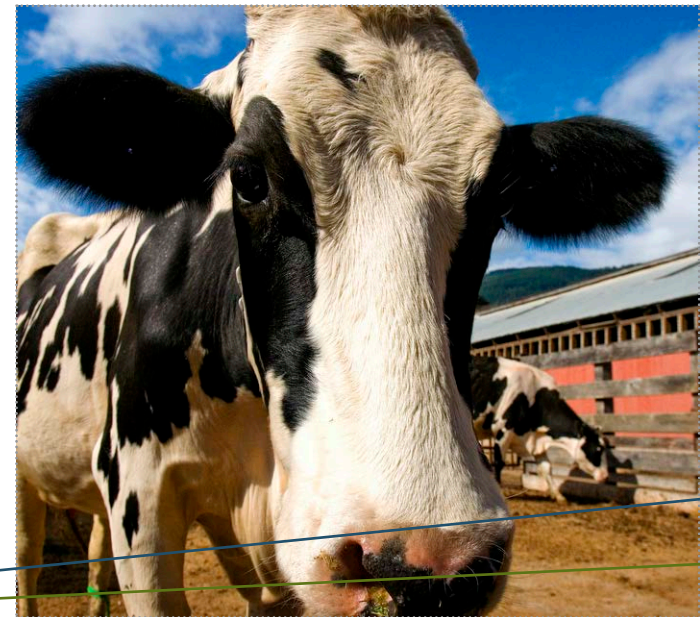
Parkland Shopping Centre is located at the Gateway to the Shuswap Lakes, Sicamous BC - the Houseboat Capital of Canada. With a local population of over 3000 and a regional population greater than 12,000. Parkland Shopping Centre is the only mall located within the community.





sicamous *past*

A small, gentle community once governed by the Columbia Shuswap Regional District (CSRD) offered a laid back atmosphere with residents mostly employed in the logging and mill industries, farming and tourism. Limited retail outlets and services could be found within the town centre.





sicamous *recently*

Sicamous (population 3,057) is situated along the shores of the Eagle River, Mara Lake, and Shuswap Lake, just west of the Canadian Rockies, midway between Vancouver and Calgary (480 km).

A relatively new municipality incorporated in 1989 - a bustle of activity has taken place in this once quiet community with developments along the waters' edge attracting many for its natural four seasons of outdoor activities.

In summer, the population of Sicamous swells exponentially as visitors flock to the area's lakes, waterways, and mountains for houseboating, fishing, hiking, and mountain biking. Winter sees an enthusiastic influx of visitors revved up for snowmobiling.

A growing population, lured by affordable living, aesthetically pleasing surroundings and the natural lifestyle it affords, have established a vibrant creative community in Sicamous.



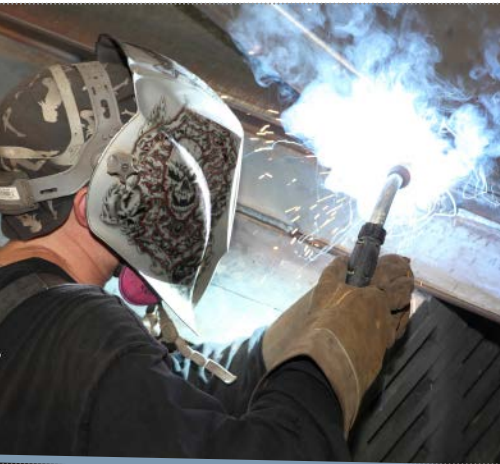


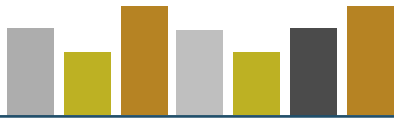
sicamous growth

A newly elected municipal council with a mandate to encourage and enhance community and economic development, Sicamous shows promise of becoming a popular growth area in British Columbia.

Recent investment in infrastructure including a new multi-million dollar water and waste treatment plant, along with recreational and commercial development will help support many of the newly developed residential and shoreline neighbourhoods.

Some key manufacturing businesses unique to the area have evolved into economic drivers and employers of a year-round skilled workforce, thereby expanding the local economy from one based heavily on seasonal tourism. These institutions are providing the central “amenities” for the needs of the expanding number of businesses and the services they require. In this sense, a new hub of economic development is emerging.





ground floor *opportunity*

PARKLAND SHOPPING MALL:

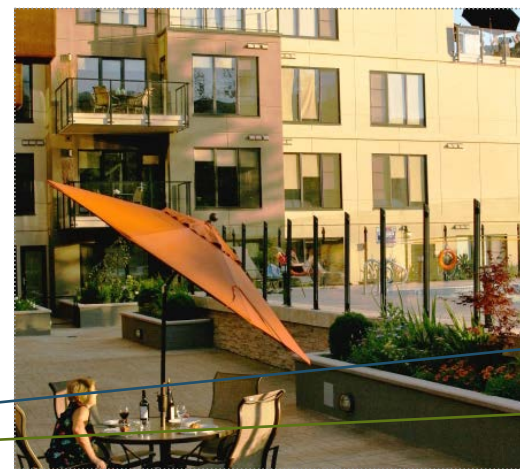
Located in the centre of Sicamous along Highway 97A, the main interchange to the South Okanagan and the Shuswap & Mara lake system bordering along the side of the Trans Canada Highway. Built in the late seventies, it is being revitalized into the new upcoming major centre of the community. The anchor tenant "The Bargain Shop" will soon become a Red Apple Store. The shopping mall is also home to Interior Health Community Support, an insurance brokerage, real estate offices and many others.

The community has opened the doors for our immediate requirements: a financial institute, grocery outlet, pharmacy, liquor retailer along with many other services to support the community's rapid growth with a prominent long term future.

We have immediate space to accommodate up to 5000 square feet to as little as 864 square feet, and are seeking new partners to complement our current mix of tenants to provide the best shopping and services experience in Sicamous.

reserve your space now!

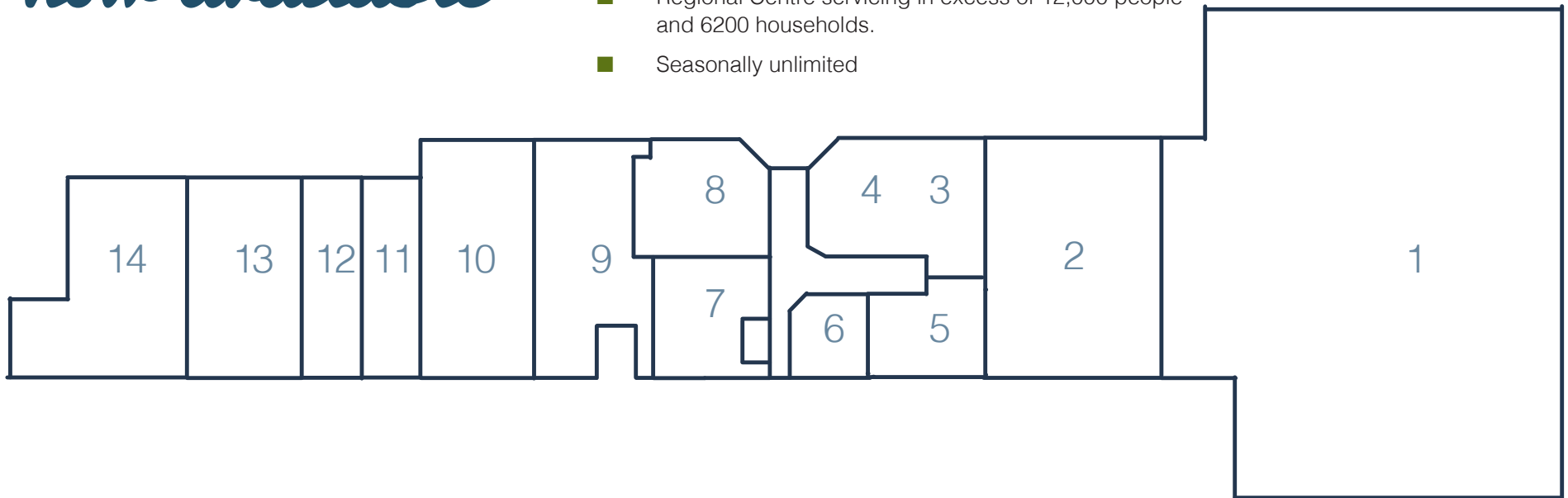
TEL | 250.804.3080
EMAIL | parklandsicamous@telus.net





lease space *now available*

- 32,000 sq. ft of open & enclosed mall anchored by The Red Apple Store
- Located on Highway 97A, in the heart of Sicamous, central to the seasonal and residential community
- One of the fastest growing markets in British Columbia.
- Regional Centre servicing in excess of 12,000 people and 6200 households.
- Seasonally unlimited



leasing inquiries

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location *highlights*

- Geographically positioned midway between Calgary and Vancouver, on the scenic Trans Canada Highway, in the Columbia Shuswap region of South Central British Columbia.
- Kelowna International Airport and Kamloops Airport are both less than 1.5 hour drive away
- Proven to be the next market of growth in British Columbia
- True four-season outdoor recreational opportunities including world-renowned snowmobiling, hiking, biking, nordic trails, golf, and water play.
- Residents and visitors to Sicamous enjoy a diverse, complex and unique setting. There is a range of urban and rural lifestyles and opportunities. Successfully providing all with a high quality of life through access to recreation opportunities, social and cultural activities and events. Quality balanced growth will be encouraged to take advantage of the region's human and natural resources, with an emphasis to maintain, enhance and build on our natural and manmade environment while being committed to unity and sustainability. Responsible government will balance environmental, social and economic values over the entire region. Added to this is a stable economy that is based on forestry, tourism, manufacturing and transportation sectors.



