

Aberdeen Village Centre

100% LEASED NEIGHBOURHOOD SHOPPING CENTRE ADJACENT TO THE
TRANS-CANADA HIGHWAY AND ABERDEEN MALL



1395
HILLSIDE
DRIVE,
KAMLOOPS,
BRITISH
COLUMBIA

The Offering

Jones Lang LaSalle Real Estate Services, Inc. ("JLL") is pleased to present the opportunity to acquire a 100% freehold interest in Aberdeen Village Centre, a fully occupied neighbourhood shopping centre located at 1395 Hillside Drive in Kamloops, BC (the "Property" or "Offering"). The Property features 103,788 square feet of retail area across an expansive 8.78-acre site with prime frontage and visibility onto Kamloops' major highway connector, the Trans-Canada Highway.

The Property benefits from its long standing national brand tenancies with a diverse roster of large format users including Staples, PetSmart, Indigo, and Mark's. Complementary CRU users such as BFL Canada, Moores, Sally Beauty Supply, Oxygen Yoga, and Pharmasave benefit from the strong traffic flowing through the centre with strong mark-to-market rents being observed on recent renewals.

Overall, national and regional tenants occupy 88.4% of the gross leasable area and contribute 84.9% of the in-place base rent. The stability of the centre is further demonstrated by a high historical occupancy rate and an average tenancy length of 14.9 years (un-weighted) and 19.4 years when weighted by GLA.

The Property holds an unrivaled retail location in Kamloops, BC's 7th largest metropolitan area with a total trade area of 127,846 people. Its strategic positioning along the Trans-Canada Highway and Hillside Drive provides exceptional visibility and seamless regional connectivity, benefiting from exposure to over 28,000 vehicles per day. The Property anchors the area's dominant retail hub, situated alongside major destinations like Aberdeen Mall, Canadian Tire, and Costco. It also benefits from a substantial daytime population, with proximity to Thompson Rivers University and Southgate Industrial Park, which together account for over 16,000 students and workers.



INVESTMENT HIGHLIGHTS

103,788 square feet of optimally configured retail space on an 8.78-acre site with efficient layout and strong curb appeal

100% occupied by institutional-quality tenants featuring a premium mix of national and regional retailers

Exceptional income stability with notable tenancy tenure and 84.9% of base rent derived from creditworthy national and regional operators

Prime location within Kamloops' primary retail corridor offering superior market positioning and customer draw

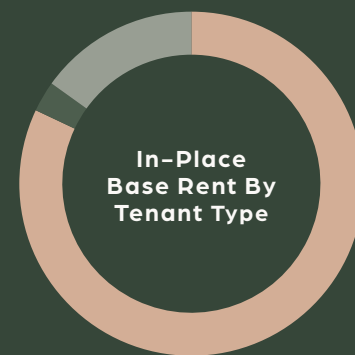
Outstanding visibility and access with prominent Trans-Canada Highway exposure driving consistent retail traffic

Compelling demographic growth supported by expanding population and strengthening retail fundamentals in the trade area

82.0%
National

2.9%
Regional

15.1%
Local



ABERDEEN MALL
450,000+ sf enclosed
grocery-anchored shopping centre

FRESH ST MARKET BEST BUY CINEPLEX
SEPHORA SPORT CHEK Marshalls

TRANS-CANADA HIGHWAY

HILLSIDE DRIVE

PACIFIC WAY

Westland Insurance
CANADIAN TIRE NU LEAF market

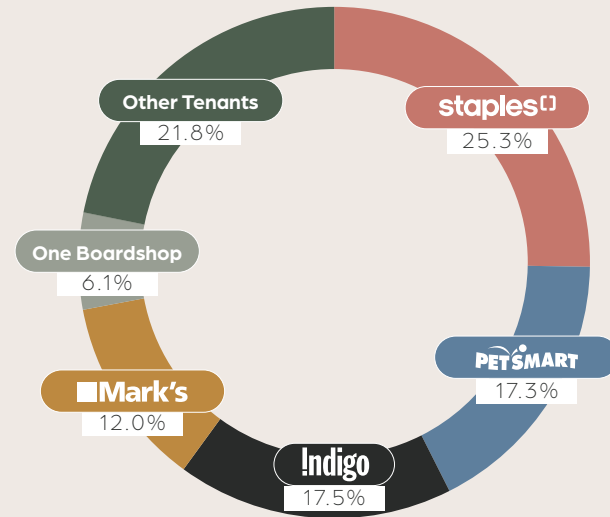
Site Context

SALIENT DETAILS	
ADDRESS	1395 Hillside Drive, Kamloops, BC
PID	024-262-340
LEGAL DESCRIPTION	Lot A Section 36 Township 19 Range 18 West of the 6th meridian Kamloops Division Yale District Plan KAP62869
SITE AREA	8.78 acres (382,457 square feet)
YEAR BUILT	1999
PARKING	423 Stalls - (4.08 / 1,000 sf)
ZONING	C5 (Shopping Centre Commercial)
OCP DESIGNATION	Aberdeen Town Centre
GROSS LEASABLE AREA	103,788 square feet
OCCUPANCY (AS OF MAY 1, 2026)	100%
WALT	4.7 Years
MAJOR TENANTS	Staples, PetSmart, Indigo, and Mark's
FINANCING	Available Clear Title

PROPERTY DESCRIPTION

Constructed in 1999 and comprised of 103,788 square feet of gross leasable area, Aberdeen Village Centre is a standout retail asset due to its inviting storefronts and major tenant retailer appeal. The Property is comprised of 5 individual buildings ranging in size from 6,343 to 56,645 square feet. The buildings have been constructed around the perimeter of the Property, with 15 tenants fully occupying the rentable area. 423 parking stalls (4.08 per 1,000 square feet) fill the central area of the lot. The Property sits on a natural slope away from the Trans-Canada Highway, and was flattened as part of the construction process allowing for easy ingress/egress to the shopping centre from 3 main entrances.

GLA by Tenant



Location Highlights

Aberdeen Village Centre offers a strategic location in Kamloops in a dominant regional retail node anchored by Aberdeen Mall, Costco, and Canadian Tire and fronting Trans-Canada Highway

Unrivaled Retail Location in the Kamloops Market: Prime positioning along the Trans-Canada Highway and Hillside Drive provides seamless connectivity to downtown Kamloops, Thompson Rivers University, and the greater Kamloops region.

Dominant Regional Retail Hub: Strategically anchored by major destinations including Aberdeen Mall, Canadian Tire, Costco, and Cascades Casino, establishing this location as the area's premier retail node.

Exceptional Accessibility: Multiple entry points via Pacific Way and Hillside Drive, as well as a signalized access for optimal traffic flow and customer convenience.

High Visibility Exposure: Outstanding visibility along the Trans-Canada Highway captures significant daily traffic volumes, maximizing brand exposure and customer awareness.

Substantial Daytime Population: Immediate proximity to Southgate Industrial Park and Thompson Rivers University delivers access to over 16,000 daytime workers and students, creating a robust customer base throughout business hours.

Kamloops CMA Demographic Highlights

127,846

2025 Total Population

8.4%

2025 - 2035 Population Growth

7th

Largest CMA in BC

\$132,035

2025 Avg. Household Income



TO MERRITT / LOWER MAINLAND

TO TRU

TO SALMON ARM / REVELSTOKE / CALGARY

COSTCO WHOLESALE

CANADIAN TIRE

CASCADES CASINO

ABERDEEN MALL

FRESH MARKET

CINEPLEX ODEON

HOLIDAY INN

COAST HOTEL & CONFERENCE CENTRE

WINGATE BY WYNDHAM

DAYS INN

THE HUE HOTEL

HYATT PLACE UNDER CONSTRUCTION

QUALITY INN

SUPER 8 BY WYNDHAM

RIDGEWAY INN

FAIRFIELD BY MARRIOTT

HAMPTON INN

TRAVELODGE

Aberdeen Village Centre

+/-28,000 VEHICLES/DAY

DRIVE TIMES	
Thompson Rivers University (TRU)	5 min
Downtown Kamloops	10 min
Royal Inland Hospital	10 min
Kamloops North Shore	10 min
Kamloops International Airport	20 min



Price & Offer Process

Aberdeen Village Centre is offered for sale without a formal asking price. All prospective purchasers are encouraged to contact the Exclusive Advisors for pricing and offer submission guidelines.

Exclusive Advisors

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