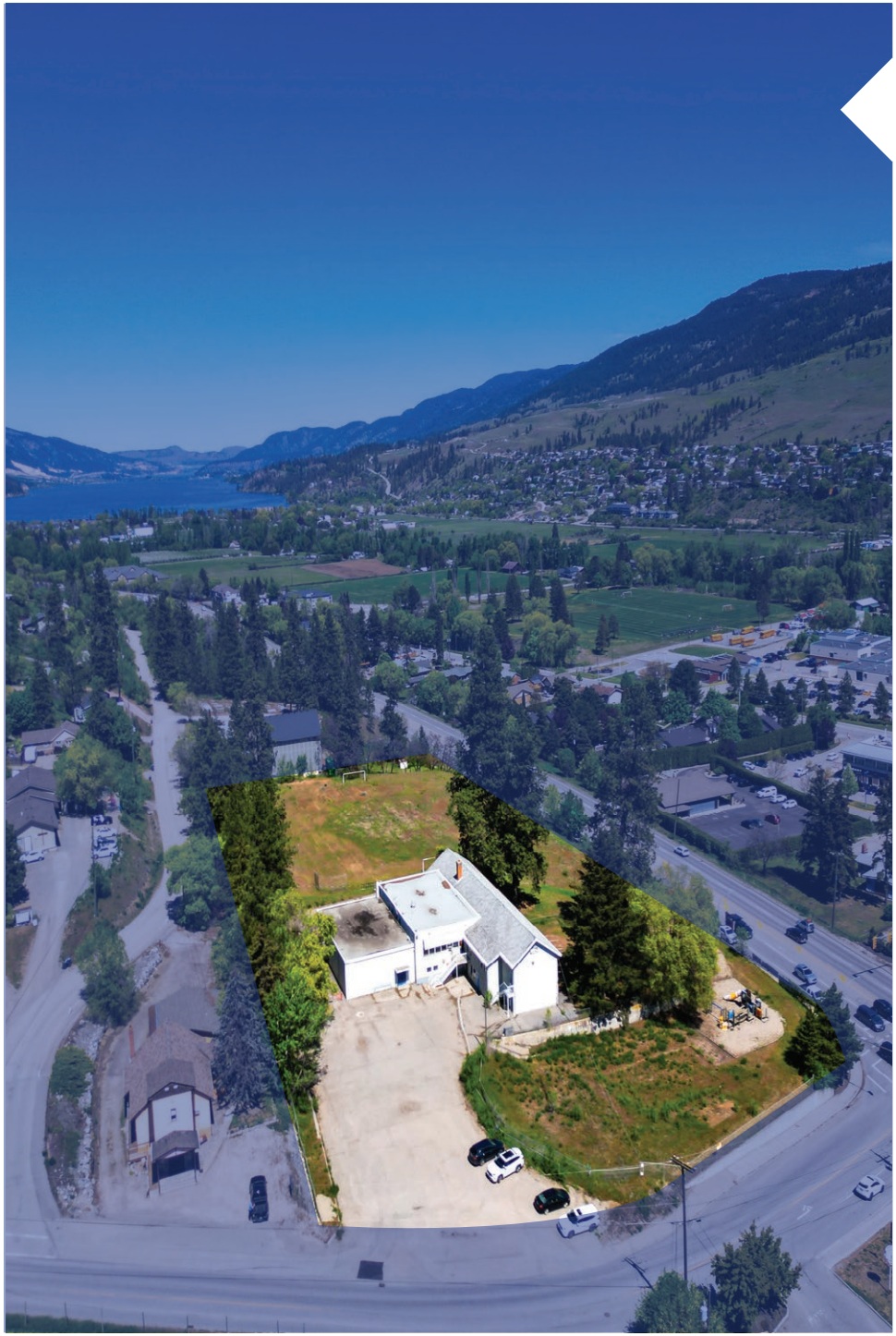


NOW PRE-LEASING

BERRY ROAD MARKET

3130 BERRY ROAD, LAKE COUNTRY, BC

GROCERY-ANCHORED SHOPPING CENTRE



PROPERTY FEATURES

LOCATION
Minutes to Kelowna Airport, Vernon & a variety of amenities

ANCHOR
Pending national grocer driving daily traffic

SUPPLY
Limited new retail in Lake Country

EXPOSURE
830+ FT of Hwy 97 frontage

CONNECTIVITY
Convenient access from lit intersection directly off Hwy 97

PARKING
3.5 stalls per 1,000 SF

THE NUMBERS

SIZE
±3.63 Acres site
±49,655 SF retail GLA

OCCUPANCY
Est. Q4 2027/Q1 2028

UNIT SIZES
From ±1,000 SF up to ±8,300 SF

RENTAL RATES
Contact listing agents

Centrally located in rapidly growing Lake Country, this 3.63-acre grocery-anchored development will deliver approximately 50,000 SF of new retail space in a high-demand trade area.

With over 830 feet of Highway 97 frontage and exposure to 55,000+ vehicles per day, the site offers exceptional visibility and strong regional draw. Units range from 1,000 SF up to 8,300 SF with convenient access from a controlled intersection directly off Highway 97.

With extremely limited retail supply in Lake Country these opportunities are sure to lease up quickly. Contact listing agents for more details.

SITE PLAN


CRU-2
11,217 SF
CRU-3
3,100 SF
CRU-3
8,335 SF
CRU-4
NATIONAL GROCER
PENDING
27,000 SF
NEWENE ROAD
BERRY ROAD
HWY 97
PROPERTY LINE
RETAINING WALL
ACCESS RAMP
TRANSFORMER
GARBAGE ENCLOSURE
CART CORRAL
LOADING AREA
SERVICE RAMP
PEDESTRIAN ACCESS
PILON SIGN


SIGN


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Berry Road
Hwy 97


To Kelowna International Airport 8 mins
Lake Country Sk8 Park
Winfield Arena
Ellison Lake
Winfield Plaza
George Elliot Secondary
Creekside Theatre
Controlled Intersection
IGA Grocer
Lake Country Town Centre
HS Grenda Middle School
BC Liquor
Domino's Pizza
Buster's Pizza
Dairy Queen
L'Isola Bella Bistro
Lake Country Library
Lake Country Municipal Hall
Berry Road
Subject Property
Highway 97
To Vernon 24 mins

LAKE COUNTRY AT A GLANCE

Lake Country is one of the Okanagan's fastest-growing communities, positioned between Kelowna and Vernon along Highway 97. With limited new commercial development and continued residential expansion, the area presents a rare opportunity for retailers seeking early positioning within an undersupplied market.

DEMAND DRIVERS

HISTORY
Incorporated in 1995 through the amalgamation of Winfield, Oyama, Carr's Landing, and Okanagan Centre.[1]

COMMERCIAL CORE
Highway 97 serves as Lake Country's primary retail corridor, supporting neighbourhood-serving commercial activity.[2]

HIGHWAY ACCESS
Highway 97 provides direct connectivity between Kelowna and Vernon, with approximately 55,000+ vehicles per day.[3]

RESIDENTIAL DENSITY
Population increased from 15,817 (2021) to an estimated 18,000+ (2023), reflecting continued residential growth.[4]

DEMOGRAPHICS
Population: 18,000+
Median Household Income: ~$97,000[5]



Sources:

[1] District of Lake Country – Municipal History & Incorporation Records;

[2] District of Lake Country Official Community Plan (OCP);

[3] BC Ministry of Transportation & Infrastructure – Traffic Data Program (AADT), Hwy 97

[4] Statistics Canada – 2021 Census Profile & BC Stats – 2023 Sub-Provincial Population Estimates

[5] Statistics Canada – 2021 Census Profile (District of Lake Country)

VENTURE COMMERCIAL

Let's chat.

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