



FOR LEASE
HIGH PROFILE RETAIL ENDCAP UNIT W/ DEMISING OPTIONS
#3-2090 HARVEY AVENUE
KELOWNA, BRITISH COLUMBIA



PROPERTY FEATURES



SIGNAGE

High profile signage on Harvey Avenue



LOCATION

Centrally located kiddy corner to Orchard Park Mall



PARKING

Ample onsite parking



ZONING

CA1 - Core Area Mixed Use

THE NUMBERS



SIZE

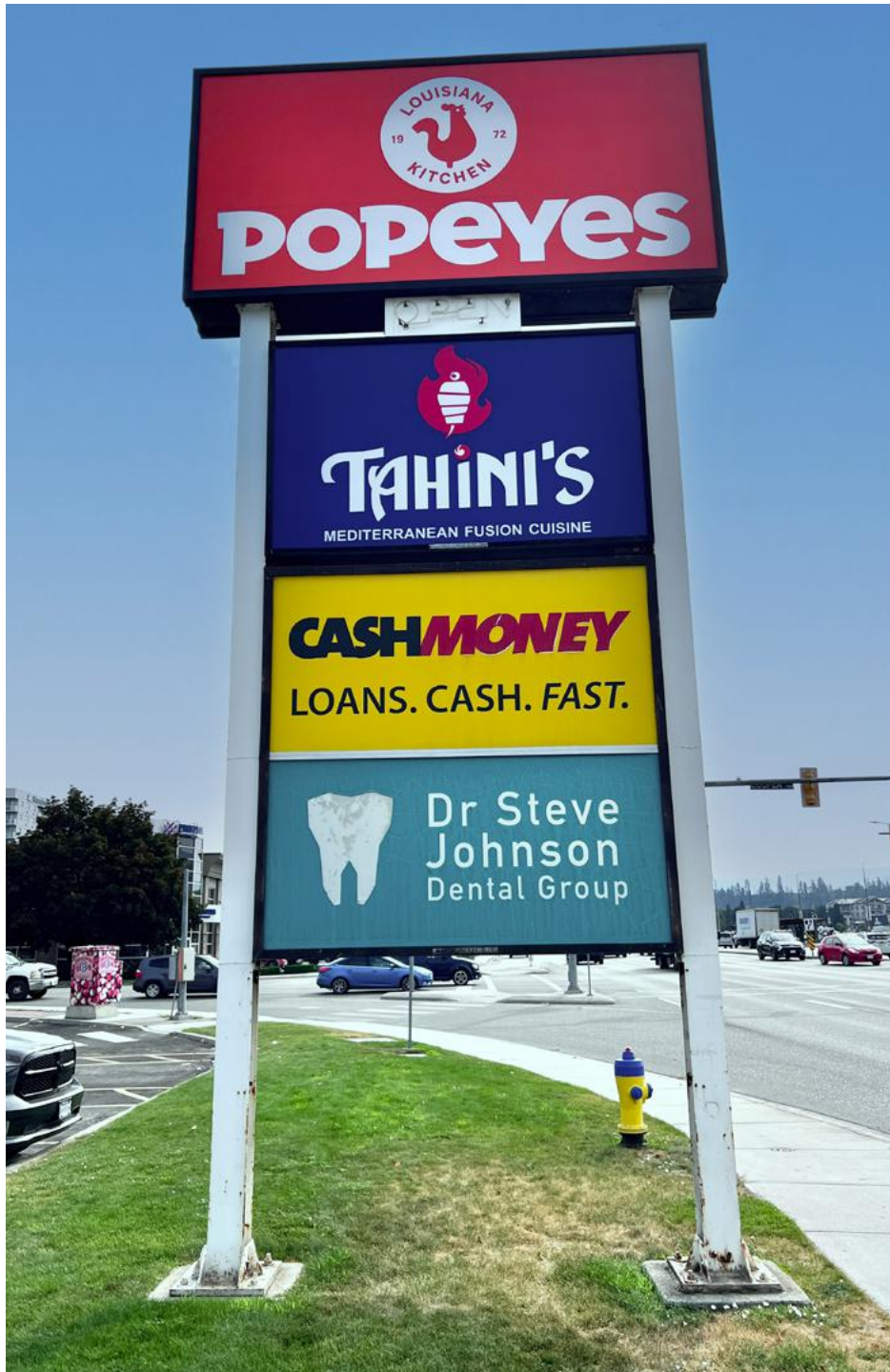
1,849 +/- SF
2x approx. 925 SF



PRICE

Base Rent: \$55-\$57/SF
Est. NNN: \$13/SF

High-profile retail endcap opportunity coming available for lease in Q1 2025. Located at Unit 3-2090 Harvey Ave, this prime retail unit sits at the bustling intersection of Harvey Ave and Cooper Rd, just across from Orchard Park Mall. This space offers approximately 1,849 sq. ft. of rentable area and is zoned for a variety of retail and service uses. Location doesn't get much better than this, with convenient access from Harvey Ave, Cooper Rd, and Enterprise Rd, along with ample onsite parking and excellent signage exposure. Neighbours include the new Tahini's Middle Eastern Food, Popeye's Louisiana Kitchen, and Steve Johnson Dental Group. The current layout features two large open reception areas, a staff room with a kitchenette, a private office, and an in-suite washroom.



AMENITIES

SHOPPING

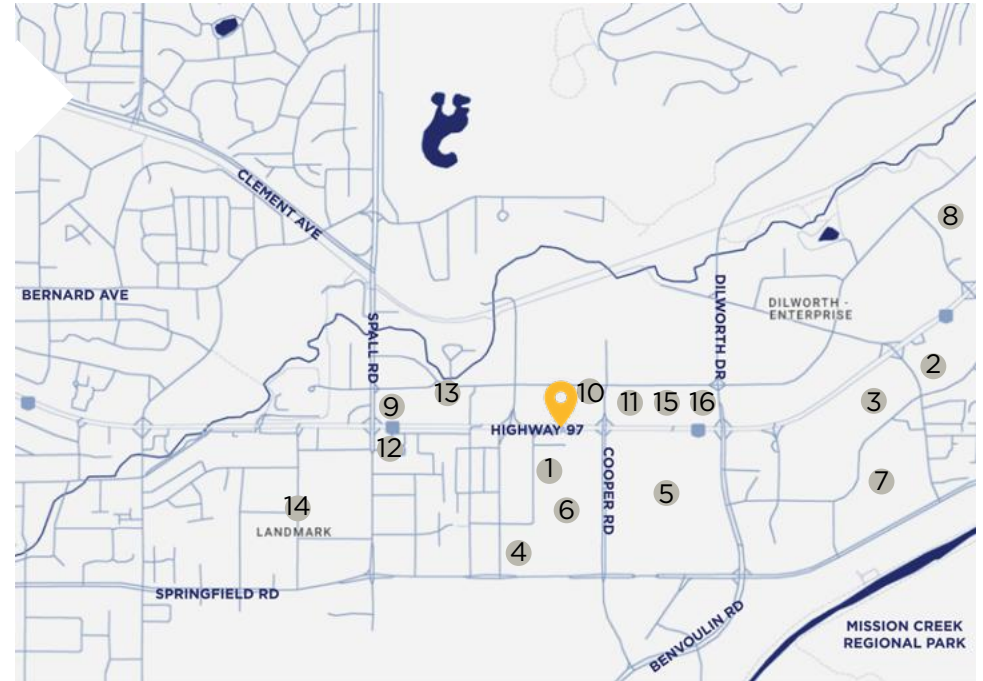
1. Save On Foods
2. Canadian Tire
3. Staples
4. Winners
5. Orchard Park Mall
6. Orchard Plaza
7. Costco Wholesale
8. Walmart
9. London Drugs

RESTAURANTS/QSR

10. Moxies
11. McDonalds
12. Tim Hortons
13. Starbucks

BUSINESS/HOSPITALITY

14. The Landmark District
15. Sandman Hotel
16. Ramada Hotel



THE COMMUNITY

Highway 97 is the main connector throughout the entire city of Kelowna. Centrally, you'll find the Landmark District and Dilworth Mountain area both easily accessible from the highway. This area is rich in amenities whether you're looking to eat at a nice restaurant, grab a coffee, go for a workout, do some shopping or stay at a hotel - this area has you covered. In addition, you can visit Mission Creek Regional Park if you're looking to escape the city hustle and bussle. In the warmer months, this area is home to the Kelowna Farmers' and Crafters' Market.



Let's chat.

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