



Phase 1 & 2
Industrial & Retail Units
Available Immediately!

Phase 3 Retail Underway!

Silver Star Road

FOR LEASE

RETAIL & INDUSTRIAL OPPORTUNITIES AVAILABLE

**SILVER STAR GATEWAY
BUSINESS PARK**

5000 SILVER STAR ROAD, VERNON, BC



PHASE 1 & 2: INDUSTRIAL PROPERTY FEATURES



SIZE

2,560 SF - 5,560 SF
Larger spaces available,
slab steps apply



DRIVE TIMES

50 mins to DT Kelowna
37 mins to Kelowna
International Airport



UNIT CONDITION

Units built out or ready
for customization



ZONING

INDL - Light Industrial
Industrial & Retail Uses



PARKING

Ample parking:
1 stall / 574 SF



CEILING HEIGHT

24' Clear



LOADING

12' W x 14' H front grade
level loading on each
unit



AVAILABILITY

Immediate occupancy

THE NUMBERS



PRICE

Base Rent: \$16.50/SF
Phase 1 NNN: \$4.70/SF
Phase 2 NNN: \$4.43/SF



INCENTIVES

Incentives available,
contact listing brokers

The first 2 phases of this 3-phased development are complete with leasing opportunities remaining starting at 2,560 SF. Zoned INDL - Light Industrial under the City of Vernon's recently updated land use bylaw, this property permits a wide range of industrial, retail, food & beverage, and service uses. Boasting a total of more than 115,000 SF of commercial space, Silver Star Gateway Business Park is already home to various tenants such as EMCO, National Seating Mobility, Polar Battery, and Sky Volleyball with exciting new industrial & retail tenants coming shortly, including Vernon's newest McDonald's sure to draw significant traffic and attention to the centre! Contact listing agents for more details on available and upcoming units, as well as incentive packages!



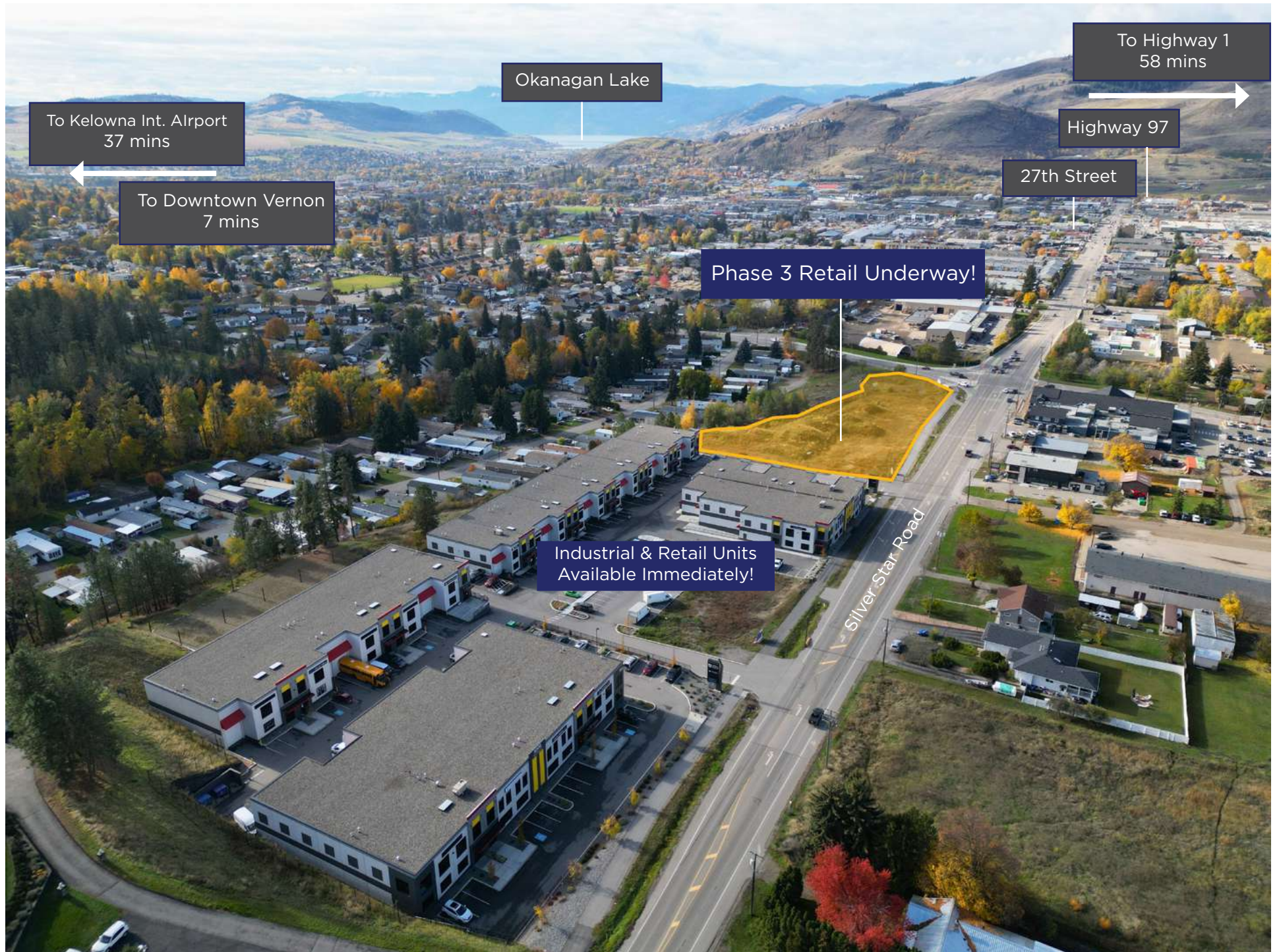
5000 SILVER STAR ROAD, VERNON, BC





PHASE 2: 5000 SILVER STAR RD. FLOOR PLAN

UNIT #	TOTAL SF	AVAILABILITY	UNIT #	TOTAL SF	AVAILABILITY
#301	2,560 +/-	For Lease	#309	2,780 +/-	For Lease
#302	2,780 +/-	For Lease	#310	2,780 +/-	For Lease
#303	2,780 +/-	Leased	#311	2,780 +/-	Leased
#304	2,780 +/-	Leased	#401	3,217 +/-	Leased
#305	2,780 +/-	For Lease	#402	2,234 +/-	Leased
#306	2,780 +/-	For Lease	#403	2,234 +/-	Leased
#307	2,780 +/-	For Lease	#404	2,981 +/-	Leased
#308	2,780 +/-	For Lease	#405	9,564 +/-	Leased



To Kelowna Int. Airport
37 mins

To Downtown Vernon
7 mins

Okanagan Lake

To Highway 1
58 mins

Highway 97

27th Street

Phase 3 Retail Underway!

Industrial & Retail Units
Available Immediately!

Silver Star Road

5000 SILVER STAR ROAD, VERNON, BC

PHASE 3: RETAIL PROPERTY FEATURES



SIZE

Up to 17,000 SF



LOCATION

Gateway to Silver Star mountains & foothills



SIGNAGE

High exposure pylon and building signage



OCCUPANCY

Slated for Q4 2025



PRICE

Contact listing agents



ZONING

CMUB - Commercial Mixed-Use: Business



PARKING

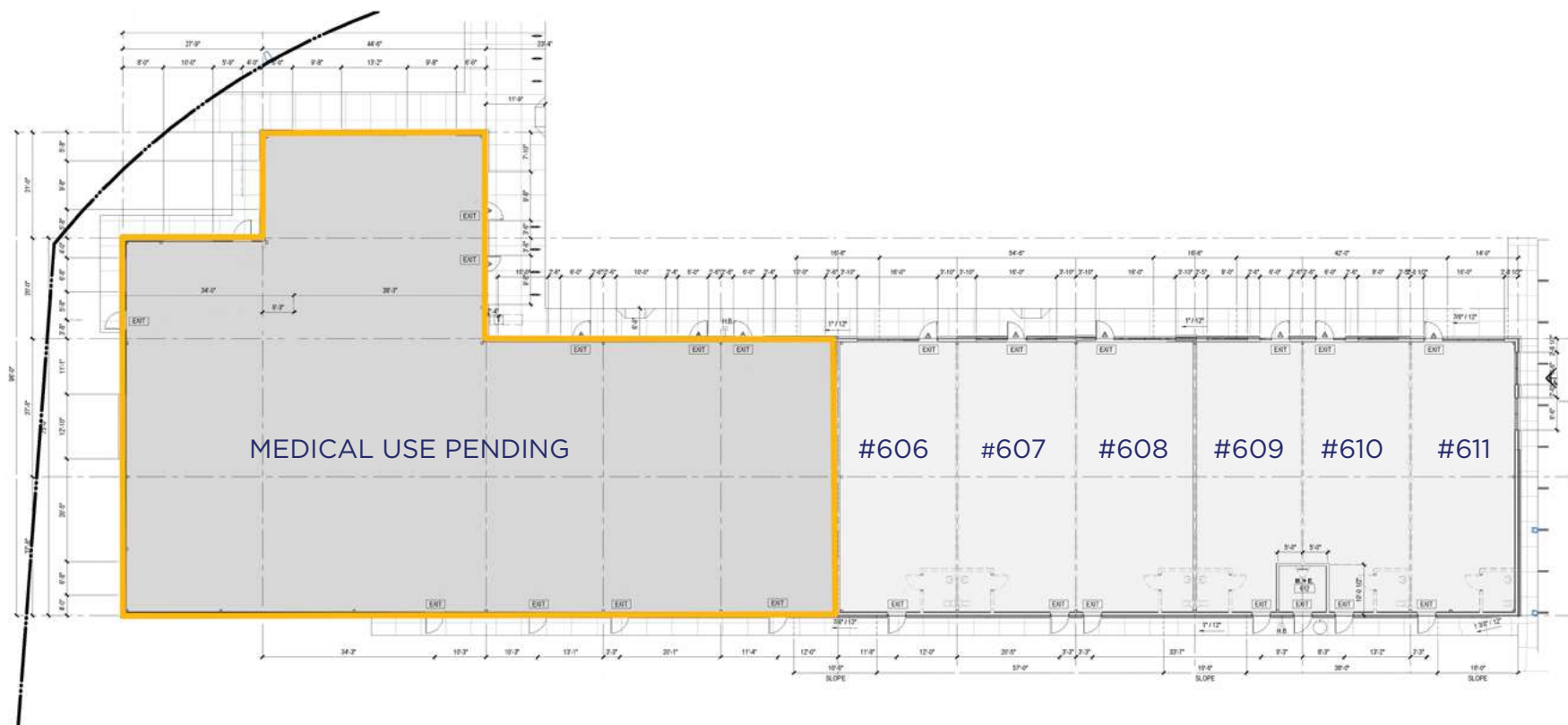
Ample parking:
4 stalls / 1,000 SF



ANCHOR TENANTS

McDonald's and EMCO





Anchored by a new McDonald's slated to open in 2025, Phase 3 offers retail units of approximately 1,100 square feet and up. Situated on bustling Silver Star Road, it has exceptional visibility, convenient customer access, and ample parking. All available retail spaces are located between a standalone McDonald's and a pending, large-scale medical tenant, benefitting from steady traffic flow brought to the site by these anchor tenants. Prominent building and pylon signage opportunities available for all tenants. Silver Star Gateway Business Park is Vernon's largest and most modern mixed-commercial centre. Contact listing agents for more details on pricing and demising options!

PHASE 3: RETAIL SPACE AVAILABLE

UNIT #	TOTAL SF	AVAILABILITY
#601	10,256 +/-	PENDING
#606	1,309 +/-	AVAILABLE
#607	1,309 +/-	AVAILABLE
#608	1,309 +/-	AVAILABLE
#609	1,138 +/-	AVAILABLE
#610	1,138 +/-	AVAILABLE
#611	1,184 +/-	AVAILABLE

COMMUNITY FEATURES



Diversified and educated workforce



Pro-business city council



Regional population over 100,000



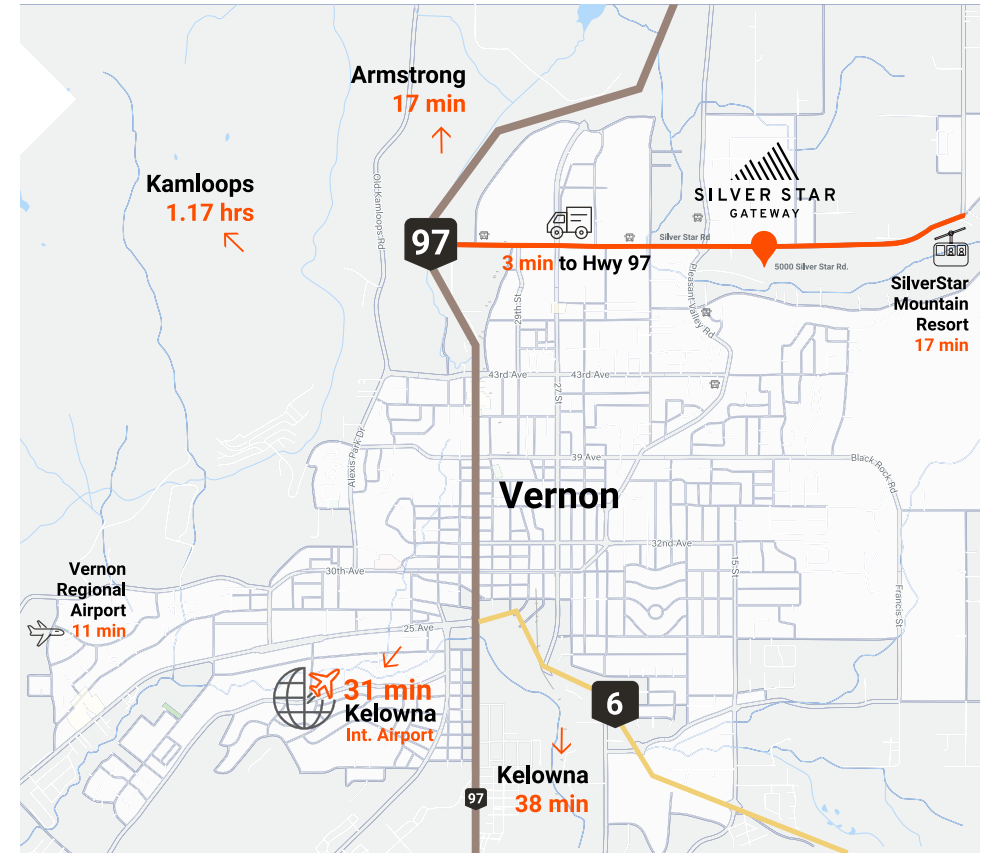
Location population of 49,000



Average income over \$65,000



Year-round recreational activities



THE AREA

Silver Star Gateway Business Park is the largest and most modern of its kind in Vernon and is only two minutes away from the city's downtown core. Its strategic location is close to public transit routes, Highway 97, biking and walking trails and Vernon's Okanagan College. This new development with low traffic congestion makes for the perfect alternative to the busy city of Kelowna, being only 31 minutes from the Kelowna International Airport and 47 minutes from Downtown Kelowna.



Let's chat.

JASON WILLS

PERSONAL REAL ESTATE CORPORATION

jason.wills@venturecommercial.ca
250.300.5477

LEE LEVERING

PERSONAL REAL ESTATE CORPORATION

lee.levering@venturecommercial.ca
250.258.9430

KYLE MAYNER

kyle.mayner@venturecommercial.ca
250.808.7195

Venture Commercial was born from a competitive vision to reimagine and elevate the practices of commercial real estate. Our clients benefit from the expertise of one of the largest commercial real estate brokerages in the Okanagan and the flexible, collaborative and creative representation of a boutique real estate firm.

Our highly driven team is dedicated to building longstanding relationships and uncovering opportunity for our clients. As industry leaders, we aim to guide you through the process with wisdom, fairness and transparency every step of the way. Success for us is not the next commission; rather, it is defined by establishing partnerships throughout the complete life cycle of our client's business.

This document/email has been prepared by Venture Commercial, a division of Venture Realty Corp., for advertising and general information only and 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.

We assume that the property is free of any environmental condition that would negatively impact the market value of the property. Unless otherwise stated, we have not performed a review of title, nor any encumbrances that appear on title. We are not Lawyers, nor Accountants and thus are not qualified to provide legal or accounting advice.

Any interested party should undertake their own inquiries as to the accuracy of the information. Venture Commercial and Venture Realty Corp. exclude 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. This publication is the copyrighted property of Venture Commercial, a division of Venture Realty Corp. and /or its licensor(s).