



CABAN

PANDOSY VILLAGE, GYRO BEACH

COMMERCIAL OWNERSHIP OPPORTUNITIES

**CABAN BY CRESSEY**

PANDOSY VILLAGE, KELOWNA, BC

NOW COMPLETE - AVAILABLE IMMEDIATELY





# CABAN RETAIL FEATURES



**LOADING BAYS**  
Two available



**WASTE DISPOSAL**  
Dedicated commercial  
garbage & recycling  
room



**GAS & WATER**  
Individually metered



**INTERNET**  
Wired for fibre optic



**ELECTRIC**  
Min. 100 Amp panel



**HEATING &  
COOLING**  
1 tonne per 350 SF



**SPRINKLERS**  
Fully sprinklered



**AVG. HOUSEHOLD  
INCOME**  
\$108,814



**CEILING HEIGHTS**  
15' ceilings



**PATIOS**  
Available for select units



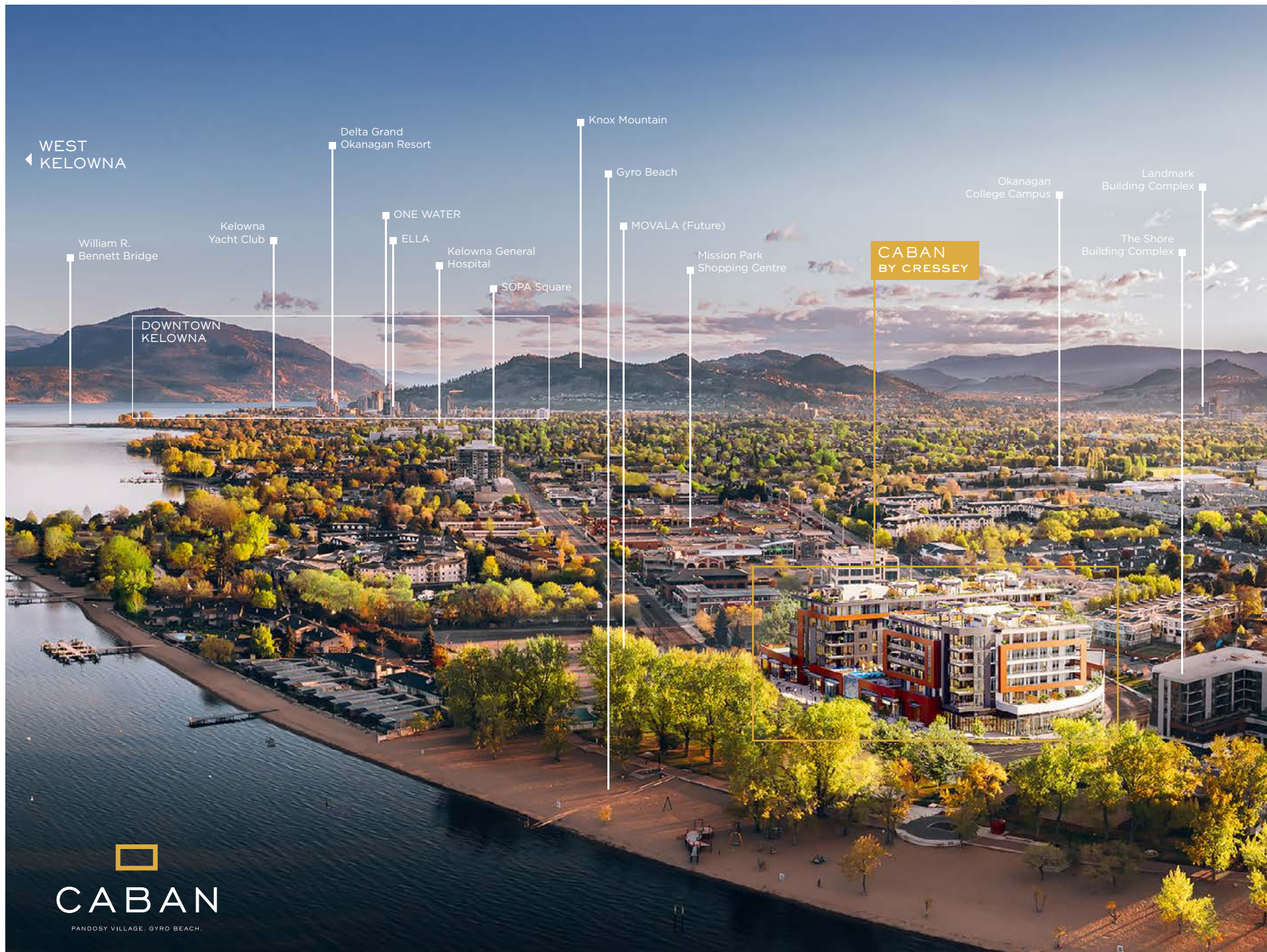
**ZONING**  
UC5



**COMPLETION**  
Now Complete  
Available Immediately

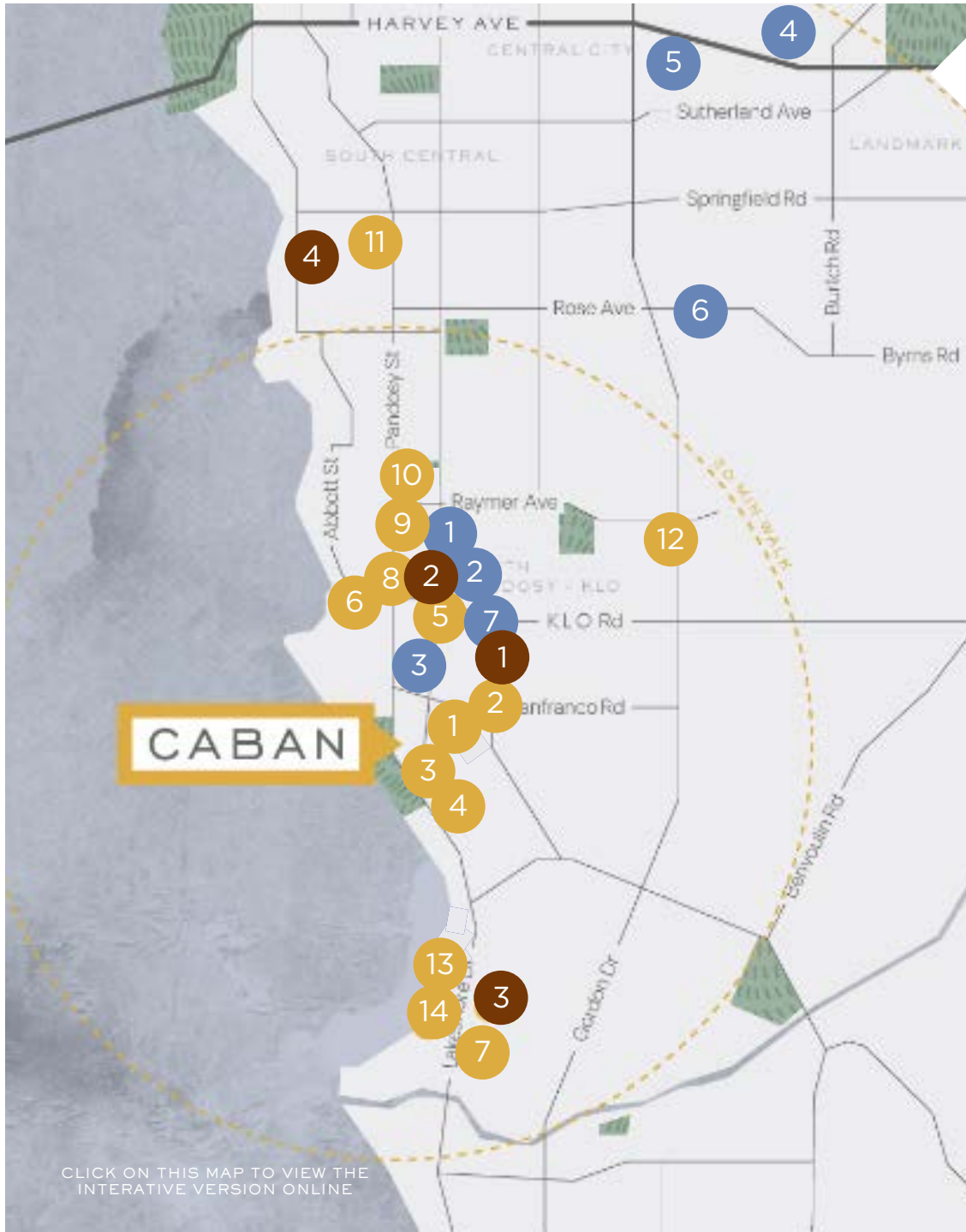
The commercial component of Caban features nine beautifully designed retail opportunities. Ranging in size from 700 square feet up to 3,055 square feet, these opportunities open doors to endless possibilities. Just steps away from the coveted Gyro Beach and Pandosy Village, this location sets the stage for your business to thrive. Join a community of vibrant retailers, restaurants, service providers and more.





  
**CABAN**  
PANDOSY VILLAGE, GYRO BEACH.





# AMENITIES

## BUSINESSES / COMMUNITY

1. Shore Line Brewing
2. Marble Slab Creamery
3. Gyro Beach Park
4. Rotary Beach Park
5. Mission Liquor Store
6. Siesta Suites
7. Creekside Pub & Grill
8. Shell
9. The Canadian Brewhouse
10. Famoso Neapolitan
11. Kelowna General Hospital
12. Okanagan College
13. Manteo Resort
14. Hotel Eldorado

## SHOPPING

1. Lakeview Market
2. Urban Fare
3. Shoppers Drug Mart
4. Orchard Garden Plaza
5. Capri Centre
6. Guisachan Village
7. Save-On-Foods

## COFFEE

1. Tim Hortons
2. Starbucks
3. Black Rabbit
4. Abbott Street Cafe

# THE COMMUNITY

Kelowna's Lower Mission is one of the city's most favourable neighbourhoods with the perfect combination of recreational activities, beaches and shopping. Conveniently located near Okanagan College, Kelowna General Hospital and not far from the downtown core, the Lower Mission offers a wide range of benefits to those living and working in the area.



## CURRENT AVAILABILITY

UNIT#	ADDRESS	SIZE (SF)	PRICE
<b>AVAILABLE</b> CRU 1	3413 Lakeshore Rd	3,055	Contact Sales Team
CRU 2	3405 Lakeshore Rd	<b>SOLD</b> 802	Contact Sales Team
CRU 3	3401 Lakeshore Rd	<b>SOLD</b> 1,198	Contact Sales Team
CRU 4	3397 Lakeshore Rd	<b>SOLD</b> 1,181	Contact Sales Team
CRU 5	3393 Lakeshore Rd	<b>SOLD</b> 766	Contact Sales Team
CRU 6	3385 Lakeshore Rd	<b>SOLD</b> 700	Contact Sales Team
CRU 7	3381 Lakeshore Rd	<b>SOLD</b> 870	Contact Sales Team
CRU 8	3377 Lakeshore Rd	<b>SOLD</b> 795	Contact Sales Team
CRU 9	3413 Lakeshore Rd	<b>SOLD</b> 3,107	Contact Sales Team





## CRU 1 INTERIOR RENDERING

This is an artist's rendering only. Strata lot will be delivered as shell space and buyer is responsible for further improvements.

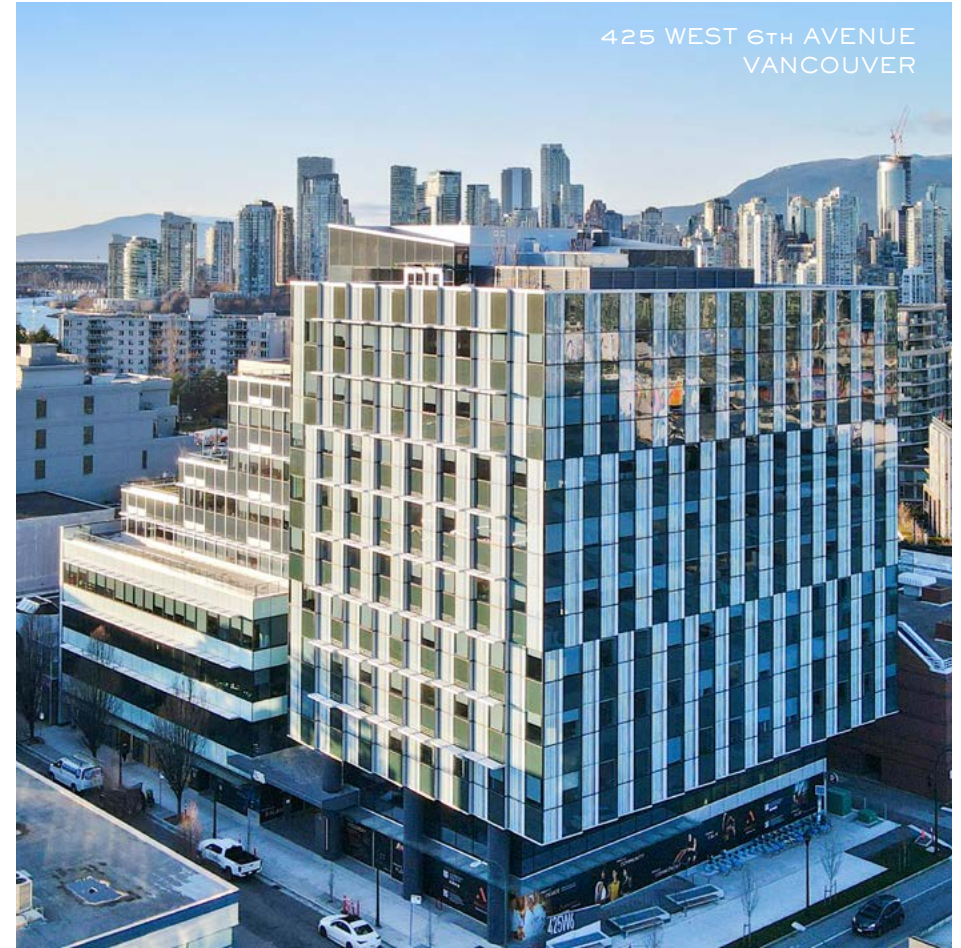
# RESTAURANT TEST-FIT FOR CRU 1

## KEY FEATURES

- Size: 3,055 SF
- Large outdoor patio, approximately 2,198 SF, including city patio program
- 400 Amp 3 phase electrical panel
- Heating & cooling 1 tonne per 350 SF
- Loading bay
- Surrounding windows allow for ample natural lighting







## CRESSEY CRAFTED

For over 50 years, Cressey has built exceptional properties with a focus on quality craftsmanship rooted in integrity. The family run business is a leader in innovative design and liveable efficiency, building thoughtfully designed homes emphasizing form, function and beauty.

More than just a development company, the award-winning Cressey creates landmark properties in established and emerging neighbourhoods shaping thriving communities and delivering confidence in value and design. At Cressey, every detail of a project is meticulously considered and executed by the in-house team. From inception through to completion, Cressey is dedicated to building properties with the same care and attention as if they were their own.







## Let's chat.

### NOEL ACRES PREC

noel.acres@venturecommercial.ca  
250.826.6635

### CHRIS WILLS PREC

chris.wills@venturecommercial.ca  
250.870.1330

### LEE LEVERING PREC

lee.levering@venturecommercial.ca  
250.258.9430

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*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.*

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