



FOR LEASE
LAST REMAINING UNIT AVAILABLE!

#3B-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

Approx. 1,289 SF



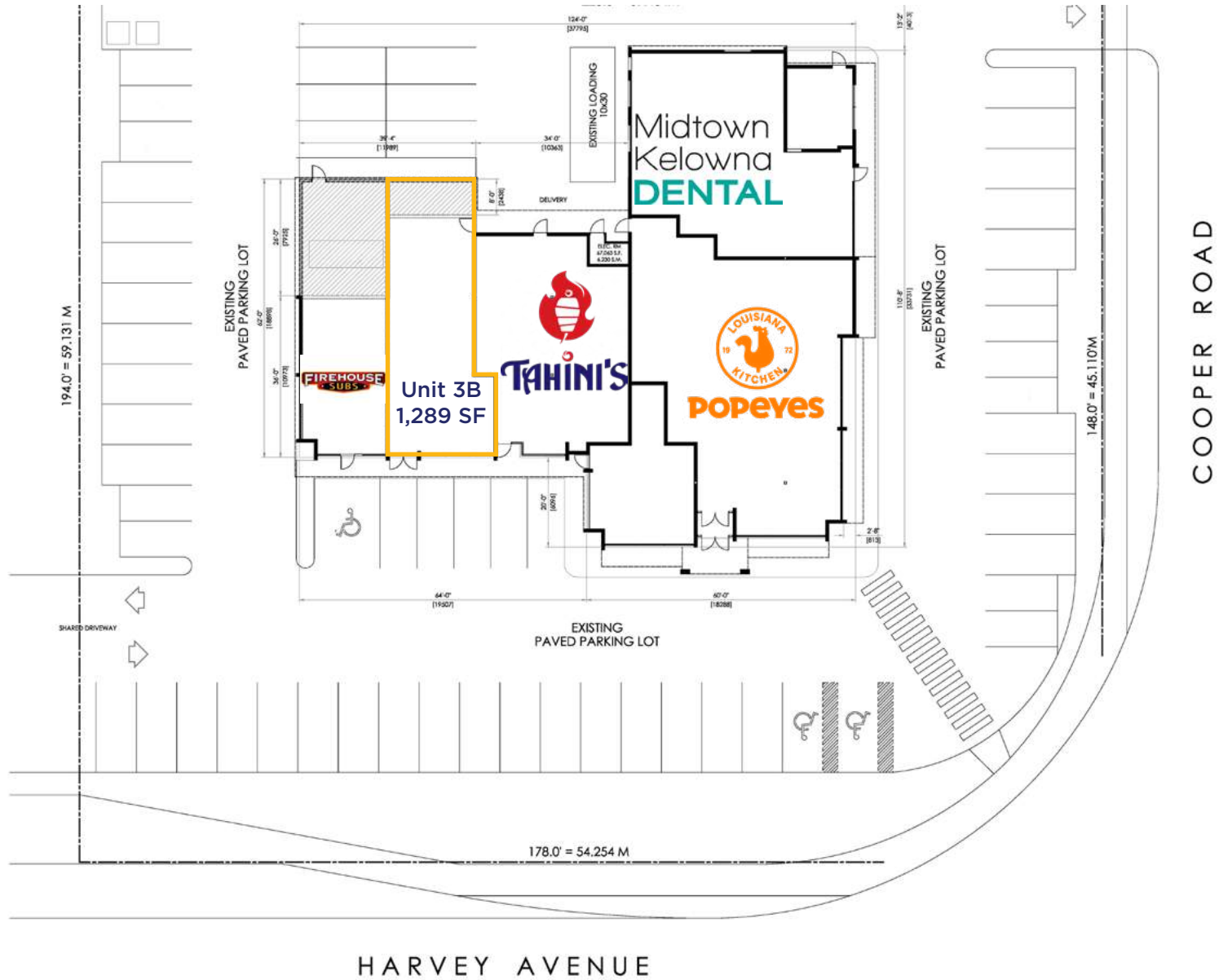
PRICE

Base Rent: \$60/SF
Est. NNN: \$15/SF

Located at Unit 3B - 2090 Harvey Avenue, this premium 1,289 SF retail unit sits at the high-traffic intersection of Harvey Avenue and Cooper Road, directly across from Orchard Park Mall. Zoned for a variety of retail and service uses, the space offers excellent access from Harvey Avenue, Cooper Road, and Enterprise Road, with ample onsite parking and prominent signage exposure. Neighbouring tenants include Tahini's Middle Eastern Food, Popeye's Louisiana Kitchen, Midtown Dental Group, and the soon-to-open Firehouse Subs, marking the brand's first Okanagan location! The unit is provided in clean cold shell condition, featuring upgraded 200-amp 3-phase power and new rooftop HVAC units, and will be ready for tenant improvements. Estimated to be available January 1, 2026.



SITE PLAN



AMENITIES

SHOPPING

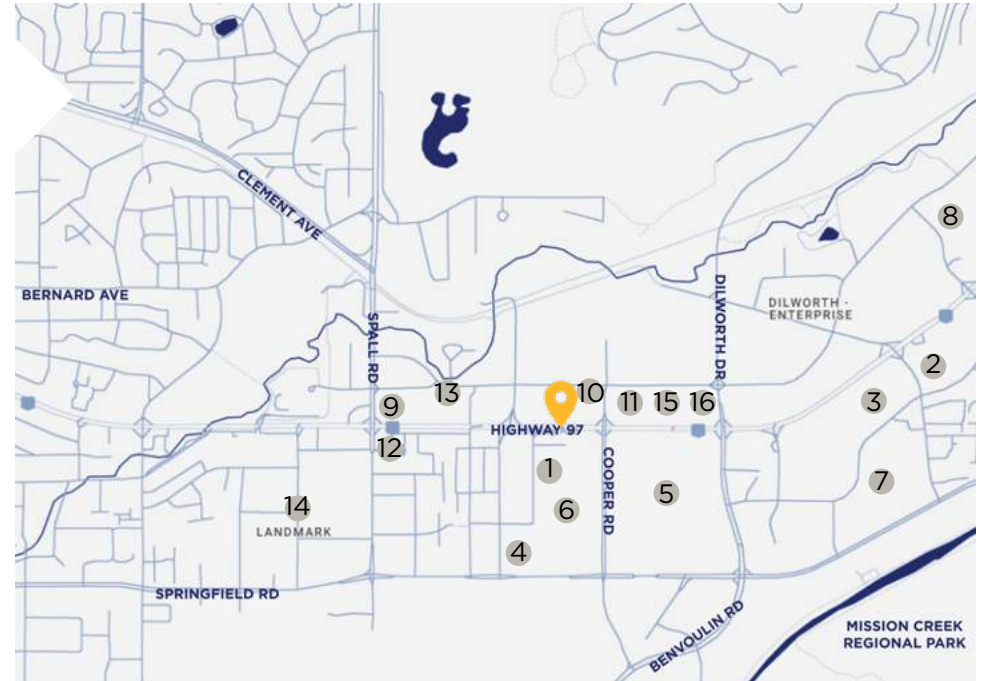
1. Save On Foods
2. Canadian Tire
3. Staples
4. Winners
5. Orchard Park Mall
6. Orchard Plaza
7. Costco Wholesale
8. Walmart
9. London Drugs

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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