



**FOR LEASE**

**UNIT C-2080 SPRINGFIELD ROAD**  
**KELOWNA, BRITISH COLUMBIA**

**HIGH-EXPOSURE MIDTOWN OPPORTUNITY**



# PROPERTY FEATURES

**LOCATION**  
 Prominent Springfield Road frontage near Highway 97

**EXPOSURE**  
 Strong vehicular traffic with excellent signage visibility

**LAYOUT**  
 Flexible open retail floorplate with expansive storefront glazing

**ZONING**  
 UC3 - Midtown Centre

# THE NUMBERS

**SIZE**  
 ±1,800 SF

**PRICE**  
 Base Rent: \$32.00/SF  
 Est. NNN: \$7.50/SF

Unit C at 2080 Springfield Road presents a 1,800 SF retail opportunity within Orchard Plaza Shopping Centre, directly across from Orchard Park Shopping Centre in the heart of Kelowna's established Springfield/Harvey commercial district.

Surrounded by national anchors including Winners, Save-On-Foods, JYSK, Cineplex, and Mountain Equipment Company, the location benefits from strong retail synergy, steady commuter traffic, and exceptional visibility at one of the city's busiest commercial intersections.

The unit features expansive storefront glazing and an open, flexible layout suited to a broad range of retail, service commercial, or professional uses. Generous natural light enhances the interior environment, while on-site customer parking ensures convenient access for both daily shoppers and destination users.







# Let's chat.

## CHRIS WILLS

PERSONAL REAL ESTATE CORPORATION

Chris.wills@venturecommercial.ca  
250.870.1330

*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 the largest commercial real estate brokerage 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 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 excludes 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 and /or its licensor(s).