



Phase 3 Retail Now Completed!

**FOR LEASE**  
PREMIUM RETAIL OPPORTUNITIES AVAILABLE  
**SILVER STAR GATEWAY  
BUSINESS PARK**  
5000 SILVER STAR ROAD, VERNON, BC



# PHASE 3: RETAIL PROPERTY FEATURES

**SIZE**  
Up to 7,000 SF

**LOCATION**  
Gateway to Silver Star mountains & foothills

**SIGNAGE**  
High exposure pylon and building signage

**OCCUPANCY**  
Slated for Q1 2026

**PRICE**  
Contact listing agents

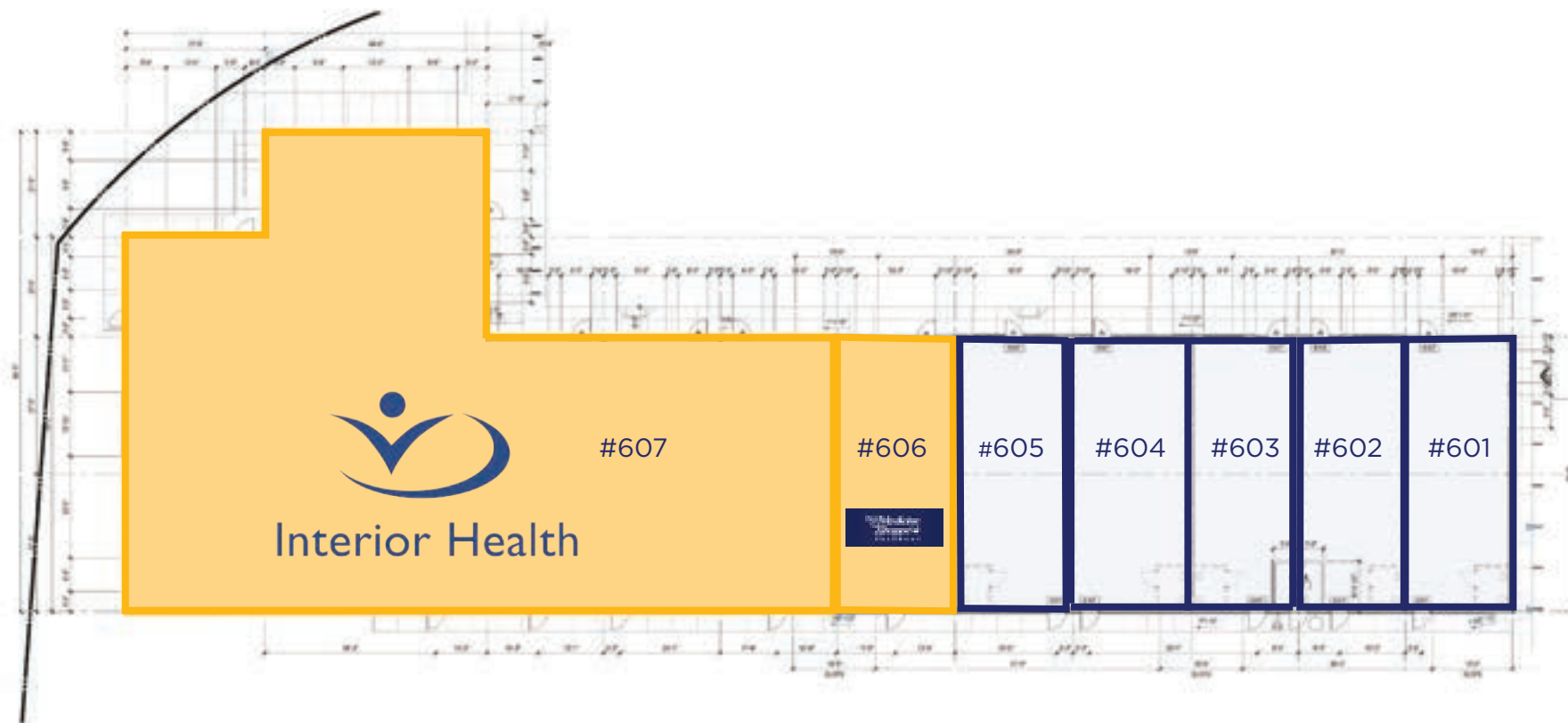
**ZONING**  
CMUB - Commercial Mixed-Use: Business

**PARKING**  
Ample parking:  
4 stalls / 1,000 SF

**ANCHOR TENANTS**  
McDonald's and Interior Health



Overall Siteplan



Anchored by a new McDonald’s, Interior Health’s latest Primary Care Network / Urgent & Primary Care Centre, and The Medicine Shoppe Pharmacy, 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 the standalone McDonald’s and Interior Health, 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. Drive thru opportunity available. Contact listing agents for more details on pricing and demising options!

## PHASE 3: RETAIL SPACE AVAILABLE

UNIT #	TOTAL SF	AVAILABILITY
#601	1,191 +/-	AVAILABLE
#602	1,097 +/-	AVAILABLE
#603	1,097 +/-	AVAILABLE
#604	1,315 +/-	AVAILABLE
#605	1,315 +/-	AVAILABLE
#606	1,315 +/-	LEASED
#607	10,312 +/-	LEASED



5000 SILVER STAR ROAD, VERNON, BC





To Kelowna Int. Airport  
37 mins

To Downtown Vernon  
7 mins

Okanagan Lake

Phase 3 Retail Now Completed!

To Highway 1  
58 mins

New McDonald's

Highway 97

27th Street

Phase 1 & 2  
Industrial Units  
Available Immediately!

Silver Star Road

Drive Thru  
Opportunity

# 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



5000 SILVER STAR ROAD, VERNON, BC



## 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.

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