

FOR LEASE

ORCHARD PLAZA SHOPPING CENTRE, KELOWNA, B.C.

17,052 – 26,502 SF AVAILABLE IN THE HEART OF KELOWNA

- » End cap with high exposure
- » Pylon signage available
- » Ample surface parking



HIGHLIGHTS



PRIME COOPER ROAD LOCATION

Situated in the heart of Kelowna's primary commercial corridor, directly adjacent to major national retailers and minutes from Orchard Park Shopping Centre.



EXCELLENT ACCESS & VISIBILITY

- Signalized, all turns access along Cooper Road
- Multiple ingress/egress points throughout the centre
- High traffic exposure along Cooper Road and Springfield Road
- Strong daytime population with continuous retail draw

FLEXIBLE ZONING: UC3 - MIDTOWN URBAN CENTRE

Notable permitted uses include:



- Retail (pharmacy, liquor, household goods, apparel)
- Personal services
- Health & wellness uses
- Restaurants & cafés (including potential for quick service)
- Office (professional & medical)
- Childcare
- Automotive services (select)



STRONG RETAIL NODE

Located within one of Kelowna's busiest shopping destinations, surrounded by high performing anchors such as Save-On-Foods, MEC, Winners, and continuous consumer traffic throughout the week.



DEMISING OPTIONS AVAILABLE

Flexible configurations available to support a wide variety of tenant requirements and create a strong tenant mix within the centre.



OPPORTUNITY

Situated in the heart of Kelowna's busy Midtown Urban Centre, this rare large format retail opportunity offers 17,052 – 26,502 SF of highly adaptable space. Located between Harvey Ave and Springfield Road—one of the city's busiest commercial corridors—the property benefits from exceptional visibility, strong traffic counts, and seamless connectivity to Orchard Park Shopping Centre and the surrounding major retail anchors.

With [UC3 – Midtown Urban Centre zoning](#), the site supports a wide range of high value commercial uses, making it ideal for national retailers, specialty concepts, health & wellness operators, restaurants, and service based tenants seeking a prominent position in a high growth trade area. The combination of flexible zoning, large floorplates, and outstanding access positions this space as one of the premier leasing opportunities in central Kelowna.

SALIENT DETAILS

Municipal Address: [Unit 180, 1876 Cooper Road, Kelowna, B.C.](#)

Zoning: [UC3 - Midtown Urban Centre](#)

NET Leasable Area: 17,052 - 26,502 SF
(demising options available)

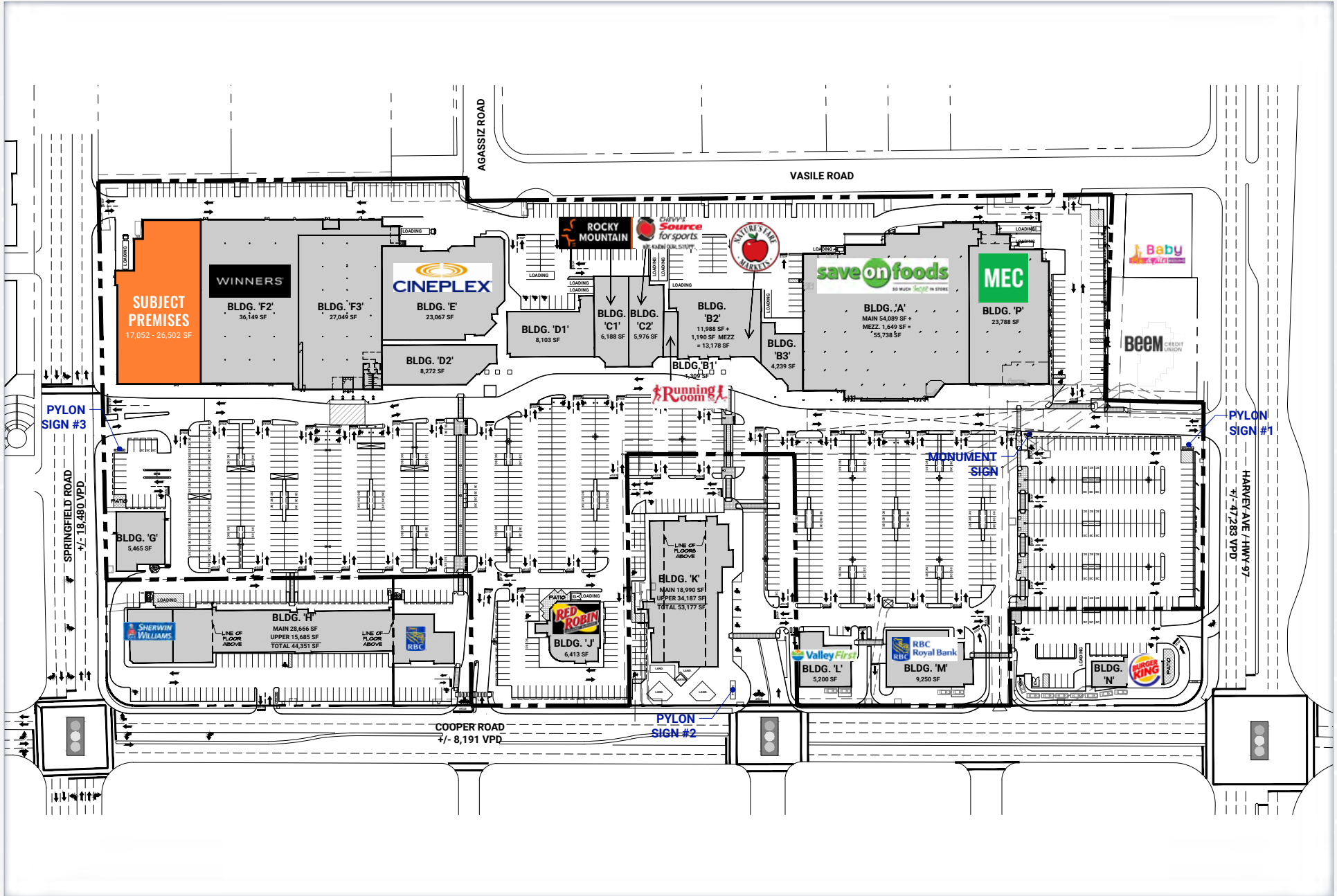
Timing: 90 days from binding deal

Traffic Counts:

Cooper Road:	+/- 8,191 VPD
Springfield Road:	+/- 18,480 VPD
Harvey Avenue:	+/- 47,283 VPD
Spall Road:	+/- 9,954 VPD



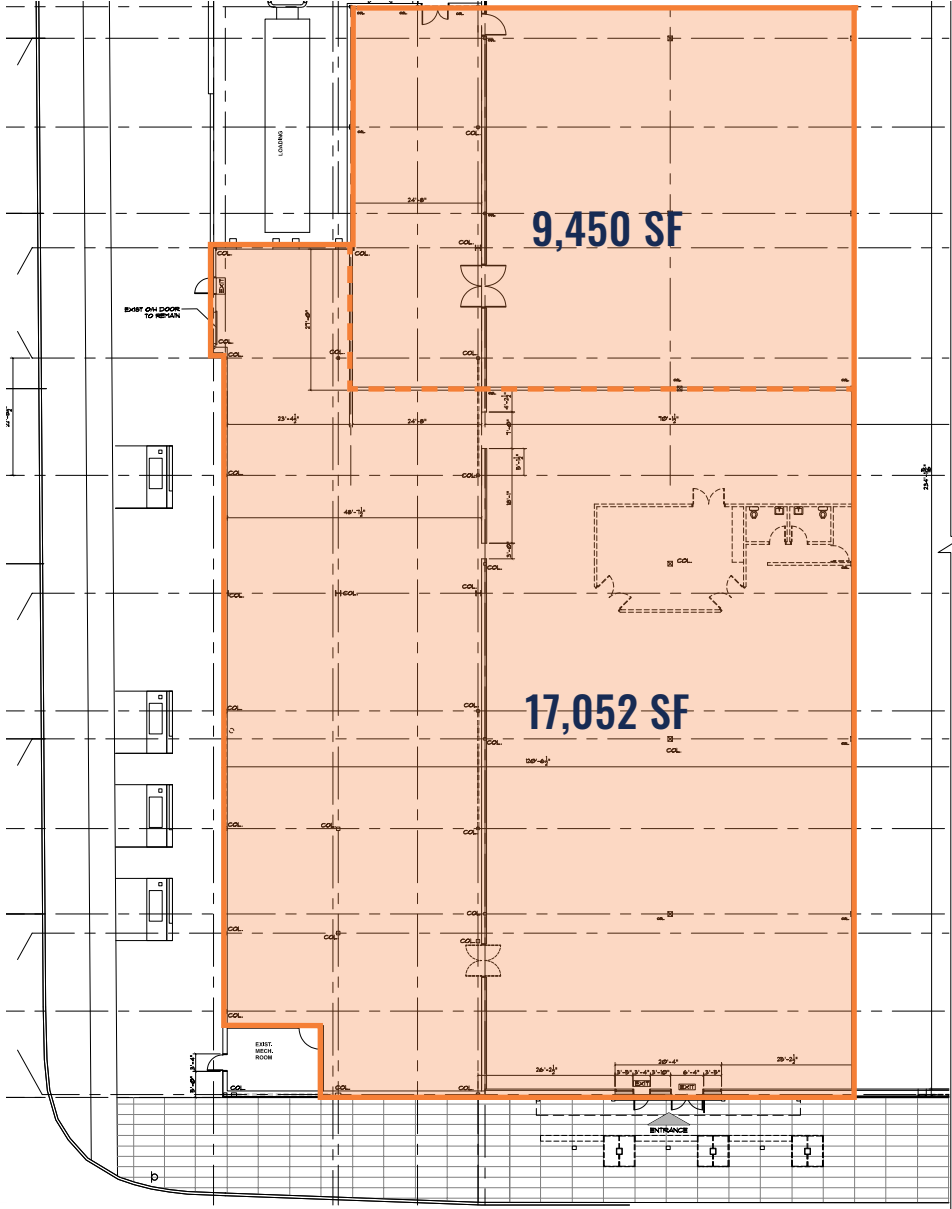
SITE PLAN • 17,052 - 26,502 SF AVAILABLE (DEMISING OPTIONS AVAILABLE)



FLOOR PLAN • 17,052 - 26,502 SF AVAILABLE (DEMISING OPTIONS AVAILABLE)

17,052 - 26,502 SF*
*DEMISING OPTIONS AVAILABLE

SPRINGFIELD ROAD
+/- 18,480 VPD



LOCATION OVERVIEW • SURROUNDING RETAILERS & AMENITIES



JACK ALLPRESS

Personal Real Estate Corporation
Senior Managing Director Investments
(604) 638-1975
JAllpress@MarcusMillichap.com

CHRIS WILLS

Personal Real Estate Corporation
Managing Partner | Sales & Leasing
(250) 870-1330
Chris.Wills@ventrecommercial.ca

MARCUS & MILLICHAP

1100 - 1111 West Georgia Street
Vancouver, B.C. V6E 4M3
(604) 638-2121



The information contained in this Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and Venture Realty Corp. and should not be made available to any other person or entity without the written consent of Marcus & Millichap and Venture Realty Corp. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap and Venture Realty Corp. have not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap and Venture Realty Corp. have not verified, and will not verify, any of the information contained herein, nor have Marcus & Millichap and Venture Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap and Venture Realty Corp. are not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap and Venture Realty Corp., its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap and Venture Realty Corp., and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2026 Marcus & Millichap. All rights reserved.