

GOVERNER'S LANDING | RETAIL

3011 LOUIE DRIVE

WEST KELOWNA, BRITISH COLUMBIA

UNITS AVAILABLE FOR LEASE



PROPERTY FEATURES

SHOPPING
Anchored by Superstore and other retailers

LOCATION
Great exposure to Highway 97 and Louie Drive

PARKING
Ample onsite parking available

ZONING
HC - Highway Commercial

THE NUMBERS

SIZE
Unit 115 - 1,040 SF
Unit 307 - 932 SF
Unit 309 - 932 SF
Unit 401 - 2,822 SF
Unit 402 - 1,511 SF
Unit 403 - 2,200 SF

PRICE
Base Rent: $30.00/SF
Est. Adtl. Rent: $7.92/SF plus management fees
Utilities: Separately metered

Governor's Landing is home to popular retailers like Superstore, Liquor Depot, Original Joe's, Value Village, Great Clips, Booster Juice, Rogers, and more. With 71,142 square feet of leasable space and exposure to over 55,000 vehicles every day on Highway 97, it's a busy, high-traffic spot in the heart of Westbank.

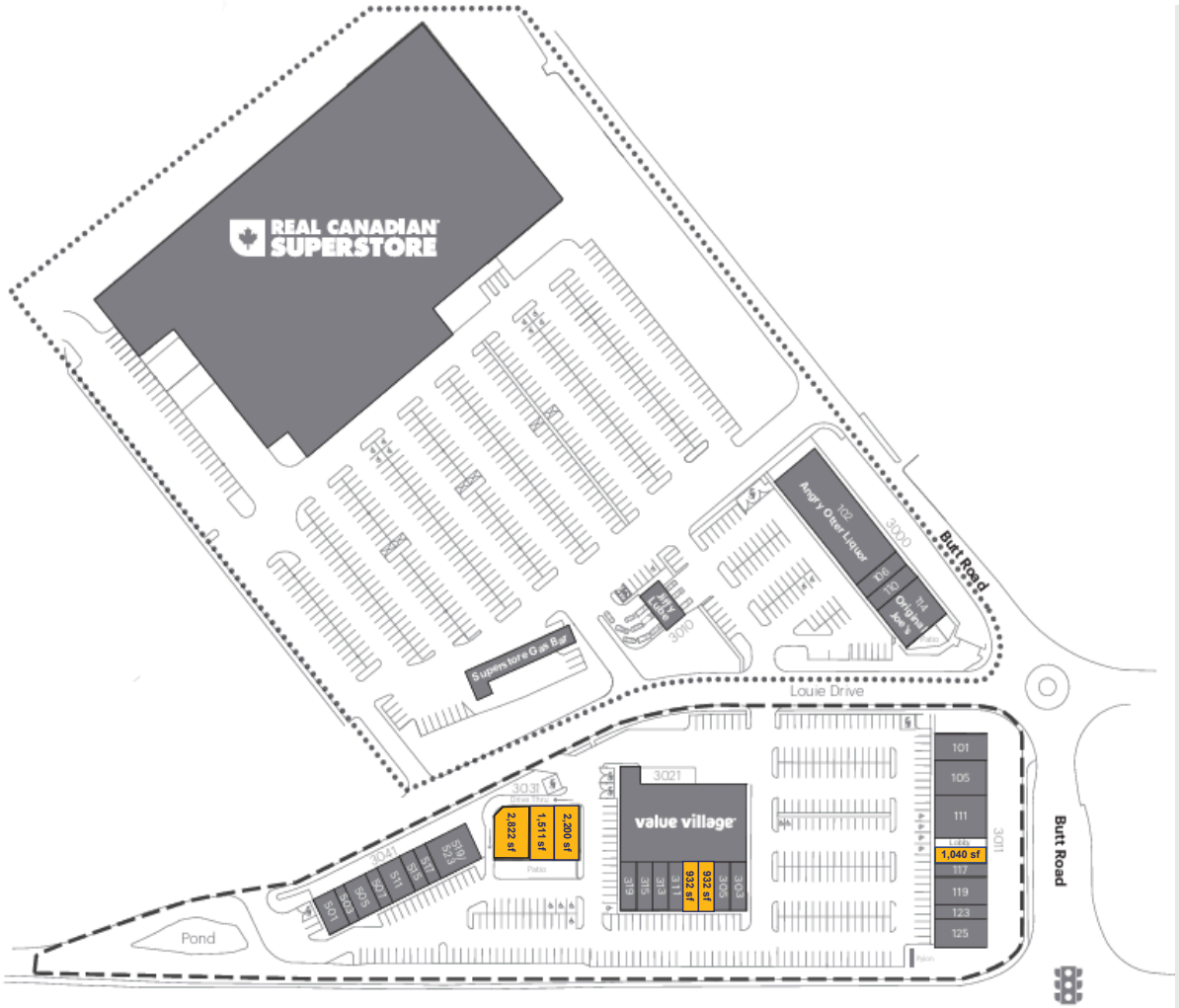
Located between Bering and Butt Roads, Governor's Landing is easy to access and serves the entire Central Okanagan community. The centre offers 330 on-site parking stalls and sits close to other major developments like Governor's Market and Snyatan Shopping Centre.


ANGRY OTTER LIQUOR
COLD BEER WINE + SPIRITS
ANGRY OTTER LIQUOR
easyfinancial
3000
ORIGINAL JOE'S
STOP
STOP




West Kelowna Orthodontics
Edward Jones
FH&P LAWYERS
OUTBOUND CYCLE

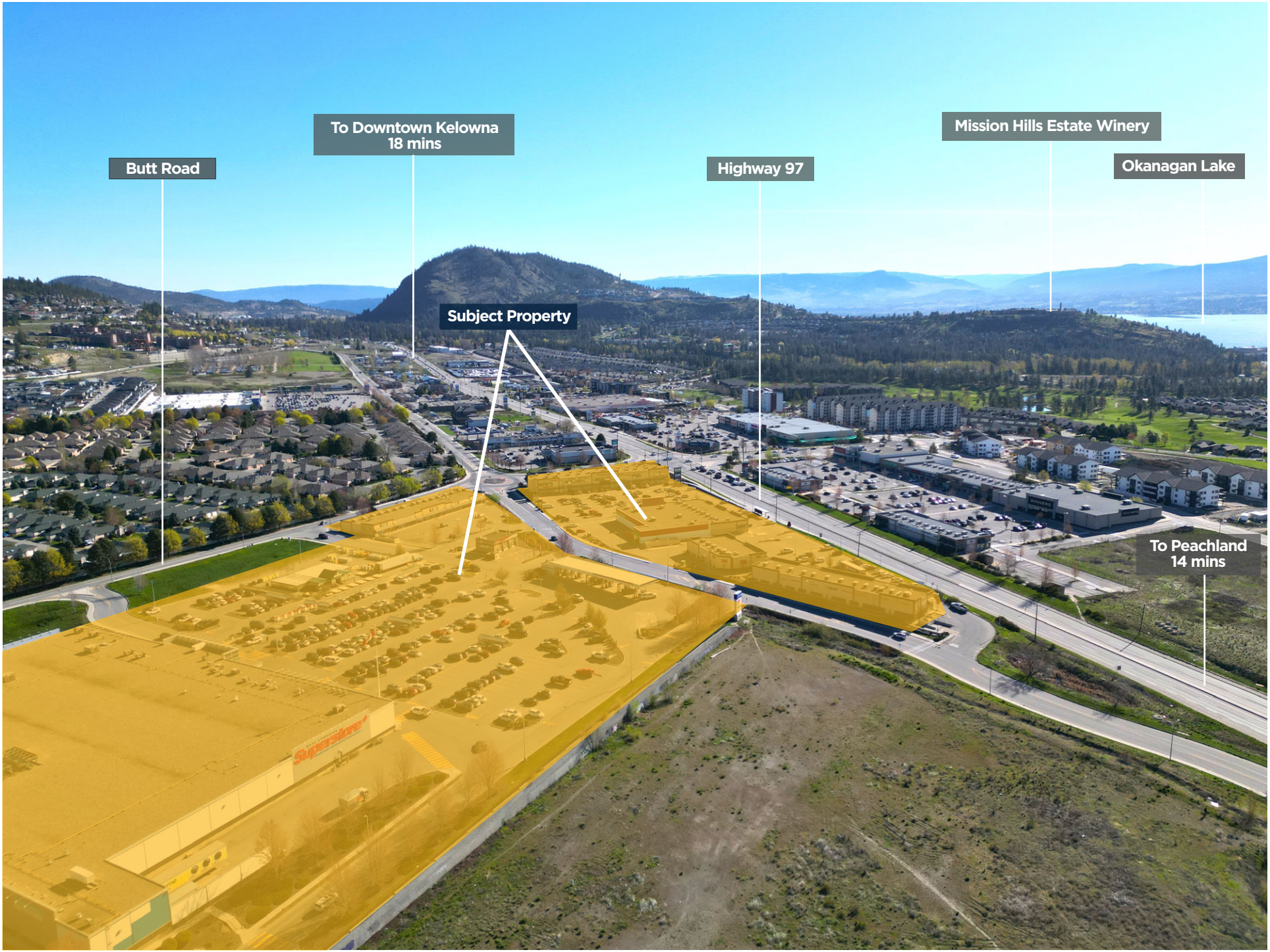
FLOOR PLAN



Governor's Landing

3000 Louie Drive, West Kelowna, BC

Unit #	Sq.ft.	Tenant Name
A		
PAD - 3020		Real Canadian Superstore
102 - 3000	9,969	Angry Otter Liquor
106 - 3000	1,572	Easy Financial
110 - 3000	1,303	Red Swan Pizza
114 - 3000	3,921	Original Joe's Restaurant
PAD - 3010	1,642	Jiffy Lube
B		
101 - 3011	2,083	Outbound Cycle
105 - 3011	2,600	Spall and Harvey Animal Hospital
111 - 3011	3,120	Work BC Employment Services
115 - 3011	**1,040**	**Available**
117 - 3011	1,042	Westbank Phone Depot
119 - 3011	2,082	Sunshine Pet Food & Supplies
123 - 3011	1,042	Visual Prints
125 - 3011	2,600	VN Organic Spa & Nails
301 - 3021	14,564	Value Village
303 - 3021	1,236	Ginza Sushi
305 - 3021	1,166	Supplement King
307 - 3021	**932**	**Available**
309 - 3021	**932**	**Available**
311 - 3021	932	Coldwell Banker Horizon Realty
313 - 3021	932	Miso Hair Salon
315 - 3021	1,848	Benjamin Moore
319 - 3021	1,023	Tandori Corner
401 - 3031	2,822	Available
402 - 3031	**1,511**	**Available**
403 - 3031	**2,200**	**Available**
501 - 3041	1,318	Beef Broccoli Chinese Restaurant
503 - 3041	746	Booster Juice
505 - 3041	1,302	PrimeTime Donair and Poutine
507 - 3041	746	Rogers Wireless
511 - 3041	1,208	Johnson Meier Insurance
515 - 3041	996	Great Clips
517 - 3041	751	Liberty Tax Services
519/523 - 3041	2,630	NEXT Athletics and Aesthetics


Butt Road
To Downtown Kelowna
18 mins
Subject Property
Highway 97
Mission Hills Estate Winery
Okanagan Lake
To Peachland
14 mins

VENTURE COMMERCIAL

Let's chat.

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