

FOR LEASE

UNIT 310-1974 KANE ROAD

KELOWNA, BC

HIGH-PROFILE END-CAP RETAIL IN GLENMORE



PROPERTY FEATURES

LOCATION
Prime Glenmore location in an established residential community

LAYOUT
2 large studio rooms, reception + 3 private offices

AREA
Strong neighbourhood centre serving the Glenmore community

FLEXIBILITY
Potential to demise for other tenancy requirements

EXPOSURE
High-profile end-cap retail space

PARKING
On-site customer parking available

THE NUMBERS

SIZE
±2,282 SF

PRICING
Base Rent:$34.00/SF
Est. NNN: $16.58/SF

Excellent opportunity to lease a high-profile end-cap retail space in the heart of Kelowna's Glenmore community.

Located at Unit 310 –1974 Kane Road, the premises benefit from excellent exposure, convenient access and ample on-site parking within a busy neighbourhood shopping centre anchored by Save-On-Foods, Shoppers Drug Mart and Beem Credit Union.

The space is currently configured with two large fitness/studio rooms, a spacious reception area, three private offices and two in-suite washrooms. Existing improvements make the premises particularly well suited for boutique fitness, health and wellness, medical or allied health practitioners, professional services, and a variety of retail or service-based users.

The space may also potentially be demised to accommodate other tenancy requirements, providing additional flexibility for businesses looking to establish themselves in one of Kelowna's most established residential communities.

THE SPACE










Kelowna International Airport
12 mins
Vernon, BC
40 mins
Subject Property
Okanagan Lake
Downtown Kelowna
15 mins
West Kelowna
20 mins
Watson Road Elementary
Glenmore Road
Drysdale Blvd
Satang Thai Cuisine
Bright Jenny Coffee
Valley Road
Connect Hearing
Kane Road
Beem Credit Union
Bosley's
IGA Marketplace
Tim Hortons
McDonald's
Save-On-Foods

GLENMORE AT A GLANCE

Located in one of Kelowna's established residential communities, Glenmore offers a convenient mix of neighbourhood shopping, professional services and everyday amenities. The Glenmore Village Centre serves surrounding communities, including Glenmore, Wilden and McKinley.

LOCATION DRIVERS

GLENMORE VILLAGE CENTRE
Established commercial hub serving the surrounding Glenmore community.[1]

ESTABLISHED RETAIL HUB
Anchored by Save-On-Foods, Shoppers Drug Mart and Beem Credit Union among others.

TRADE AREA
Serving Glenmore, Wilden, McKinley and surrounding communities.[1]

FUTURE GROWTH
Continued residential growth planned throughout the Glenmore area.[2]

TRAFFIC
25% projected increase in Glenmore Road traffic by 2040.[3]

DEMOGRAPHICS
Population: 144,576
Median Household Income: $83,000.[4]



Sources:

[1] City of Kelowna, 2040 Official Community Plan, Chapter 5: The Core Area
[2] City of Kelowna, 2040 Official Community Plan, Chapter 2: Planning Context
[3] City of Kelowna, 2040 Transportation Master Plan, Chapter 3: Forecasts and Trends
[4] Statistics Canada, 2021 Census of Population, Kelowna Census Profile

VENTURE COMMERCIAL

Let's chat.

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