



FOR SALE

2090 HARVEY AVENUE
KELOWNA, BRITISH COLUMBIA

TROPHY RETAIL INVESTMENT ASSET



PROPERTY FEATURES



LOCATION

Prime corner of Harvey Avenue and Cooper Road



REDEVELOPMENT

Future redevelopment of up to 12 stories



TENANTS

Fully leased with five national tenants and established dental office



ZONING

Zoning = CA1 (Core Area Mixed Use)



LEASES

5 out of 6 leases in place through 2034



UPGRADES

Recent exterior and interior building and aesthetic upgrades

THE NUMBERS



SIZE

Lot: ±41,124 SF
Building: ±10,224 SF



2027 NOI

\$556,874
*As of January 1, 2027



TROPHY

Opportunity to acquire one of Kelowna's Trophy Assets



PRICE

Contact listing agents

Rare opportunity to acquire one of Kelowna's Trophy Assets at 2090 Harvey Avenue. A fully tenanted, income producing property positioned at the corner of one of Kelowna's busiest intersections.

Tenanted by six national tenants, with five of the six leases being in place through 2034, the opportunity at 2090 Harvey provides a sophisticated investor with an immediate, high NOI turnkey investment asset with built in rental escalations supporting longterm income growth. The NOI is projected to increase by an average of 2.12% annually, representing total growth of 20.42% through 2036 over the 10-year lease forecast.

Situated at the corner of Harvey Avenue and Cooper Road, the property is passed by more than 55,000 vehicles per day and is directly opposite Orchard Park Mall, which welcomes more than 6 million shoppers annually. Additionally, the property's CA1 (Core Area Mixed Use) zoning allows for future redevelopment of up to 12 storeys, providing significant long-term redevelopment potential along one of Kelowna's primary transit corridors.

Offering approximately 10,224 SF of leasable building area on a ±0.944-acre lot, the property combines current strong NOI figures, longterm national covenant tenancy and built in rental escalations in a high-profile location with future redevelopment potential.

TENANT BREAKDOWN



UNIT #3A:

- Tenant: Firehouse Subs
- Size: $\pm 1,200$



UNIT #3B:

- Tenant: Fat Bastard Burrito
- Size: $\pm 1,289$



UNIT #2:

- Tenant: Tahini's
- Size: $\pm 1,523$



UNIT #3:

- Tenant: Popeye's
- Size: $\pm 3,400$



UNIT #4:

- Tenant: Midtown Kelowna Dental (MKD)
- Size: $\pm 2,812$



Parking Lot:

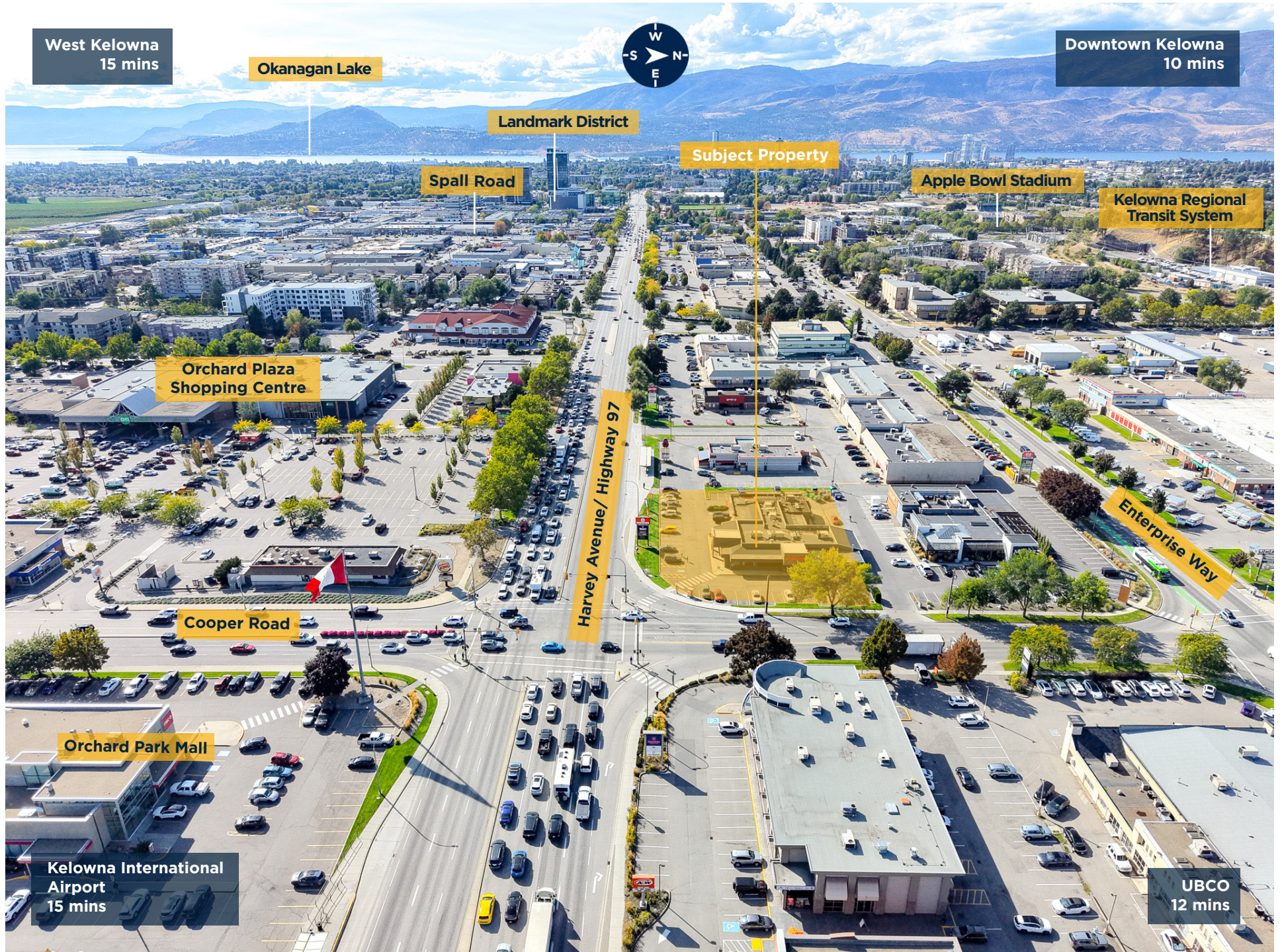
- Tenant: Tesla
- Parking Stall Lease (Electric Chargers)





2090 HARVEY AVENUE, KELOWNA, BC





COOPER ROAD AND HARVEY AVENUE AT A GLANCE

Located within Kelowna's Midtown Urban Centre, the Cooper Road and Harvey Avenue area is an established commercial hub with direct access to retail, services and key transportation routes.¹

LOCATION DRIVERS



MIDTOWN URBAN CENTRE

One of Kelowna's designated Urban Centres and key hubs of activity.¹



RETAIL HUB

Established retail corridor along Harvey Avenue, Cooper Road and Springfield Road.¹



HIGH TRAFFIC

±55,000 vehicles per day



FUTURE GROWTH

±3,154 new housing units projected within Midtown by 2041.³



TRANSIT AND ACCESS

Midtown planning supports improved transit, street connectivity and pedestrian access.¹



DEMOGRAPHICS

Population: 144,576⁴
Median Household Income: \$82,000⁴

Sources:

¹ City of Kelowna, 2040 Official Community Plan, Midtown Urban Centre

² BC Ministry of Transportation and Transit, Traffic Data Program; City of Kelowna, Traffic Data

³ City of Kelowna, 2040 Official Community Plan, Planning Context

⁴ Statistics Canada, 2021 Census of Population, Kelowna Census Profile





Let's chat.

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