HIGH PROFILE RETAIL UNITS NOW AVAILABLE FOR LEASE

2425 GORDON DRIVE

EXTENSION OF GUISACHAN VILLAGE, KELOWNA, BC

EST. COMPLETION JANUARY 2027







PROPERTY FEATURES

PRIME EXPOSURE
High-visibility frontage on Gordon Drive

LOCATION
Situated within the highly sought-after Guisachan Village

RESIDENTIAL DENSITY
Established residential catchment driving consistent daily traffic

DESIGN
Large-format glazing and prominent signage opportunities

PATIO POTENTIAL
CRU 4 - ideal for restaurant user

CEILING
15’ ceiling hights for an open, modern environment

EST. COMPLETION
January 2027

THE NUMBERS

PRICING
Contact Listing Agents

FLEXIBLE SIZES
±1,000 – ±7,204 SF

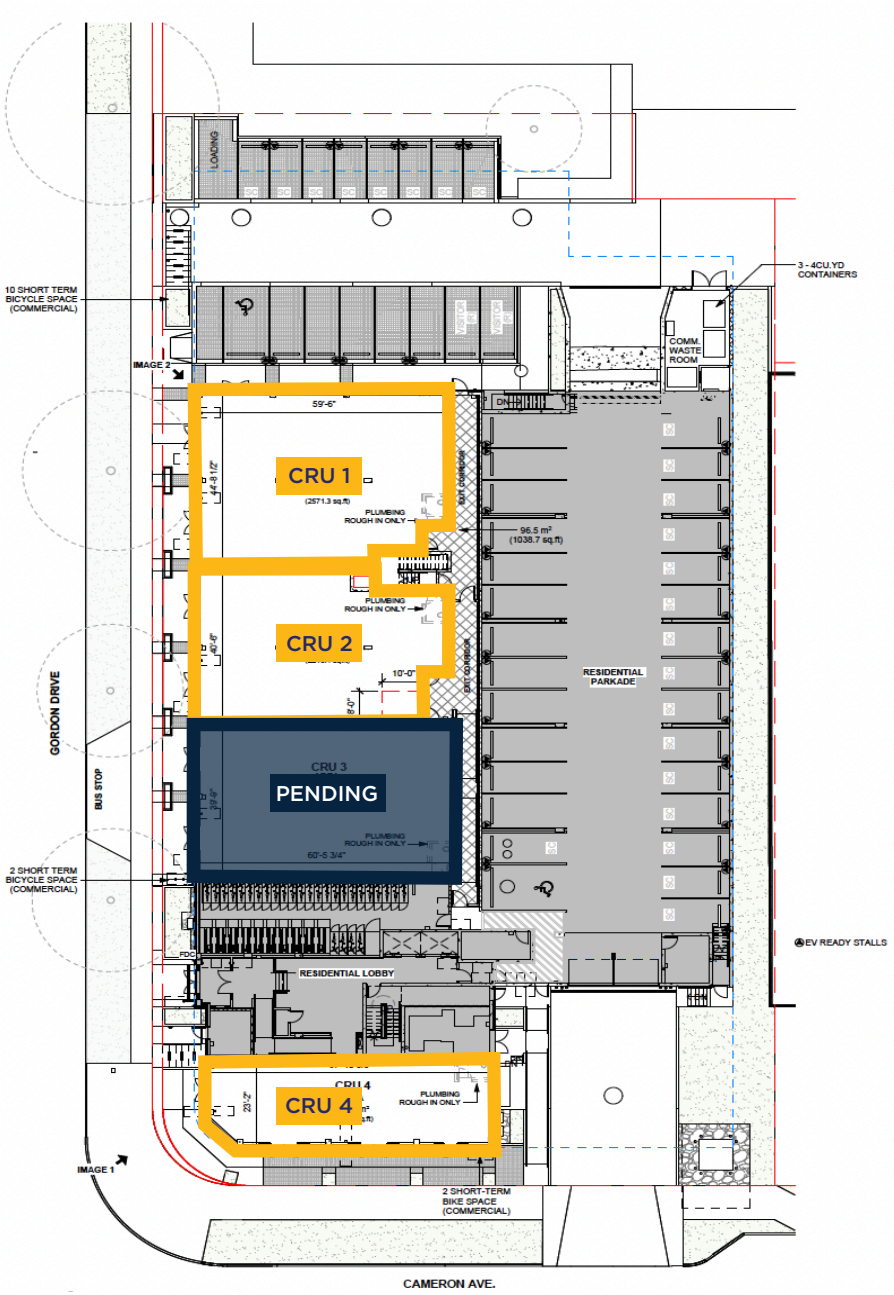
Join an extension of **Guisachan Village** at 2425 Gordon Drive. This brand-new mixed-use development delivers modern retail space within one of Kelowna’s most established and desirable neighbourhood nodes.

Surrounded by strong residential density and anchored by long-standing village tenants including **Mike’s Produce, Starbucks, Codfathers Seafood Market, ARC Liquor Store, Lakeside Pharmacy, and Valley First Credit Union**, the property benefits from built-in customer traffic and daily visibility along Gordon Drive. Large-format storefront glazing, prominent signage opportunities, and convenient on-site parking create an ideal environment for retail and service users.

CRUs 1–3 offer flexible configurations and can be further demised to approximately ±1,000 SF options. CRUs 1 & 4 are well suited for restaurant or food-focused users, supported by strong neighbourhood demand for additional dining options, with CRU 4 offering patio potential.

This is a rare opportunity to establish your business within a proven commercial hub supported by consistent local traffic and a vibrant surrounding community.


Downtown Kelowna
Highway 97
Accent Inns
Okanagan Lake
AS Matheson Elementary
Landmark Buildings
Kelowna General Hospital
Illichmann's
Capri Centre
Subject Property
Springfield Rd
Starbucks
Lakeside Pharmac
Guisachan Rd
Guisachan Heritage Park
ARC Liquor Store
Guisachan Village
Gordon Drive
Cameron Ave



CURRENT AVAILABILITY

ADDRESS

2425 Gordon Drive

UNIT#	USABLE SF	RENTABLE SF	STATUS
CRU 1	±2,571 SF	±2,877 SF	Available
CRU 2	±2,216 SF	±2,480 SF	Available
CRU 3	±2,417.7 SF	±2,705 SF	Pending
CRU 4	±1,527 SF	±1,709 SF	Available

CRUs 1–3 can be demised from ±1,000 SF to ±7,204 SF.
CRUs 1 & 4 suited for restaurant use with planned mechanical shafting.



VENTURE COMMERCIAL

Let's chat.

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Venture Commercial was born from a competitive vision to reimagine and elevate the practices of commercial real estate. Our clients benefit from the expertise of the largest commercial real estate brokerage in the Okanagan and the flexible, collaborative and creative representation of a boutique real estate firm.

Our highly driven company is dedicated to building longstanding relationships and uncovering opportunity for our clients. As industry leaders, we aim to guide you through the process with wisdom, fairness and transparency every step of the way. Success for us is not the next commission; rather, it is defined by establishing partnerships throughout the complete life cycle of our client's business.

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