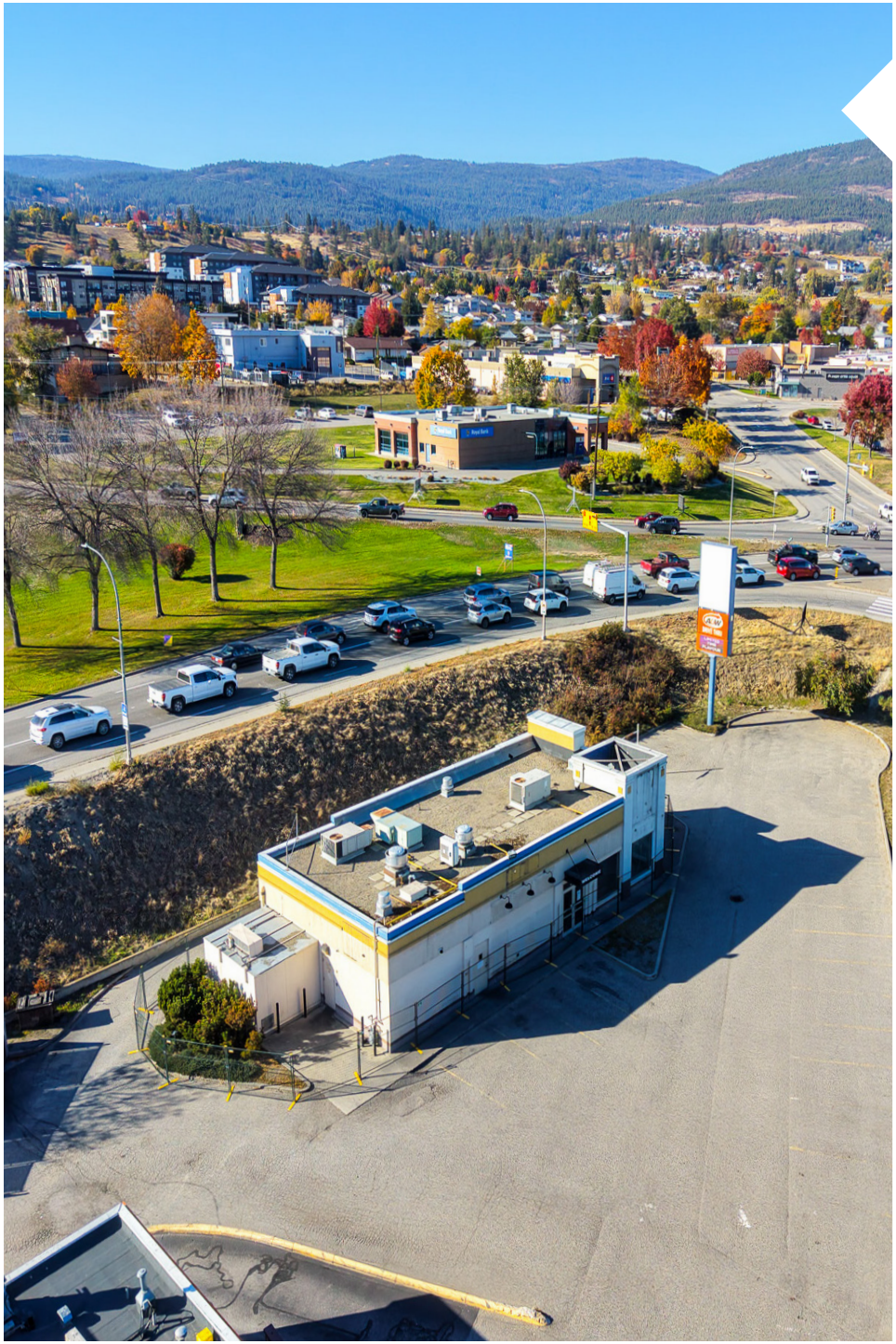


FOR LEASE

3620 GELLATLY ROAD

WEST KELOWNA, BC

STANDALONE DRIVE-THRU OPPORTUNITY



PROPERTY FEATURES

LOCATION
Prime Gellatly Road location with direct exposure and immediate access to Highway 97

AREA
Established food, retail, service uses & residential density

EXPOSURE
High-profile location within an active commercial node

DRIVE-THRU
2,619 SF standalone drive-thru opportunity

ZONING
C1 - Urban Centre Commercial

PARKING
On-site customer parking available

TRAFFIC
Gellatly Road: 9,914 VPD
Highway 97 / Okanagan Hwy: 16,925 VPD
Dobbin Road: 18,223 VPD

THE NUMBERS

SIZE
2,619 SF

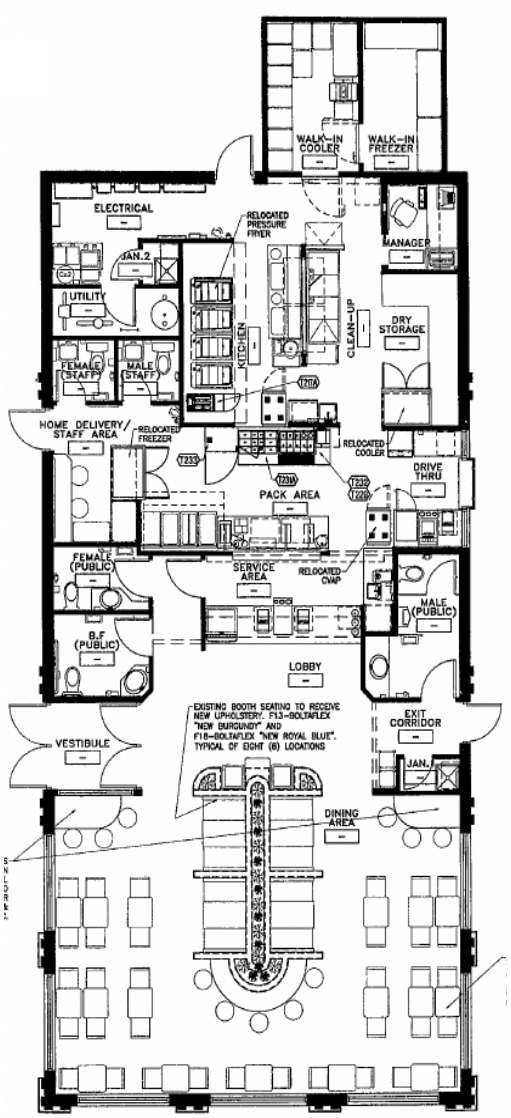
PRICING
Base Rent: $45.50/SF
Est. NNN: $16.20/SF

Well-positioned standalone drive-thru opportunity located at 3620 Gellatly Road in West Kelowna. Offering ±2,619 SF, the property benefits from excellent exposure along one of the area's key commercial corridors with immediate access to Highway 97.

The site is located within an active commercial node surrounded by established food, retail and service businesses, including nearby McDonald's and A&W, along with significant surrounding residential density. Further enhancing the location, Tesla is anticipated to open eight EV charging stalls in Q2 2027, bringing additional activity and convenience to the site. Strong visibility and convenient vehicle access make this a compelling location for businesses seeking a prominent West Kelowna presence.

Zoned C1 - Urban Centre Commercial, the property offers flexibility for a range of potential commercial uses and is particularly well suited to quick-service restaurant, café and other drive-thru-oriented users.

FLOOR PLAN



EQUIPMENT LAYOUT & FINISHES PLAN

THE SPACE









THE SPACE










TRAFFIC COUNTS
• Gellatly Road: 9,914 VPD
• Highway 97 / Okanagan Hwy: 16,925 VPD
• Dobbin Road: 18,223 VPD
Penticton, BC 40 mins
Okanagan Lake
Subject Property
Carrington Animal Hospital
McDonald's
A&W
Westbank Museum
Main Street
Dobbin Road
Gellatly Road
White Spot
Gossett Road
Highway 97
Downtown Kelowna 15 mins
Kelowna International Airport 40 mins

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