

RETAIL & OFFICE UNITS FOR LEASE

WELL-ANCHORED RETAIL CENTRE IN THE NORTH OKANAGAN

THE MALL AT PICCADILLY

SALMON ARM, BRITISH COLUMBIA



The Mall at Piccadilly is a well-established retail centre serving the North Okanagan community, strategically located in the heart of Salmon Arm with excellent access from the Trans-Canada Highway. The centre benefits from very strong anchor tenants, high daily traffic count, a diverse tenant mix and convenient on-site parking, making it a key commercial destination in the region.

A range of retail and office units are available, offering flexible configurations suitable for a variety of uses including retail, medical, food service, and professional office. With strong visibility, steady foot traffic, and a central location, the Mall at Piccadilly presents an attractive leasing opportunity for businesses seeking exposure in a dominant regional shopping centre.

PROPERTY FEATURES

EXPOSURE
High visibility along Trans-Canada Highway

TENANTS
National anchors & strong local retailers

OCCUPANCY
Immediate availability

PARKING
Ample on-site parking, approx. 785 stalls

THE NUMBERS

SIZE
Units ranging from approx. 245 – 5,846 SF

PRICE
See net rents on page 4
NNN: $21.36 per SF

THE FACTS

TOTAL GLA
Approx. 255,000 SF (est.)

NUMBER OF STORES
Approx. 35 - 40 retailers & services

TRADE AREA
Serving Salmon Arm & the North Okanagan

TRADE AREA POPULATION
Approx. 35,000–40,000 residents (within 20 KM)


MALL


GARDEN CENTRE
Mark's
CANADIAN TIRE
AUTO CENTRE


SHOPPERS
DRUG MART
OPEN
10PM


MALL
ARDENE
HUB
CANNABIS
SPORTCHEK





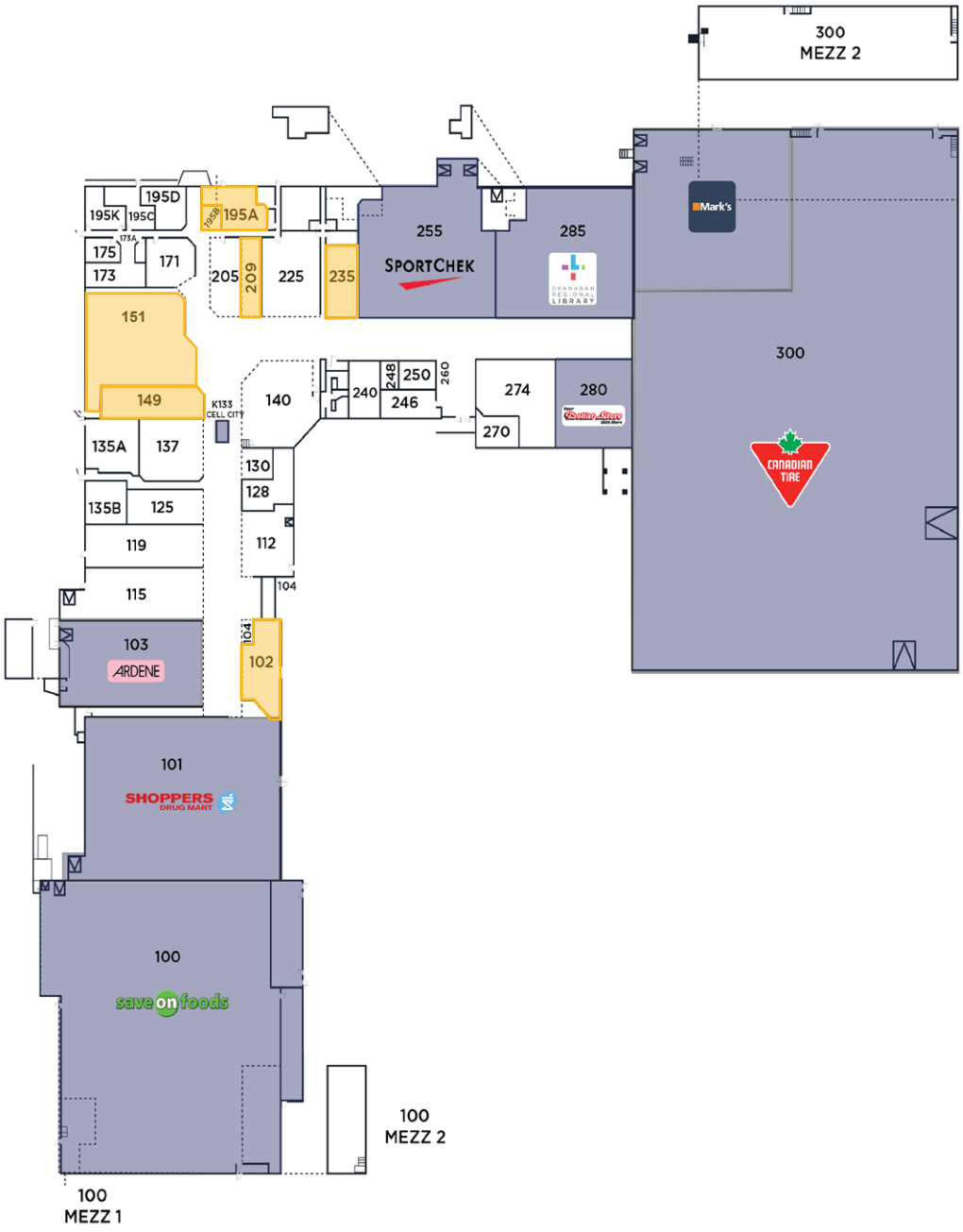
Unit 102



Unit 235



FLOOR PLAN



The Mall at Piccadilly features a range of available units distributed throughout the centre and is anchored by Save-On-Foods, Canadian Tire, Sport Chek, and Shoppers Drug Mart.

The retail centre serves as a primary shopping destination for Salmon Arm and the North Okanagan, supporting strong and consistent customer traffic.

RETAIL UNITS

UNIT	TOTAL SF	ASKING NET RATE
#102	± 1,726 SF	$27.00/SF
#149	± 1,740 SF	$20.00/SF
#151	± 5,846 SF	$20.00/SF
#209	± 850 SF	$22.00/SF
#235	± 1,259 SF	$22.00/SF

OFFICE/MEDICAL UNITS

UNIT	TOTAL SF	ASKING NET RATE
#195A	± 1,188 SF	$13.00/SF
#195B	± 245 SF	$16.00/SF

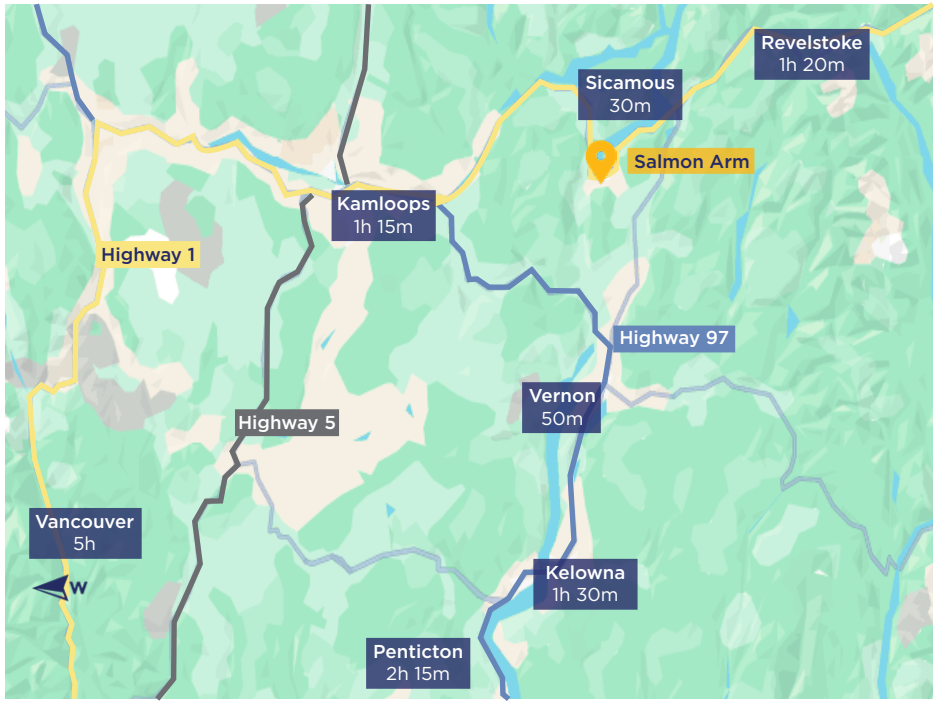
AMENITIES

1. The Mall at Piccadilly
2. Walmart Supercentre
3. Blackburn Park
4. Salmon Arm Waterslides
5. Chances Casino Salmon Arm
6. NoFrills
7. Downtown Salon Arm Farmer's Market
8. Mt. Ida Medical Centre
9. Boston Pizza
10. SureStay Plus by Best Western

The Mall at Piccadilly is centrally located in Salmon Arm, surrounded by national retailers, essential services, and established residential neighbourhoods. Direct access to Highway 1 connects the property to key regional markets including Vernon, Kelowna, Kamloops, and Revelstoke.







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Let's chat.

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