

**PRICE REDUCTION**

**Colliers**

**FOR SALE**

***Peachland RV Park***

4755- 4795 PARADISE VALLEY DRIVE,  
PEACHLAND, BC

Opportunity to acquire the  
Okanagan's Newest Year-  
Round RV Park comprising  
of 81 fully-serviced RV pads  
located on 19.72 acres



# Introduction

**PEACHLAND RV PARK** | 4755 - 4795 PARADISE VALLEY DRIVE, PEACHLAND, BC

Colliers International is pleased to present an exceptional investment opportunity, a prime Okanagan RV park centrally located on the bench lands above Peachland, British Columbia in the desirable Okanagan Valley. Encompassing two contiguous parcels, the Peachland RV Park is situated on just under 20 acres of land providing guests with 81 serviced RV pads. The park is well laid out with excellent privacy between pads and offers modern amenities, clean laundry and shower facilities and onsite storage.

Situated just off Hwy 97C, the Okanagan Connector, the Peachland RV Park is accessible to RVs of all sizes coming from various directions. The central Peachland location in the Okanagan Valley on the west side of the Okanagan Lake, provides guests convenient access throughout the Okanagan Valley from Kelowna down to Summerland and Penticton. Guests enjoy access to an extensive network of recreational trails including the Trepanier Creek Greenway Regional Park's trail system that leads to Peachland and Pincushion Mountain as well offering convenient access to the lake, award-winning wineries, and the full range of lifestyle amenities for which the Okanagan Valley is renowned.

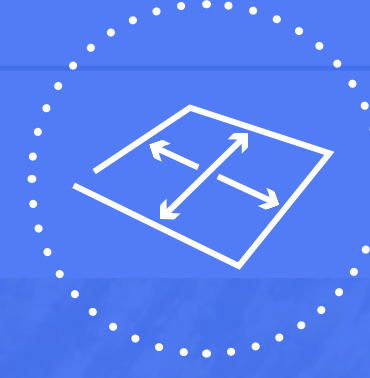
The Peachland RV Park is open year-round and generates revenue through the seasonal rental of 81 fully serviced RV pads, each equipped with Wi-Fi, 50/30-amp power, water, sewer connections, picnic tables, and fire-pits. Additional income is derived from modern, well-maintained laundry and shower facilities, secure on-site storage options (both outdoor and enclosed), and an on-site retail store. The park further enhances its offerings with children's playgrounds, an enclosed dog run, and the organization of popular seasonal and well-attended events coordinated by park management. In addition, the facility accommodates campers without RVs by providing private en-suite amenities featuring personal showers, sinks, and toilets at designated tent sites.



# Park Highlights



Prime Purpose-Built  
Okanagan RV Park



81 Fully Serviced RV Pads



Modern and Clean Laundry and  
Shower Facilities



Vehicle, RV and Enclosed  
Storage



Centrally Located in the  
Okanagan Valley



Nearly 20 Acres

Peachland RV Park — Rated on Tripadvisor as the #1 campsite in Peachland

# Property Overview

The **Peachland RV Park** represents a rare opportunity to acquire a well-established, income-producing recreational asset in the heart of Peachland, ideally positioned along the highly sought-after Okanagan corridor.

Benefiting from strong operating performance, consistent year-round demand, and a proven track record, the property offers investors an attractive combination of stable cash flow and long-term growth potential. With opportunities to further enhance visibility and expand market reach, the Peachland RV Park is well positioned for continued value appreciation within one of British Columbia's most desirable tourism regions.

[VIEW PEACHLAND RV PARK WEBSITE](#)

“ My parents have been camping here for the past four years, and it has never disappointed. Dan and Angie are always so friendly and accommodating, making everyone feel welcome. The campground is peaceful, quiet, and perfect for a relaxing getaway. We truly appreciate the warm hospitality year after year. highly recommend. ”

Source: Google reviews

Peachland RV Park is a modern, purpose built, year-round RV park located at 4755-4795 Paradise Valley Drive in Peachland, British Columbia, within the heart of the Okanagan Valley. Completed in 2021, the property spans 19.72 acres across two contiguous parcels and features 81 fully serviced RV pads. Each pad is equipped with 50/30 amp power, water, sewer, Wi Fi, picnic tables, and fire pits, offering a high quality guest experience with excellent privacy and layout.

The park is strategically positioned just off **Highway 97C**, providing convenient regional access while remaining close to **Okanagan Lake**, recreational trails, wineries, and the amenities of Peachland, Kelowna, Summerland, and Penticton. On site amenities include **modern laundry and shower facilities, an on-site store, outdoor and enclosed storage, children's playgrounds, an enclosed dog run, and tent sites with private ensuite facilities.**

Zoned **C8 - Wilderness Resort Commercial**, Peachland RV Park benefits from **strong year-round demand**, a proven operating history, and its location within a supply constrained, high growth tourism market. The property represents an attractive opportunity to acquire a **stable, income producing recreational asset** with long term land value and future upside.



## Salient Facts

### ADDRESS

4755-4795 Paradise Valley Drive,  
Peachland, BC

### PID'S

026-749-335 & 026-749-343

### YEAR BUILT

2021

### SIZE

19.72 Acres

### RV PADS

81

### ZONING

C8 - Wilderness Resort Commercial

### OPERATING PERIOD

Open Year-Round

### AMENITIES

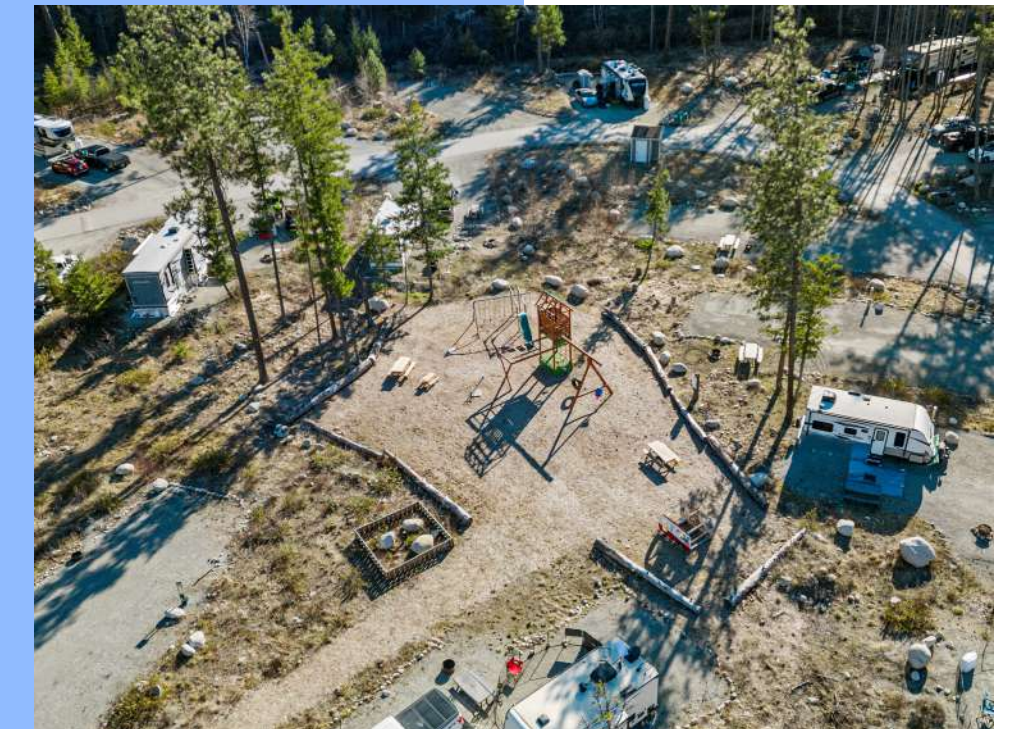
- Wi-fi
- Power (50/30 amp)
- Water/Sewer Hookups
- Picnic Tables
- Fire Pits
- Kids Playground
- Enclosed Dog Runs
- Public Trail Access
- Onsite Store
- Storage (Outdoor & Enclosed)
- Laundry & Showers

### LIST PRICE

~~\$8,500,000 | 7.5% Cap Rate~~  
**\$7,950,000 | 8.0% Cap Rate**

### FINANCING

Treat as clear title | Financing debt quote of up to \$6.375 million loan potential

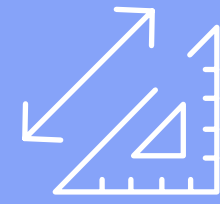


# Investment **Highlights**



## **PRIME OKANAGAN VALLEY LOCATION**

Peachland RV Park benefits from its exceptional location on the Benchlands above Okanagan Lake, one of BC's most sought-after recreational corridors. The property draws steady demand from regional, provincial, and national travelers seeking high-quality year-round Okanagan RV and Camping experiences.



## **STRONG OPERATING SCALE**

As an established, well-functioning RV park, the property provides meaningful operating scale with multiple serviced sites, stable seasonal demand patterns, and efficient on-site management. This scale offers attractive cash flow characteristics and the opportunity to further enhance performance through strategic site and amenity upgrades.



## **LONG-TERM LAND VALUE & FUTURE OPTIONALITY**

Situated adjacent to Peachland, a supply-constrained lakeside municipality, the property offers compelling long-term land value supported by ongoing tourism growth and limited competitive development opportunities. Investors benefit from both current income and potential future repositioning or enhancement options.



## **PROXIMITY TO AMENITIES & REGIONAL DEMAND DRIVERS**

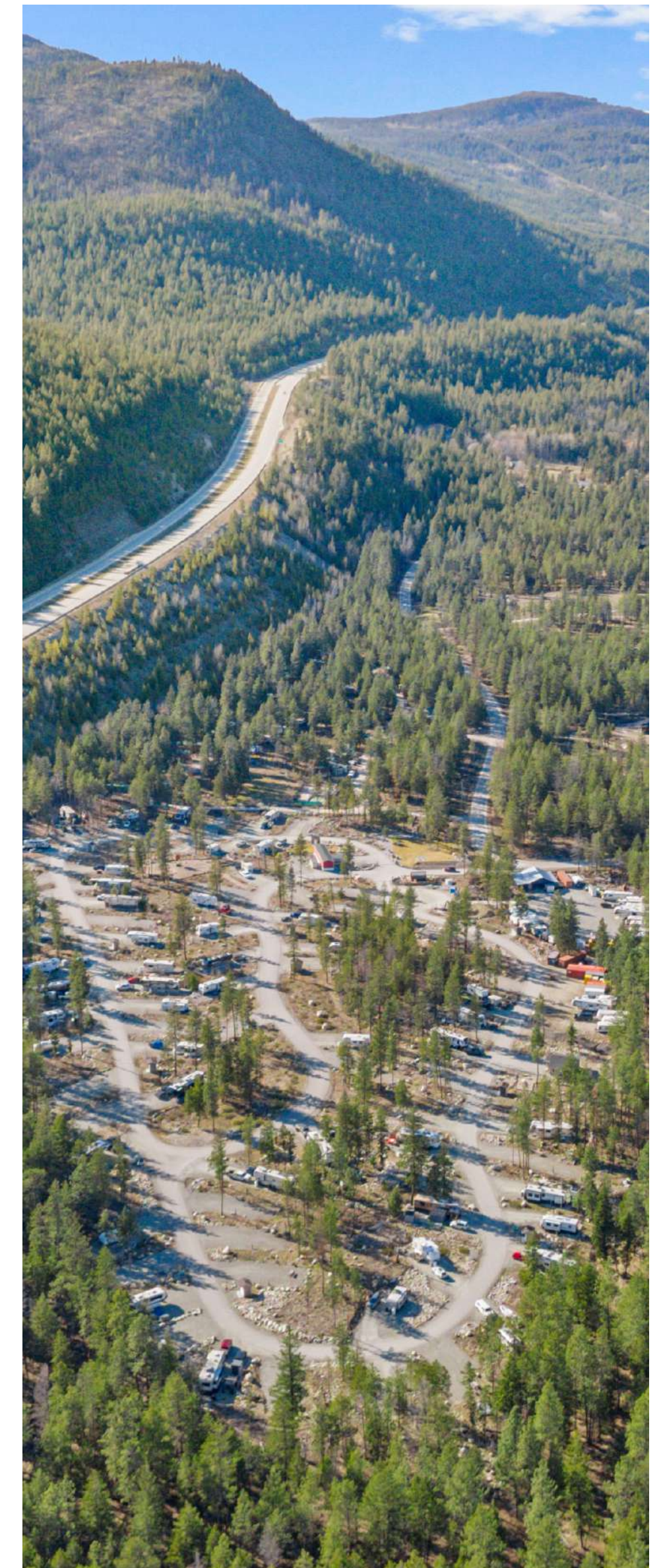
The park is ideally positioned near Peachland's waterfront, local restaurants, trail networks, and regional attractions. Its central location within the Thompson Okanagan ensures easy access from major urban centres such as Kelowna, West Kelowna, and Penticton, reinforcing its year-over-year repeat visitor base.



## **SUSTAINED TOURISM GROWTH & DEMAND FUNDAMENTALS**

Tourism in the Okanagan continues to demonstrate resilience, with strong seasonal visitation and increasing demand for outdoor-oriented accommodation options. As travelers prioritize affordability, nature-based experiences, and flexible travel formats, well-located RV parks such as the Peachland RV Park are positioned to benefit from sustained interest and continued regional growth.

# Property Photos



# Location Overview

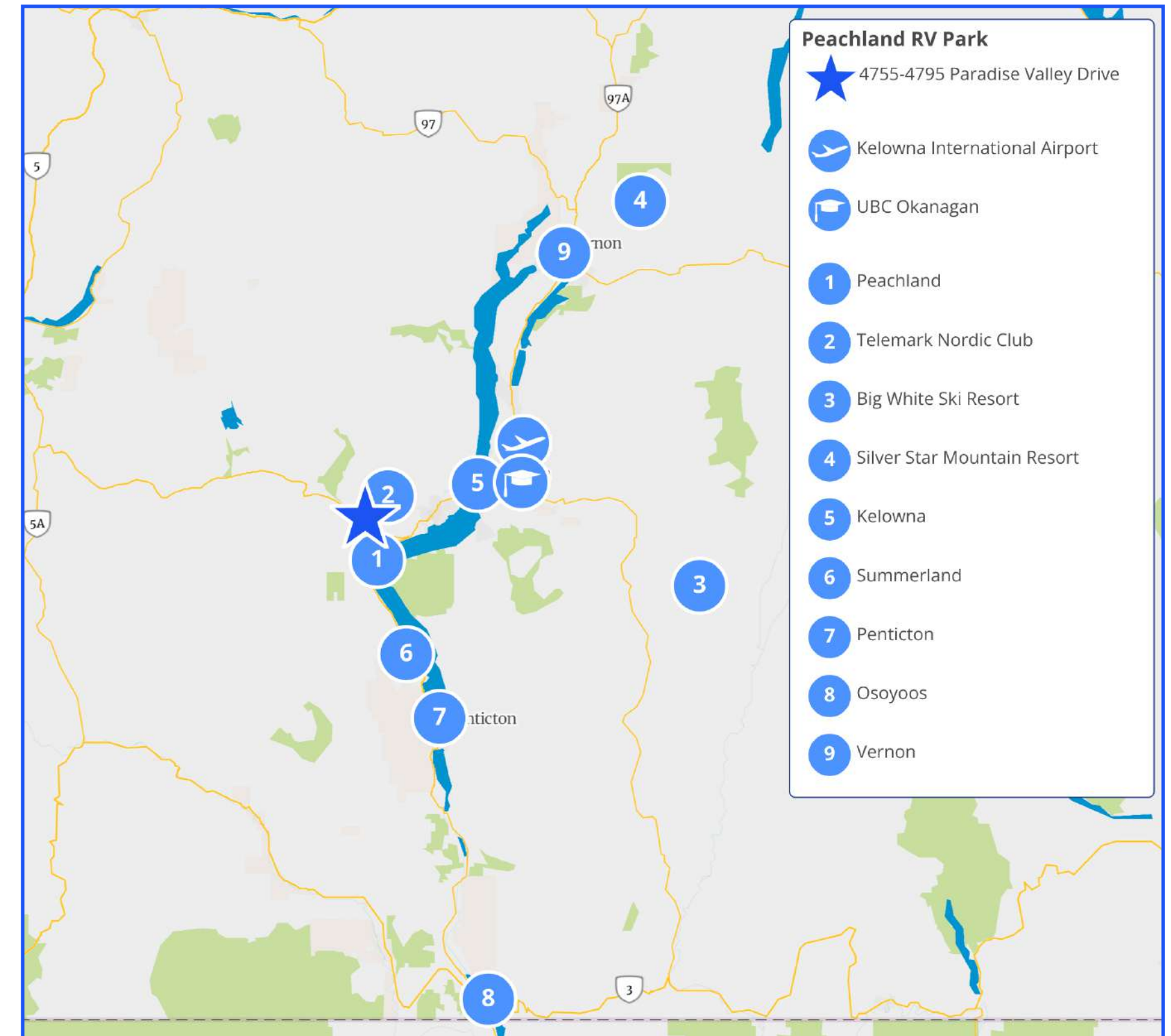
## OKANAGAN



The Okanagan Valley in British Columbia is one of Canada's premier recreational destinations, known for its sunny climate, large lake system, and vineyard-covered hillsides. Anchored by Okanagan Lake, the region offers a strong mix of outdoor recreation, wine tourism, and scenic landscapes that attract visitors year-round.

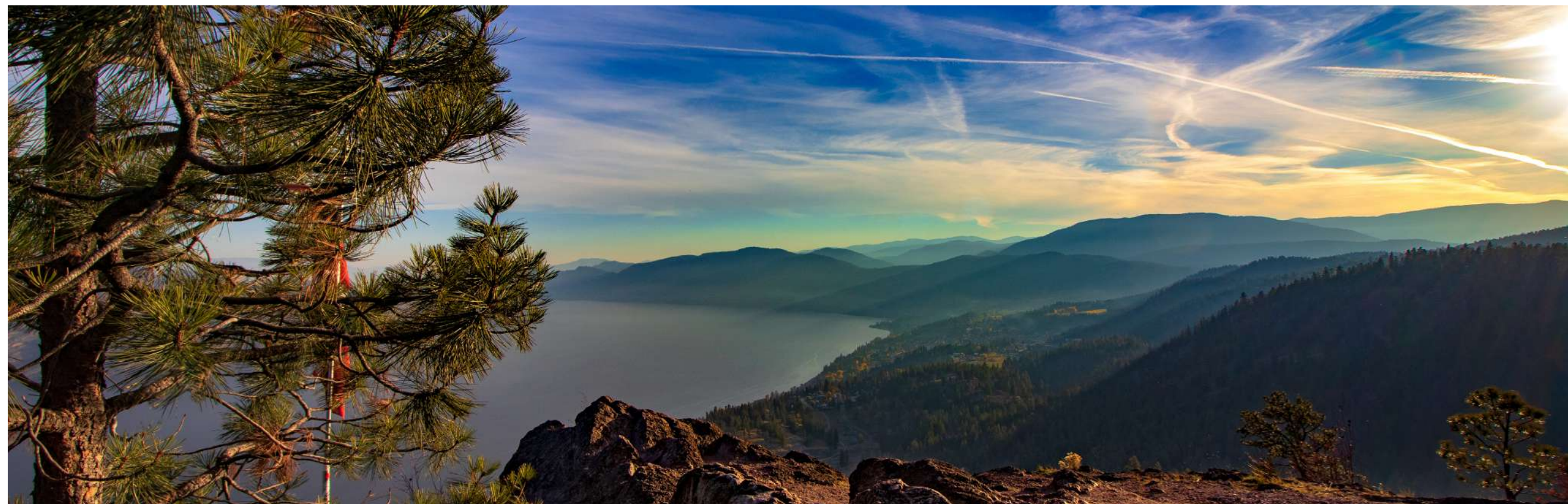
While popular for summer activities such as boating, beaches, hiking, and cycling, the Okanagan also benefits from a solid winter tourism market. From the RV park, major downhill ski areas including Big White and Apex Mountain and Silver Star Mountain are easily accessible. Cross-country skiing and snowshoeing are available nearby at the Telemark Nordic Club, just 20 minutes away.

With a wide range of accommodations and four-season recreation, the Okanagan supports a resilient tourism economy and remains a strong destination for leisure travel and RV-based tourism throughout the year.



# Location Overview

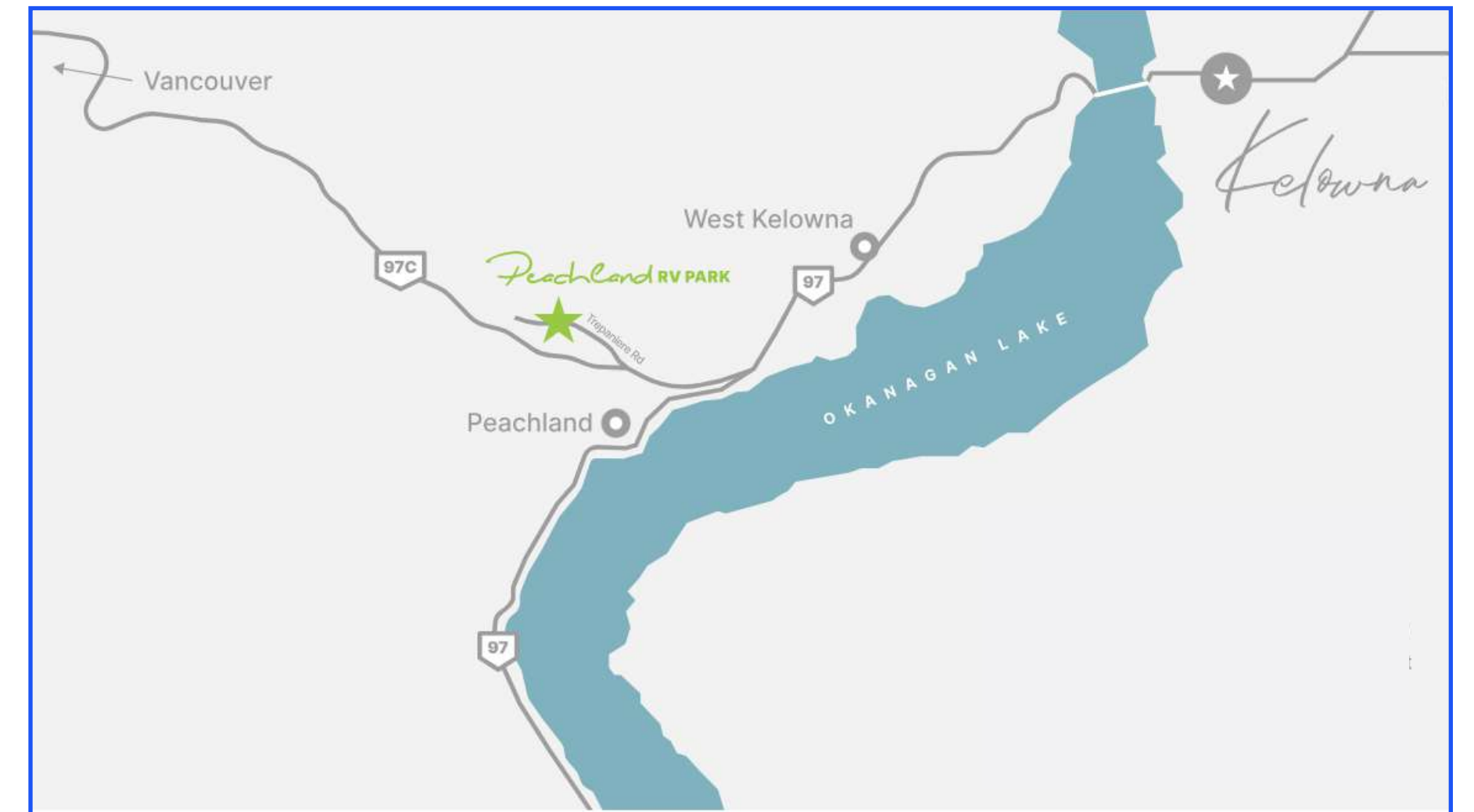
## PEACHLAND



Peachland, British Columbia is a scenic lakeside community in the Central Okanagan, located on the west shore of Okanagan Lake along Highway 97, approximately 25 kilometres south of Kelowna and 45 kilometres north of Penticton. Its central, highly accessible location places it directly within one of BC's strongest drive-to tourism corridors and makes it a natural stop for RV travelers exploring the Okanagan Valley.

The area benefits from consistently strong tourism demand driven by a warm climate, lake recreation, and proximity to renowned wineries and outdoor attractions, while offering a quieter, less developed alternative to larger Okanagan centres. RV and campground demand in the region is well established, with limited new supply, strong summer occupancy, and growing shoulder-season travel. Combined with Peachland's attractive waterfront, trails, and small-town resort character, the community offers a compelling setting for a well-located RV park investment.

# Property Location



## Drive Times

<b>Downtown Peachland</b> 12 MIN DRIVE   10 KM	<b>Kelowna</b> 26 MIN DRIVE   26 KM	<b>Downtown West Kelowna</b> 11 MIN DRIVE   12 KM
<b>Summerland</b> 28 MIN DRIVE   31 KM		<b>Penticton</b> 40 MIN DRIVE   47 KM

# Market Overview

## Economic and tourism trends continue to influence RV park performance across the Okanagan.

While broader economic conditions continue to stabilize, the Okanagan tourism sector remains resilient, supported by steady domestic travel, strong summer visitation, and Peachland's growing appeal as a lakefront destination. Demand for RV and outdoor-accommodation experiences remains strong, driven by affordability, lifestyle preferences, and the continued popularity of road-based travel throughout British Columbia.

Vacancy and availability remain tight during the core travel season, with July–September seeing the highest occupancy across the Thompson-Okanagan region. Despite rising operating and financing costs for many operators, well-located RV parks continue to benefit from consistent regional tourism demand and limited supply of comparable Okanagan RV Parks. Peachland RV Park is especially well positioned given its proximity to Okanagan Lake, easy highway access, and strong appeal to repeat visitors.

RV and campground assets continue to outperform many other accommodation types as travelers prioritize outdoor amenities, affordability, and flexibility. These fundamentals support stable long-term performance for established, well-maintained parks, reinforcing the enduring value of the Peachland RV Park property.

## THOMPSON OKANAGAN TOURISM REGION

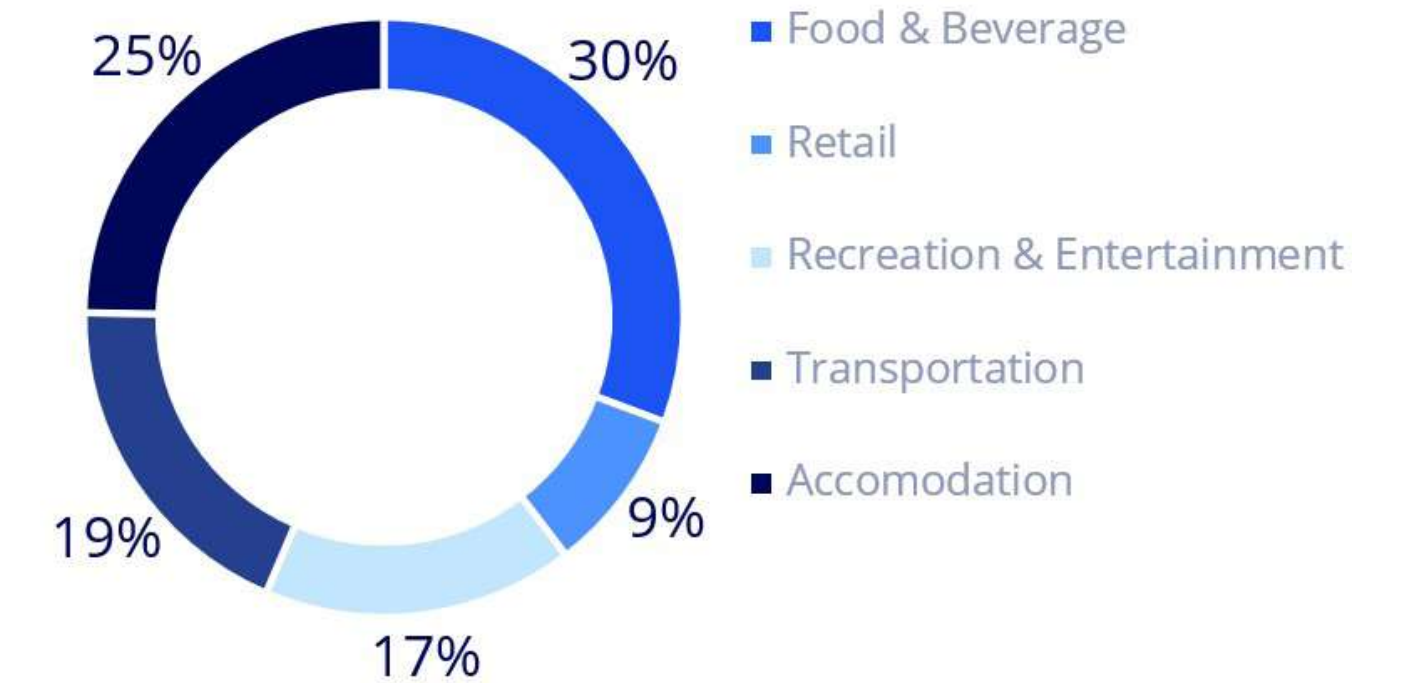
The Okanagan's RV and outdoor-accommodation market remains robust, with consistently high summer occupancy and steady year-round visitation. Key factors continue to influence this landscape:

- The region hosts 2,100 tourism businesses and 22,900 employees, generating \$2.6B in tourism spending.
- Population is 653,300, representing 11.5% of BC's population. 2023 hotel metrics: 58% occupancy and \$182 ADR in 2024. Peak visitation occurs July–September, with an average trip length of 3.1 nights.
- The majority of visitors come from BC and Alberta, with top international markets including Washington, the United Kingdom, and Australia.
- Tourism spending breakdown: 31% food & beverage, 25% accommodation, 19% transportation, 17% recreation, and 9% retail.
- Residents strongly support tourism, with 80% valuing its economic contribution.

SOURCE: DESTINATION BC | 2024



## TOURISM SPEND MIX



# Peachland RV Park

Colliers

*Reach out to  
get started.*

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## LIST PRICE

**\$7,950,000**

## CAP RATE

**8.0%**

## LOAN POTENTIAL

**\$6.375 Million | ~ 5.0%**

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