

LEASING OPPORTUNITY

OKANAGAN LAKE SHOPPING CENTRE

525 HIGHWAY 97, WEST KELOWNA, BRITISH COLUMBIA



IDEALLY LOCATED MIDWAY BETWEEN DOWNTOWN KELOWNA AND WEST KELOWNA, THIS NEWLY CONSTRUCTED SHOPPING CENTRE OFFERS EXCELLENT HIGHWAY EXPOSURE AND EASY ACCESS TO PASSING MOTORISTS ON THE VERY BUSY HIGHWAY 97.

On average, 52,000 vehicles pass by the property each day (63,000/day during peak summer season) with access via a major interchange at Highway 97 & Westside Road. Notable high-volume tenants include Shoppers Drug Mart, Dollarama, TD Canada Trust, Tim Horton's, Sammy J's Grill & Bar, Dairy Queen Grill and Chill, Pizza Studio, Subway, Liquor Depot, Shell Service Station and Pins & Pints (upscale pub and bowling alley).

AT A GLANCE

LOCATION

525 Highway 97 South,
West Kelowna, BC

INTERSECTION

Highway 97 &
Westside Road

TYPE

Plaza-style Power Centre

UNIT SIZES

Variety of sizes and
demising options

ASKING RENT

\$19.00 psf
(commencing at)

OPERATING COSTS & PROPERTY TAXES

Approx. \$8.41 psf (2020)

PARKING

583 stalls
(4.3 per 1,000 SF of GLA)

TIMING

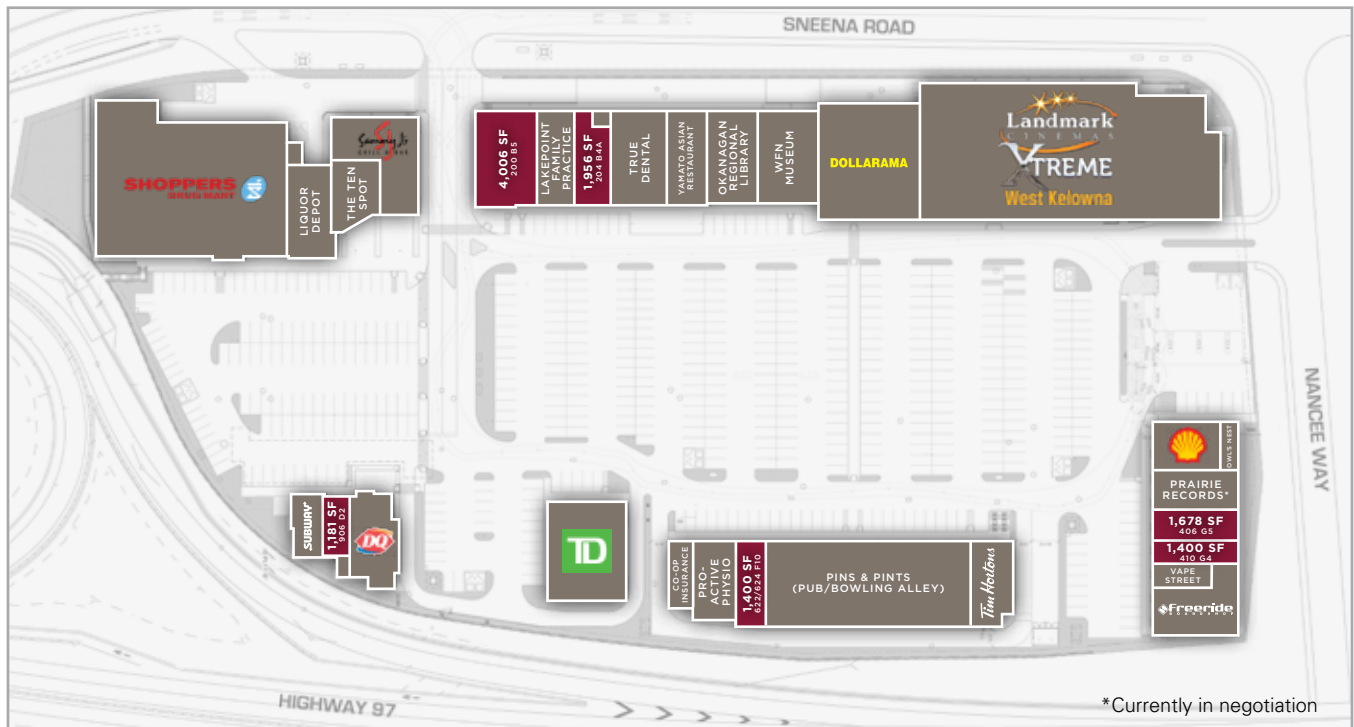
Available immediately

ZONING

Pursuant to WFN By-Laws

CHURCHILLINVESTMENTS.COM

SITE PLAN



DEMOGRAPHICS

WEST KELOWNA, BRITISH COLUMBIA (WESTSIDE TRADING AREA)

Total Population (2016):	41,683
Total Households (2016):	12,920
Median Household Income (2015):	\$83,942
Average Household Income (2015):	\$103,877
Daily Traffic Count:	52,000 AADT



NOTE: The Westside Trading Area is composed of the District of West Kelowna, Westbank unincorporated area and the Westbank First Nation reserves Tsinstikeptum 9 and Tsinstikeptum 10. E.&O.E.: The Information contained herein was obtained from sources deemed reliable, and while thought to be correct are not guaranteed by Churchill Property Corporation.



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