

# 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 and Shell Service Station.

### AT A GLANCE

#### LOCATION

525 Highway 97 South,  
West Kelowna, BC

#### OPERATING COSTS & PROPERTY TAXES

Approx. \$8.01 per sf (2019)

#### INTERSECTION

Highway 97 &  
Westside Road

#### PARKING

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

#### TYPE

Plaza-style Power Centre

#### TIMING

Immediate

#### UNIT SIZES

Variety of sizes and  
demising options

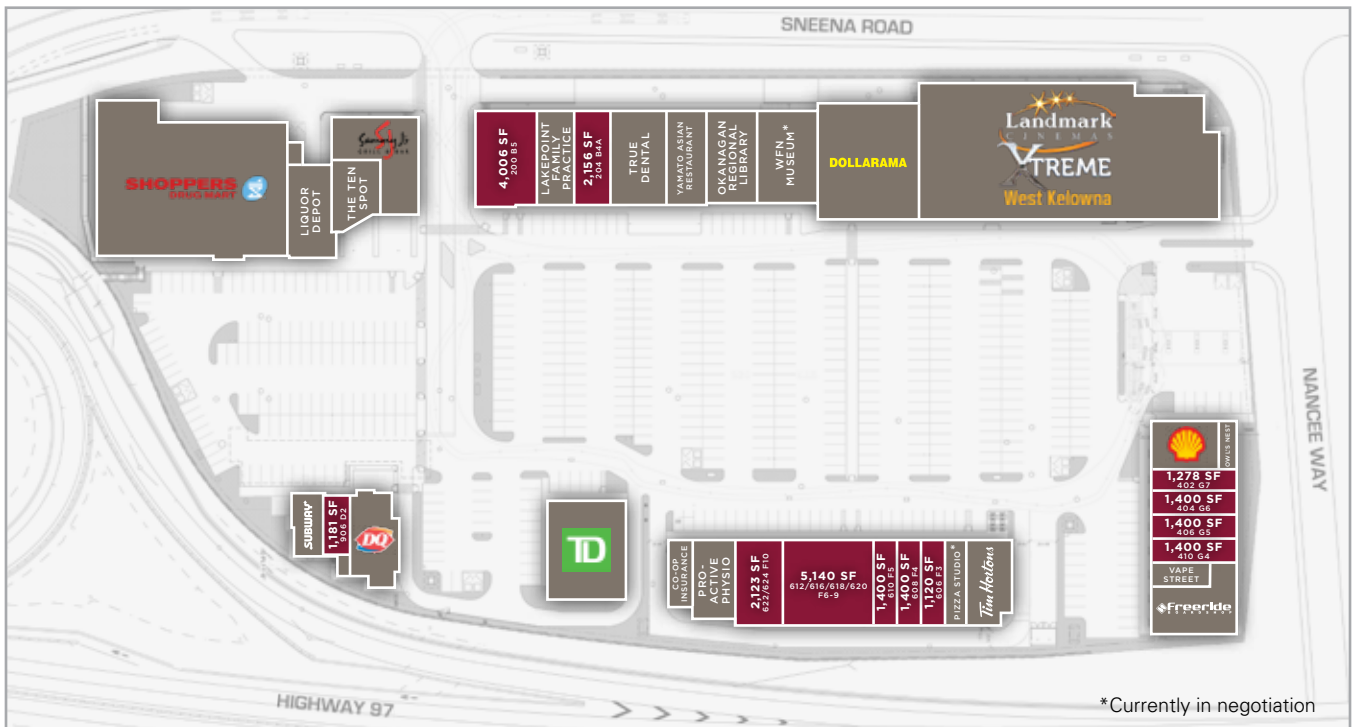
#### ZONING

Pursuant to WFN By-Laws

#### CONTACT

Andrew Langridge

# SITE PLAN



## DEMOGRAPHICS

### WEST KELOWNA, BRITISH COLUMBIA (WESTSIDE TRADING AREA)

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



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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