

**AVISON
YOUNG**

FOR LEASE



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NORTH KELOWNA CROSSING

KELOWNA, BC

Partnership. Performance.

Daniel Lee*, Principal
604.757.5102
daniel.lee@avisonyoung.com
*Daniel J. Lee Personal Real Estate Corporation

Arlyn Stoik, Principal
780.429.7552
arlyn.stoik@avisonyoung.com



Executive Summary

Location

South West corner of Old Vernon Road and Rutland Road

Size

1,000 - 30,000 sf

Basic Rent

Contact Listing Agent

Additional Rent

2019 Estimate \$10.00 psf

Timing

2019

Demographics



18,711

POPULATION
(PEOPLE LIVING IN THE AREA)



7,829

HOUSEHOLDS



21,770

DAYTIME
POPULATION



\$82,474

INCOME
AVERAGE HOUSEHOLD

*within 3km of Rutland Road (2017)

Sources: Statscan; Pitney Bowes Canada

Area Tenants



Kelowna Overview

The city of Kelowna, the third largest metropolitan area in BC with an estimated increase population of 9.7% people as of the 2020. With a population of 127,500. Kelowna is the economic hub of Interior BC.

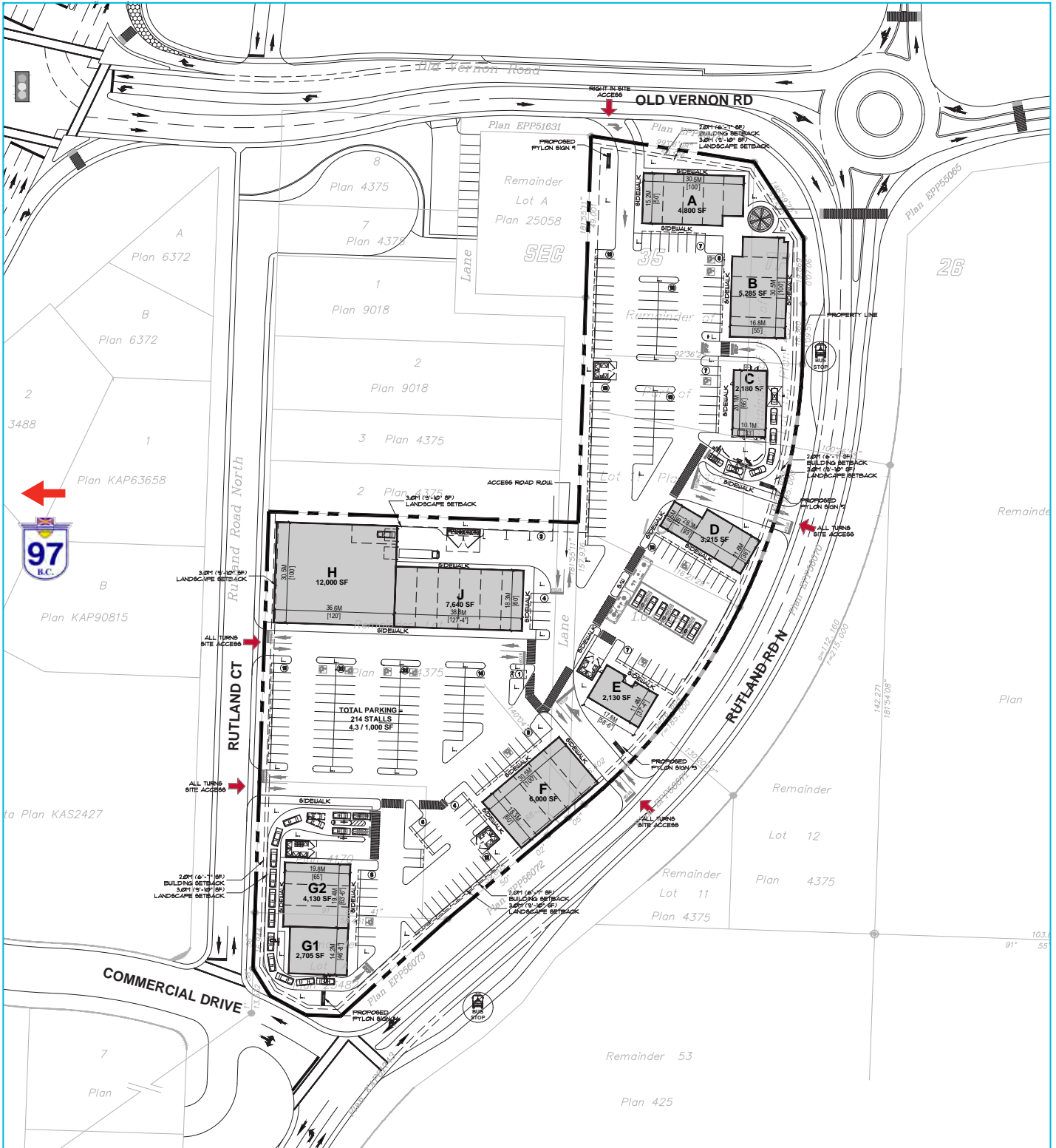
Property Overview

- ✓ 3 minutes from UBCO campus
- ✓ Re-alignment of Rutland Road
- ✓ Excellent frontage & exposure along Old Vernon Road
- ✓ Prominent Signage opportunities
- ✓ Easy access from Highway 97

Aerials



Proposed Site Plan





Nearby Shopping Centres & Schools

- | | | |
|--|---|--|
| 1. Kelowna Airport (YLW) | 3. University of British Columbia
Okanagan Campus
8,212 Stu | 5. Central Park Power Centre
GLA: 150,697 |
| 2. Airport Village
GLA: 39,617 sq. ft | 4. Brandt's Creek Crossing
GLA: 44,891 | 6. Willow Park Shopping Centre |

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Avison Young
#2900-1055 W. Georgia Street
Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada



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