

HIGH STREET RETAIL @ THE PACKING DISTRICT

726 Clement Avenue, Kelowna BC

pcurban
property re-imagined™

NOW LEASING



STEVE LAURSEN
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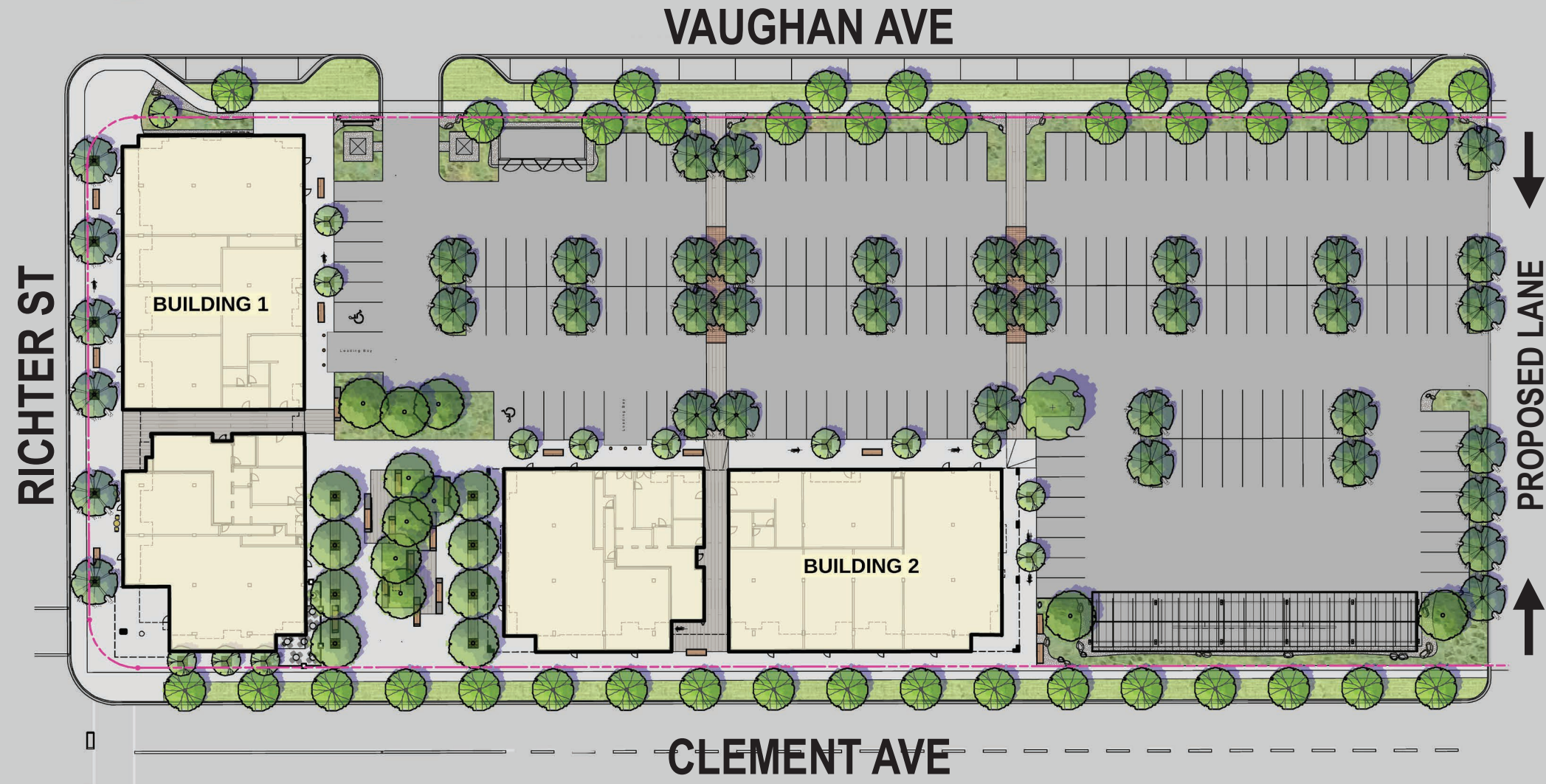
HIGH STREET RETAIL FOR LEASE

OPPORTUNITY

- ✓ 19,243 sq.ft. street level retail CRU
- ✓ 148 purpose built residential units above
- ✓ Clement Avenue frontage
- ✓ Patio availability
- ✓ Ideal QSR and destination tenant location
- ✓ Four lane throughfare with an average 21,320 vehicles/day traffic count
- ✓ Occupancy spring 2020

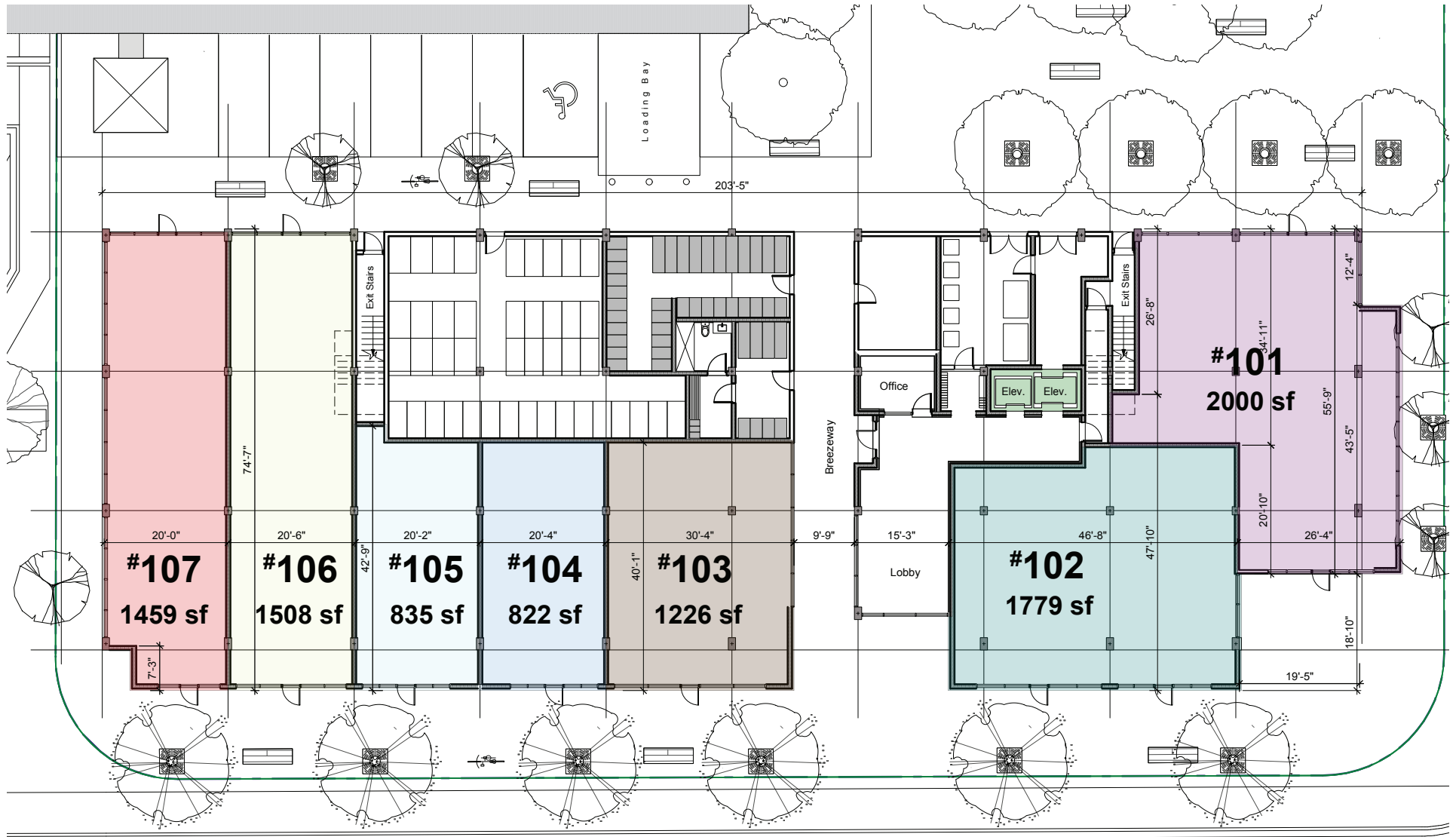


HIGH STREET RETAIL FOR LEASE



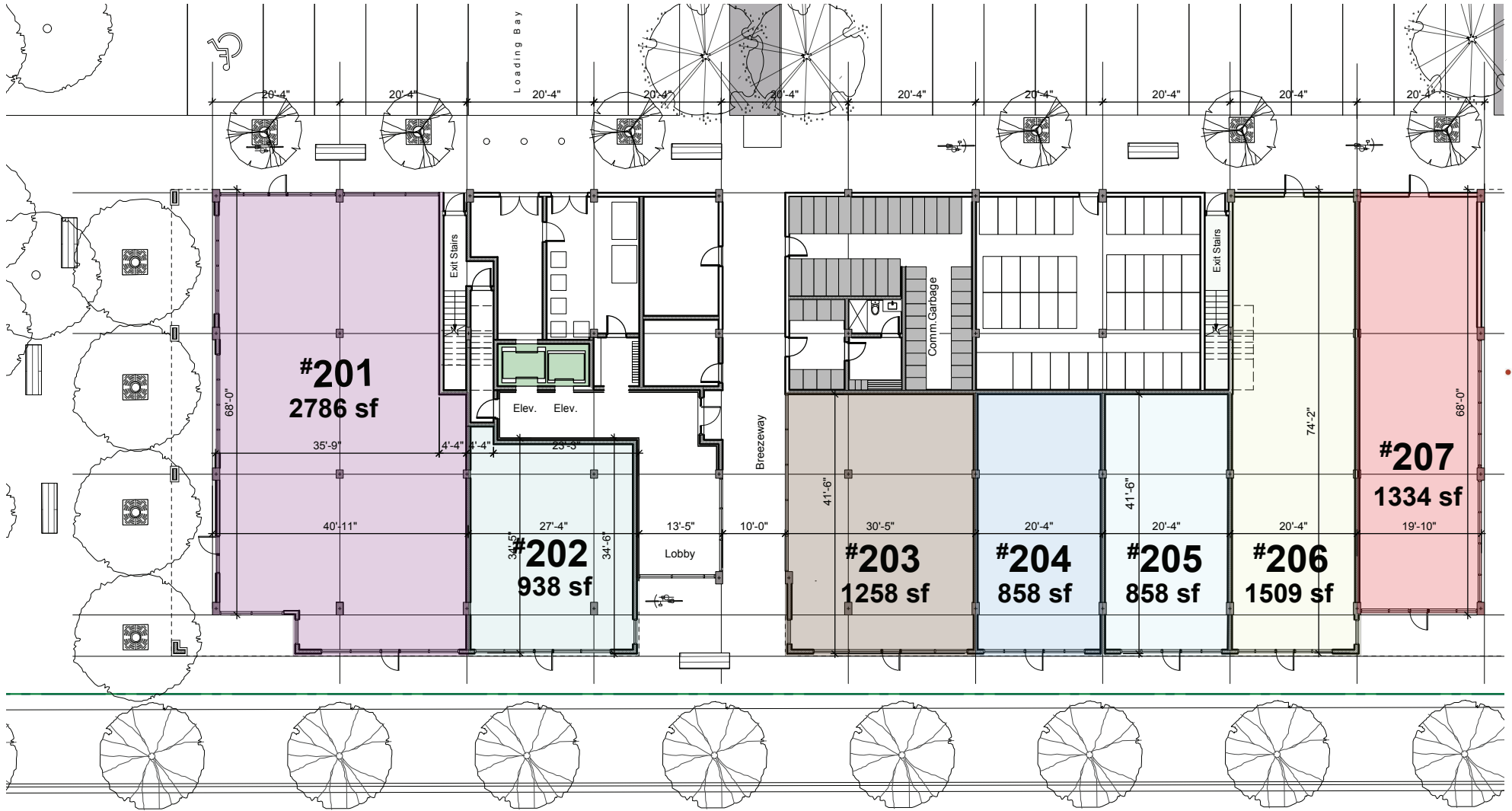
Fresh energy and industry is driving change in central Kelowna. A major transformation pulsing with vitality, as evidenced by new cafes, trendy restaurants, breweries and pubs is redefining the character of the area.

BUILDING 1



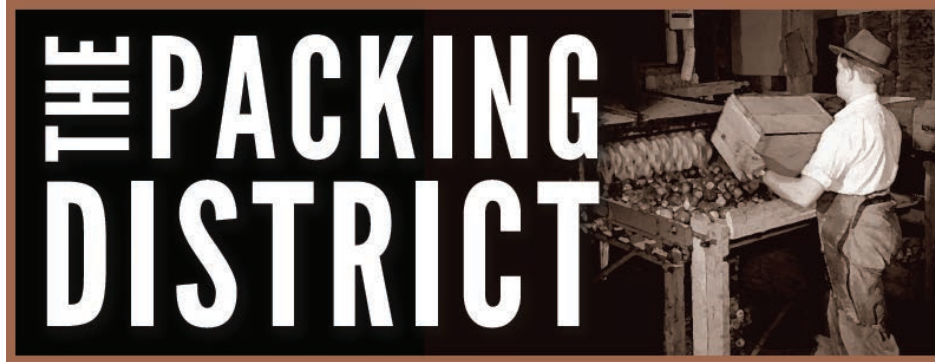
RICHTER ST

BUILDING 2



CLEMENT AVE

THE NEIGHBOURHOOD

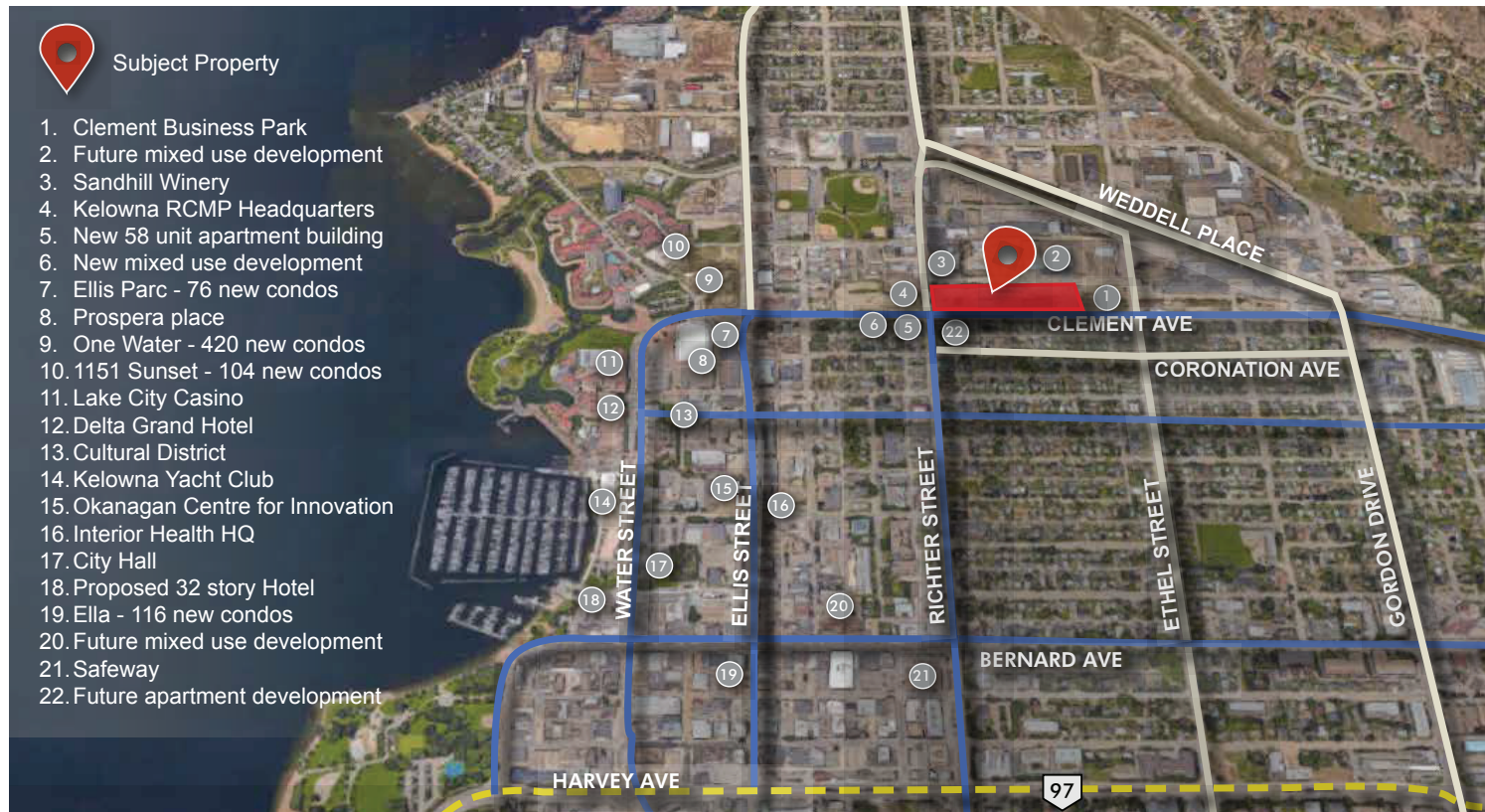


The Packing District is in a prime location on the corner of Clement Avenue and Richter Street, adjacent to the RCMP Building, Sandhill Wines, and Tree Brewing and a short distance from the Lakefront. Historically significant for its fruit packing industry, Clement Avenue has the strong potential to develop a high street identity that rivals any vibrant city community.

Flexible format CRU opportunities from 700 SF are available for ground floor lease-up below two proposed rental apartment buildings. Ideal for restaurants, cafes and local small businesses within steps of major residential redevelopment.



KELOWNA: LIVE · WORK · PLAY



Population*

- 1 km – 3,920
- 2km – 14,512
- 5km – 48,532

*an average of 8.1% population increase projected by 2022



Daytime Population

(Home & Work components)

- 1km – 12,199
- 2km – 24,078
- 5km – 70,766



Households

- 1 km – 2,087
- 2km – 7,566
- 5km – 23,665

REGIONAL FACTS

- ✓ Population of approximately 195,000 and an overall trading area of 520,000
- ✓ Largest urban centre between Vancouver and Calgary
- ✓ Top entrepreneurial city in BC due to infrastructure to support business
- ✓ Attracting an increasing number of people ages 25-34
- ✓ A growing tech sector hub in the Okanagan that tops \$1.3B annually
- ✓ 52% of the local tech workforce is under 35 years of age – up from 38% in 2013
- ✓ Average household income of the under 35 demographic is \$74,398
- ✓ Average overall household income of \$95,976
- ✓ 11th busiest airport in Canada with 60 flights daily & 1.9M passengers annually
- ✓ Major educational institutes including UBC-Okanagan with 9000 students enrolled 2017/18