

# FOR LEASE RETAIL OPPORTUNITIES DOWNTOWN KELOWNA

726 CLEMENT AVE, KELOWNA BC

AVAILABLE IMMEDIATELY



LEASING INQUIRIES:

**STEVE LAURSEN**  
PERSONAL REAL ESTATE CORPORATION  
INDUSTRIAL, COMMERCIAL, INVESTMENT REAL ESTATE

250.808.8101  
stevelaursen@royalpage.ca  
www.stevelaursen.com



**PCurban**  
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# RETAIL FOR LEASE AT PACKER'S JUNCTION

## OPPORTUNITY

A new hub is emerging that celebrates the industrial past and welcomes the future. Packers Junction will become Kelowna's new urban destination for live, work and play. With exceptional frontage along both Clement Avenue and Richter Street, the development is well positioned for exposure to vehicle and pedestrian traffic. Among 800+ new residential units under development, there will be 158 residential rental units available above and 19,200 square feet of retail space in the Lodges at Packers Junction are available for occupancy immediately.

- ✓ C4 Urban Centre commercial zoning
- ✓ 825 - 19,243 sq.ft. street level retail CRU
- ✓ 158 brand new purpose built residential units above
- ✓ 34 dedicated retail parking stalls
- ✓ Clement Avenue and Richter Street frontage
- ✓ Patio availability
- ✓ Ideal QSR and destination tenant location
- ✓ Four lane throughfare with an average 21,320 vehicles/day traffic count
- ✓ Commercial Bike Lockers
- ✓ Commercial Tenant Shower



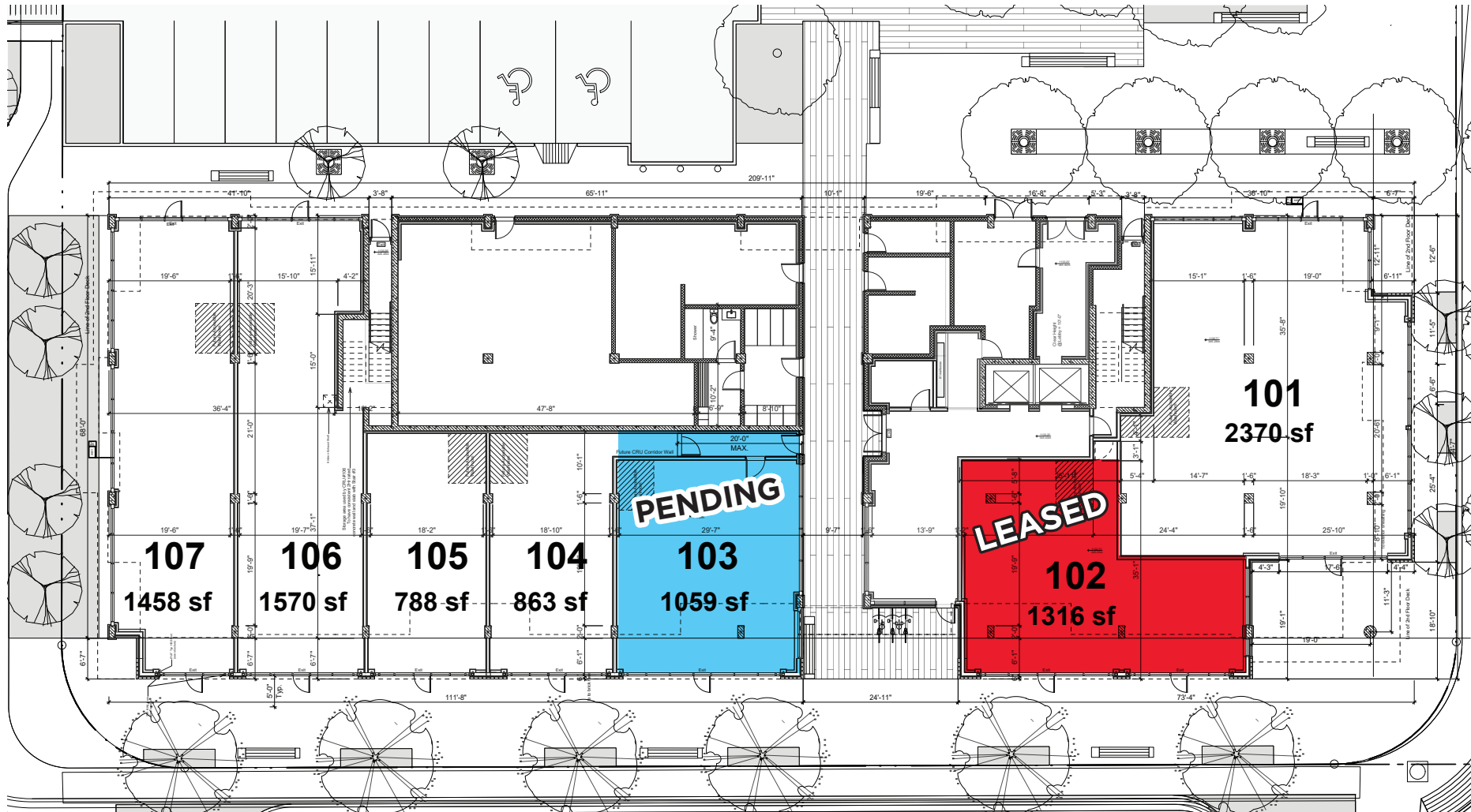


# RETAIL FOR LEASE AT PACKER'S JUNCTION



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.

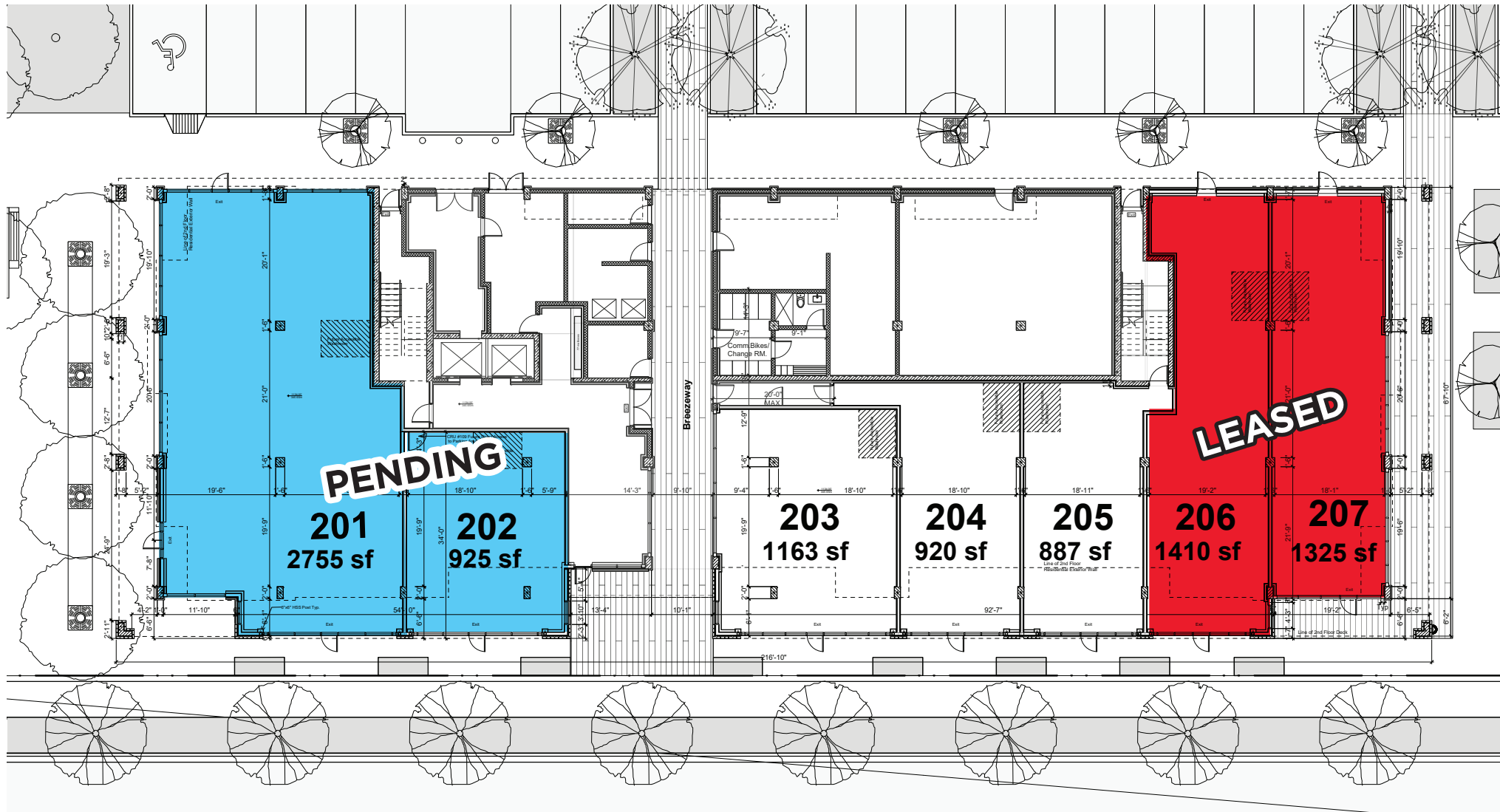
# NOW LEASING - BUILDING 1



CLEMENT AVE

RICHTER ST

# NOW LEASING - BUILDING 2



## CLEMENT AVE

# PACKER'S JUNCTION: LIVE - WORK - PLAY

## LEGEND

- 1 Clement Business Park
- 2 Tree Fruit Cidery
- 3 Sun-Rype Products
- 4 Sandhill Winery
- 5 Red Bird Brewing
- 6 Calona Vineyards
- 7 Rustic Reel Brewing Co
- 8 Kettle River Brewing Co
- 9 Cecil's Perogy Palace, Orthoquest Pederthotics & Kootenay Coffee Co.
- 10 Crossfit Okanagan
- 11 RCMP
- 12 Curling Club
- 13 Print Three & Ellis Art Studios
- 14 Chainline Cycle
- 15 Central Sports Grill & Futsal Club
- 16 Train Station Pub & Metro Liquor Store
- 17 RCMP
- 18 Future Apartment Development
- 19 Anagram Rentals
- 20 St. Paul Condos
- 21 BnA Brewing Co
- 22 Ellis Park - 76 New Condos
- 23 Tree Fruit Cidery
- 24 1151 Sunset - 04 New Condos
- 25 Waterfront Wines Restaurant
- 26 Prospera Place
- 27 Lake City Casino
- 28 Delta Grand Hotel
- 29 Tree Brewing
- 30 Kelowna Yacht Club
- 31 City Hall
- 32 Ella - 116 New Condos
- 33 Safeway





# PACKER'S JUNCTION: LIVE - WORK - PLAY



## PACKING DISTRICT BY THE NUMBERS

New residential units since 2017



800+

New commercial construction



170,000 SF

New RCMP headquarters



350+ STAFF

Clement traffic counts

22,000 VPD



\*numbers based on completed and under construction



### 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 2019/2020