

**FOR SALE**

# Development opportunity totalling 28.99 Acres in Ktkemlups

Kamloops (KIB) Salish Road  
& Kootenay Way

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# Prime development opportunity at Salish Road and Kootenay Way

A newly available development opportunity presents itself in the form of just under 29 acres, showcasing considerable potential for a range of possibilities. Ideally positioned between Kootenay Way and Salish Road and merely 10 minutes away from Kamloops Airport, this property features optimal visibility from the bustling Halston Connector Road. Moreover, its strategic location ensures convenient access to Highway 5 and adjacency to a controlled intersection.

The zoning designation permits both commercial and industrial land use offering a spectrum of possibilities for prospective investors.

Furthermore, the property features a 99-year pre-paid sub-lease arrangement, ensuring a foundation of long-term stability.

Whether you're thinking of starting a business in a busy commercial area or exploring industrial development, this property is designed to accommodate various needs. It presents an opportunity to acquire a contiguous land assembly of approximately 29-acre parcel with a favorable location and flexible zoning options.



28.99 total acres

- Lot 502 - 4.94 acres
- Lot 503 - 4.05 acres
- Lot 504 - 1.53 acres
- Lot 9 - 8.82 Acres
- Lot 8-1 - 9.95 acres



Water service to be located at Salish Road property line. Septic not installed



Natural Gas in the immediate area. BC Hydro available on Salish Road



All 99 year pre-paid leases

# Investment Highlights



Prime commercial-industrial sites on Salish Road near Halston-Salish Road, intersection on Kamloops Indian Band



Available immediately subject to 99 year lease registration. Offered as pre-paid 99 year lease



Easy access to major transportation routes - Halston Road and Highway 5



Significant development opportunities to support future expansion



Permitted Uses - generally permitted for commercial and light industrial, recreation facility, swimming pool, trade centre, warehouse/distribution, sales and storage, offices, and modular home residence.

\*Buyer to seek KIB approval for specific uses.



# Location

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Ktkemlups, situated in the Thompson Valley of British Columbia, Canada, is part of the Tk'emlúps te Secwépemc First Nation's territory. The area is near Kamloops, a city where the North and South Thompson Rivers meet, home to about 90,000 residents. Known for its semi-arid climate with hot summers and mild winters, Kamloops boasts a diverse economy encompassing tourism, education, healthcare, and transportation sectors.

The intersection of Salish Road and Kootenay Way is located within the Tk'emlúps te Secwépemc reserve, east of Kamloops. This area features a mix of residential, cultural, and community facilities. Nearby attractions include the Kamloops Heritage Railway and the Secwepemc Museum & Heritage Park. Riverside Park in Kamloops provides recreational opportunities with its walking trails, beaches, and picnic areas.

The area is well-connected with the Trans-Canada Highway and Yellowhead Highway providing excellent transportation links. Public transit through the Kamloops Transit System ensures easy access to the city, and the Kamloops Railway Station serves as a crucial hub for freight and passenger trains. The community offers various housing options, educational institutions like Thompson Rivers University, and healthcare services from the Royal Inland Hospital in Kamloops. This blend of amenities makes Salish Road and Kootenay Way a vibrant and culturally significant area within the Tk'emlúps te Secwépemc First Nation.



# Hotel Occupancy Rates and Stats

Last summer, Kamloops experienced near-full hotel bookings, and in 2023, the number of occupied rooms surpassed the pre-pandemic levels seen during the 2019 boom which was fueled by **88% or higher occupancy** in each of July, August, and September.

Data from the CoStar Group, an industry analysis company, indicates that hotels in both Kelowna and Kamloops, as well as across the rest of British Columbia, generated higher revenue than in 2019. Notably, the average room rate in Kamloops was just below \$142 in 2022, while in Kelowna, it stood around \$190.

In 2023, Kamloops had 50 properties with 3,127 rooms, a modest increase of only four rooms compared to the end of 2019. On the other hand, Kelowna added three properties and 400 rooms during the same period, resulting in a total of 38 properties with 3,686 rooms.

Consecutive years of high occupancy has prompted plans to develop two new hotels, a Hyatt, and a Ramada by Wyndham, which plan on breaking ground within the year.

The South Okanagan region, encompassing 5,188 rooms from Hope to Cristina Lake, reported an occupancy rate of 43.7%. The North Thompson Okanagan region, spanning Lake Country to Valmont and Revelstoke to Merritt (excluding Highway 97), had 7,200 rooms with a 57.9% occupancy rate in 2023.

Despite the lower occupancy rates in Kelowna, the city experienced a 3.3% decline in revenues, amounting to \$146.3 million. The average room rate stood at \$188.79, peaking at \$258 in July.

Contrastingly, Kamloops hotels witnessed a 3.3% uptick in revenue, totaling \$119.1 million. Average room rates in Kamloops were \$152.12, reaching their pinnacle in August at \$182.65.

Zooming out to the provincial perspective, British Columbia saw a 4.4% increase in occupancy to reach 69%. Notably, revenues surged by 14.6% to nearly \$5 billion, and the average room rates for the year settled at \$240.82.



# Kamloops Tourism

In the realm of tourism, the overall impact has surpassed pre-pandemic levels, with total visits reaching 1.96 million last year—a notable increase from the 1.92 million recorded before the onset of COVID in 2019.

Simultaneously, findings from the report by Tourism Kamloops indicate that the overall economic impact from tourism is projected to hit 522 million this year. This figure significantly exceeds the 499 million generated in 2019 before the disruptive effects of COVID.



## THE ECONOMIC NUMBERS



Total economic impact  
**\$522 million**

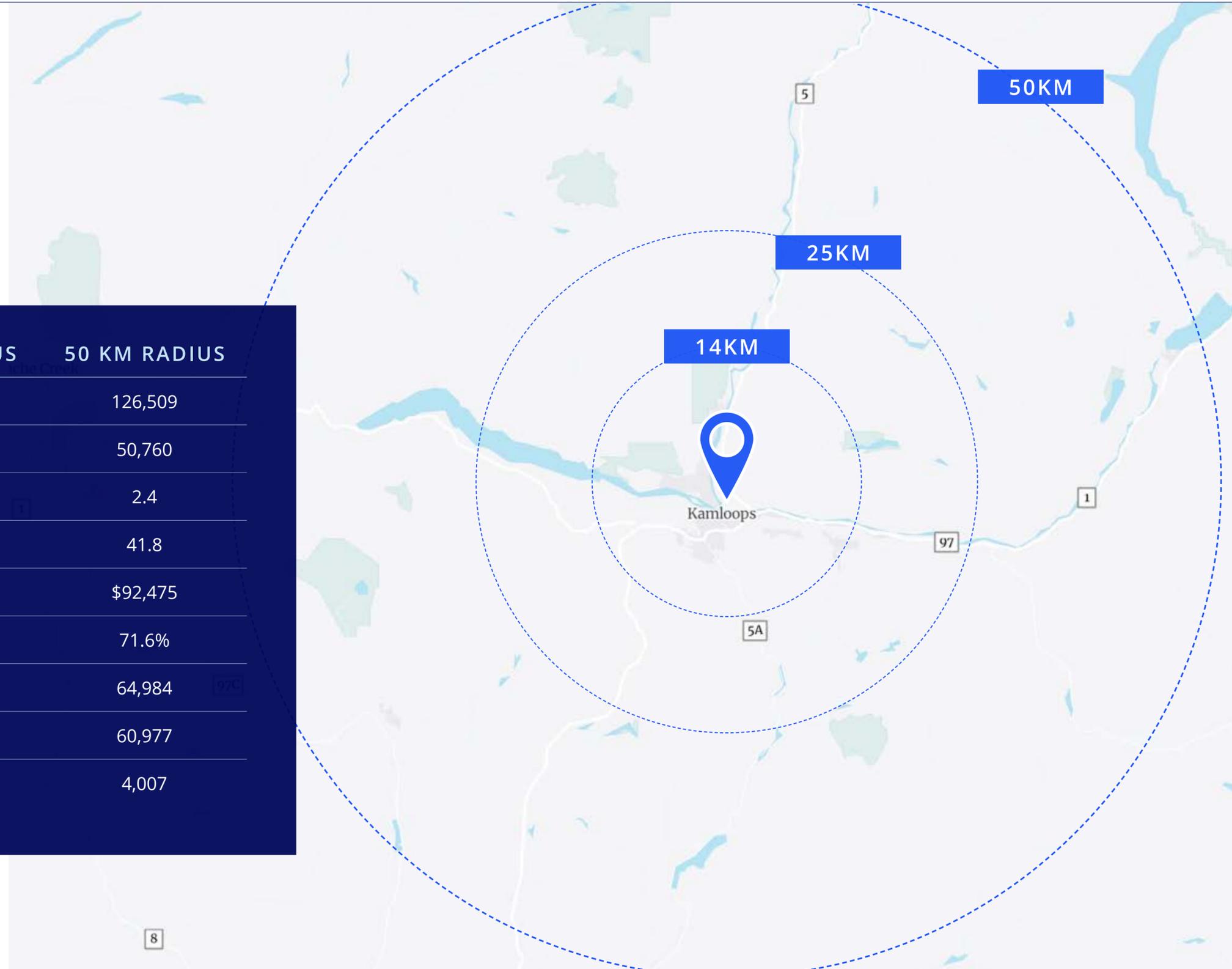


Direct visitor spending  
**\$310 million**



Total visitors  
**1.96 million**

# Demographic Overview



	14KM RADIUS	25KM RADIUS	50 KM RADIUS
Population	108,200	115,786	126,509
Households	43,000	46,000	50,760
Average Household Size	2.4	2.4	2.4
Median Age	40.6	41	41.8
Median Household Income	\$93,387	\$94,181	\$92,475
Tenure Owed	69.1%	70.6%	71.6%
Workforce Population	56,412	60,327	64,984
Employed	53,024	56,688	60,977
Unemployed	3,387	3,640	4,007

# Discover the diverse offerings of Kamloops

A city catering to outdoor enthusiasts, foodies, and history buffs alike. Here are just a few things tourists can experience:



## OUTDOOR ADVENTURES

If you're a mountain biking enthusiast, Kamloops Bike Ranch is your playground. Experience an adrenaline rush as you navigate twists and turns on thrilling trails.

Take advantage of Kamloops' surrounded sparkling lakes for boating and fishing. Grab your gear and immerse yourself in the serene waters.

## WILDLIFE ENCOUNTERS

At British Columbia Wildlife Park, witness native Canadian wildlife up close. From grizzly bears to eagles, observe these majestic creatures in their natural habitat.



## SKIING AND SNOWBOARDING

Known for its reputation of having dry, powdery snow and being home to two ski resorts, Kamloops is the perfect destination for those eager to hit the slopes. Just a 30-minute drive north of Kamloops is Canada's second-largest ski area, Sun Peaks Resort, featuring an expansive 4,720 acres of skiable terrain spread across three mountains. Snow seekers can also enjoy the slopes at Harper Mountain. Located just 20 minutes from downtown Kamloops, this family-owned and operated ski resort is brimming with history and rustic charm.



## CULTURAL EXPLORATION

Step back in time aboard the Kamloops Heritage Railway, a vintage steam train. Immerse yourself in the rich railway history of Kamloops while soaking in scenic views.

Explore the culture and heritage of the Secwépemc People at the Secwepemc Museum. Learn about their traditions, art, and stories.

## WINE TASTING

Embark on the Kamloops Wine Trail to discover local wineries and vineyards. Sip on exquisite wines while surrounded by picturesque vineyard landscapes.



## CRAFT BEER AND LOCAL FLAVORS

Dive into Kamloops' growing craft beer scene by visiting local breweries and sampling unique brews. Indulge in farm-to-table dining experiences where fresh ingredients meet culinary creativity.

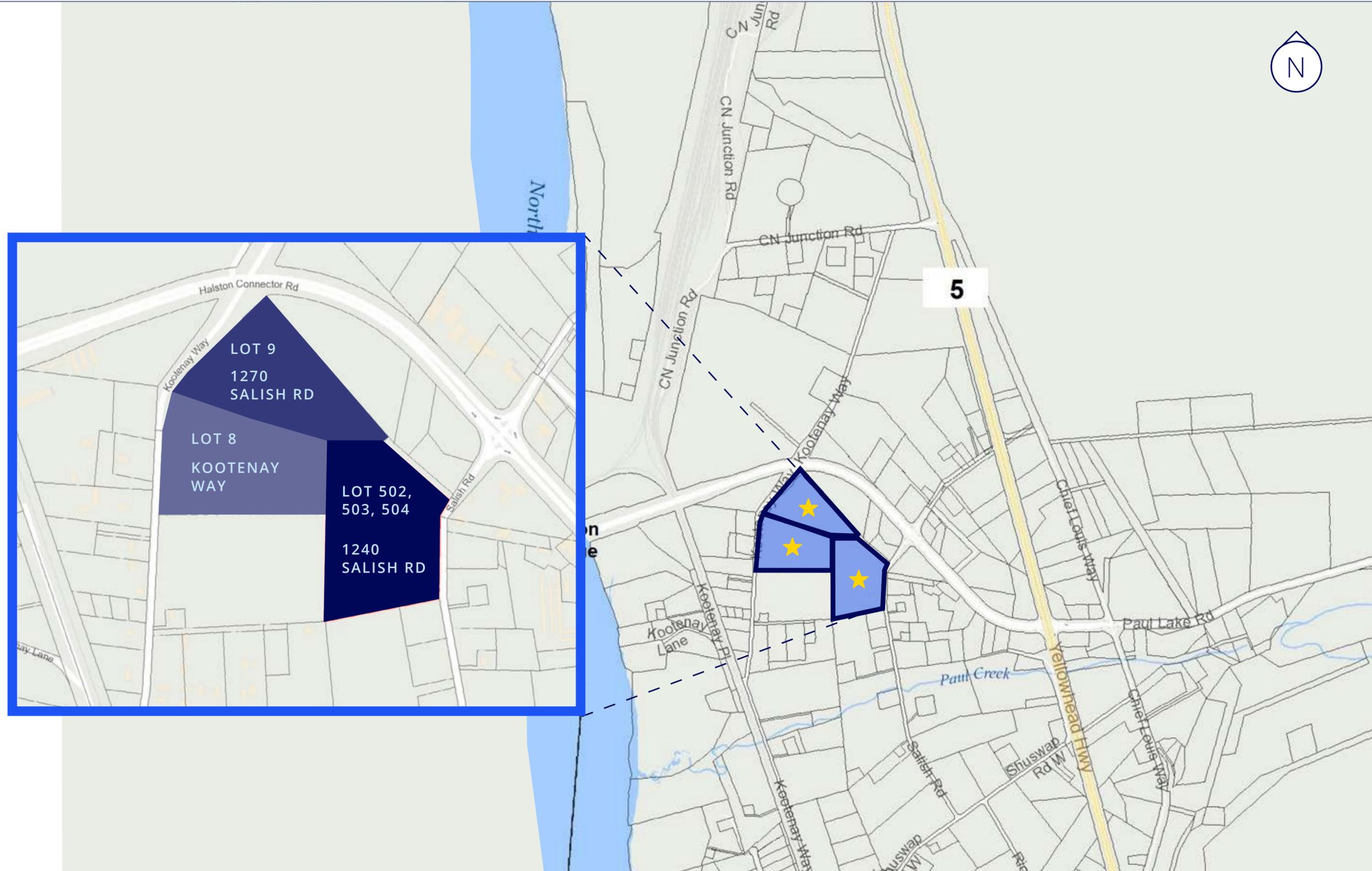
Kamloops, a city for every season, welcomes tourists with open arms. Whether chasing adventure, seeking tranquility, or simply enjoying good food and company, Kamloops invites everyone to explore its vibrant offerings.

## GOLFING

Tee off at some of Canada's most beautiful golf courses. Kamloops offers a variety of courses catering to both seasoned golfers and beginners.

# Site Plan & Zoning

TBD



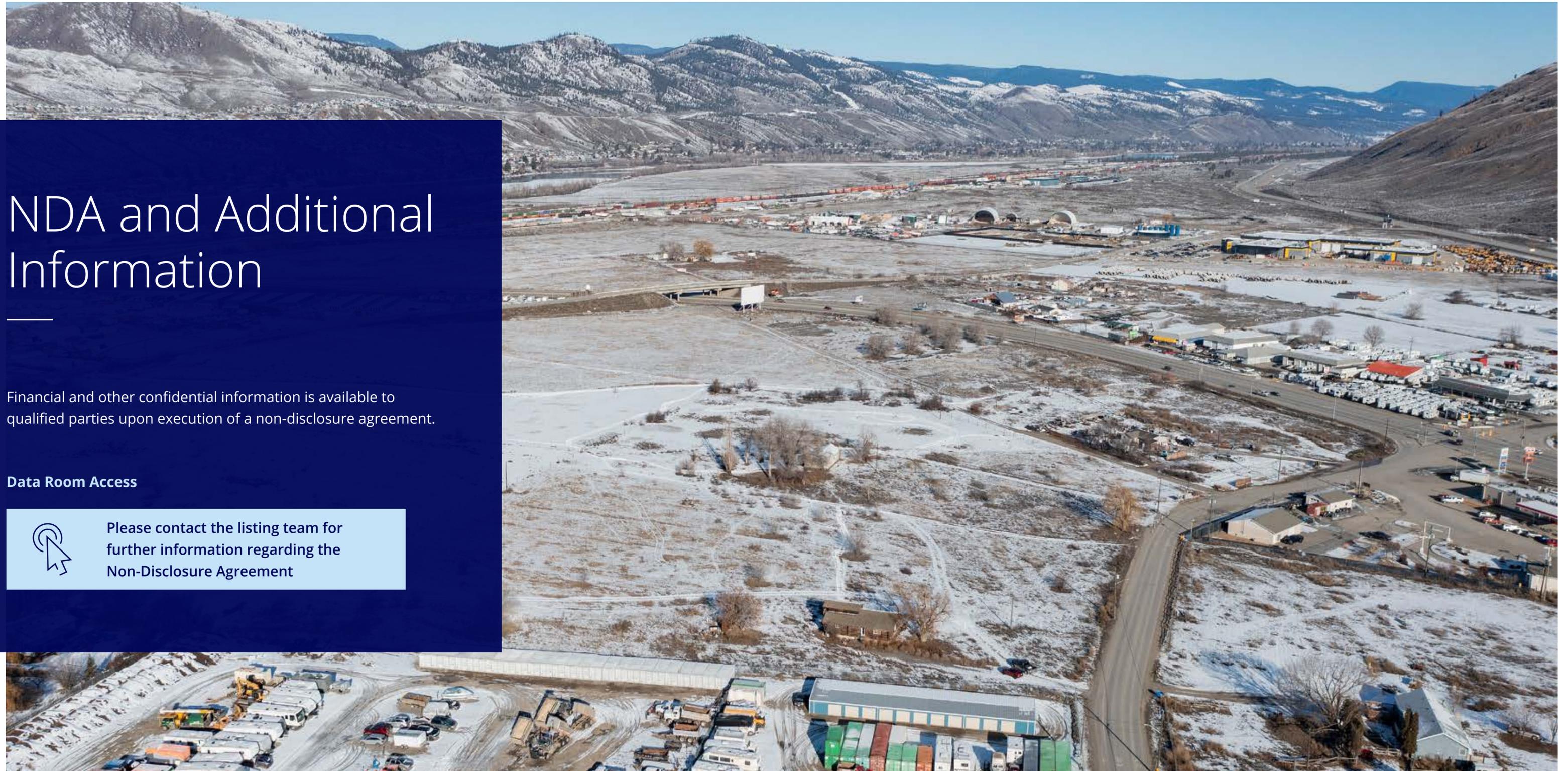
# NDA and Additional Information

Financial and other confidential information is available to qualified parties upon execution of a non-disclosure agreement.

## Data Room Access



Please contact the listing team for further information regarding the Non-Disclosure Agreement





# Reach out to get started.

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