

FOR LEASE >

Prime Highway Exposure

GOVERNOR'S LANDING SHOPPING CENTRE,
West Kelowna, BC



GOVERNOR'S LANDING

Governor's Landing is a 187,000 SF grocery-anchored retail and office development fronting on Highway 97 between Bering Road and Butt Road in West Kelowna, BC. This development was completed in 2009 and is perfectly positioned to serve the needs of the Central Okanagan. Anchored by Real Canadian Superstore, Value Village, Snap Fitness, Liquor Depot and Original Joe's, the centre is a busy shopping destination that is visible to approximately 53,000 vehicles per day traveling along Highway 97.

CHRIS WILLS*
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GOVERNOR'S LANDING SHOPPING CENTRE, 3011 Louie Drive, West Kelowna, BC

Features

- > Strong national and local tenant mix
 - > Fully improved units available
 - > Flexible lease terms available
 - > Landlord is offering exceptional incentives to qualified tenants
 - > Ample parking for customers and staff
 - > Pylon signage opportunities along Highway 97 S
 - > Excellent exposure along busy Highway 97 S
-

Base Rent

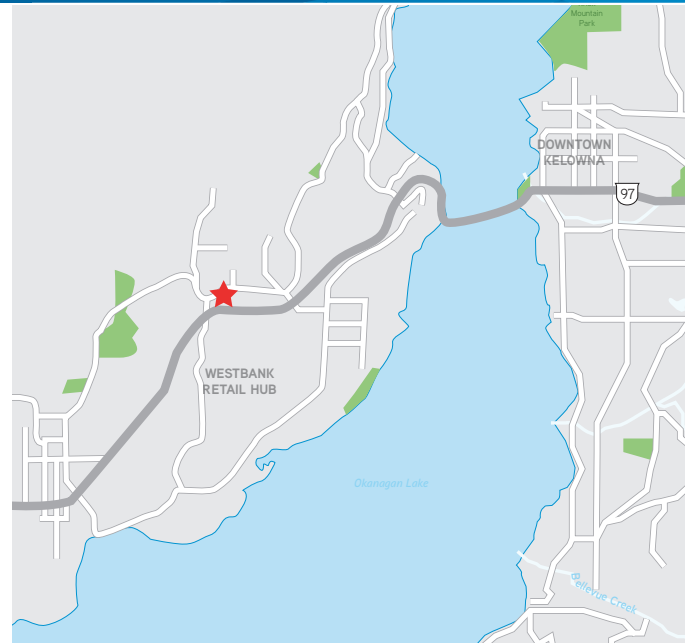
- > Starting at \$20.00 per SF

Estimated NNNs

- > \$9.50 per SF plus utilities and taxes

Landlord Incentives

- > **Free rent** and **tenant improvement allowance** offered to qualified tenants.



Demographics

- > Primary trade area 0-15 minutes: 49,770
- > Secondary trade area 0-30 minutes: 147,775
- > Drive Time 0-60 minutes: 222,601

Zoning

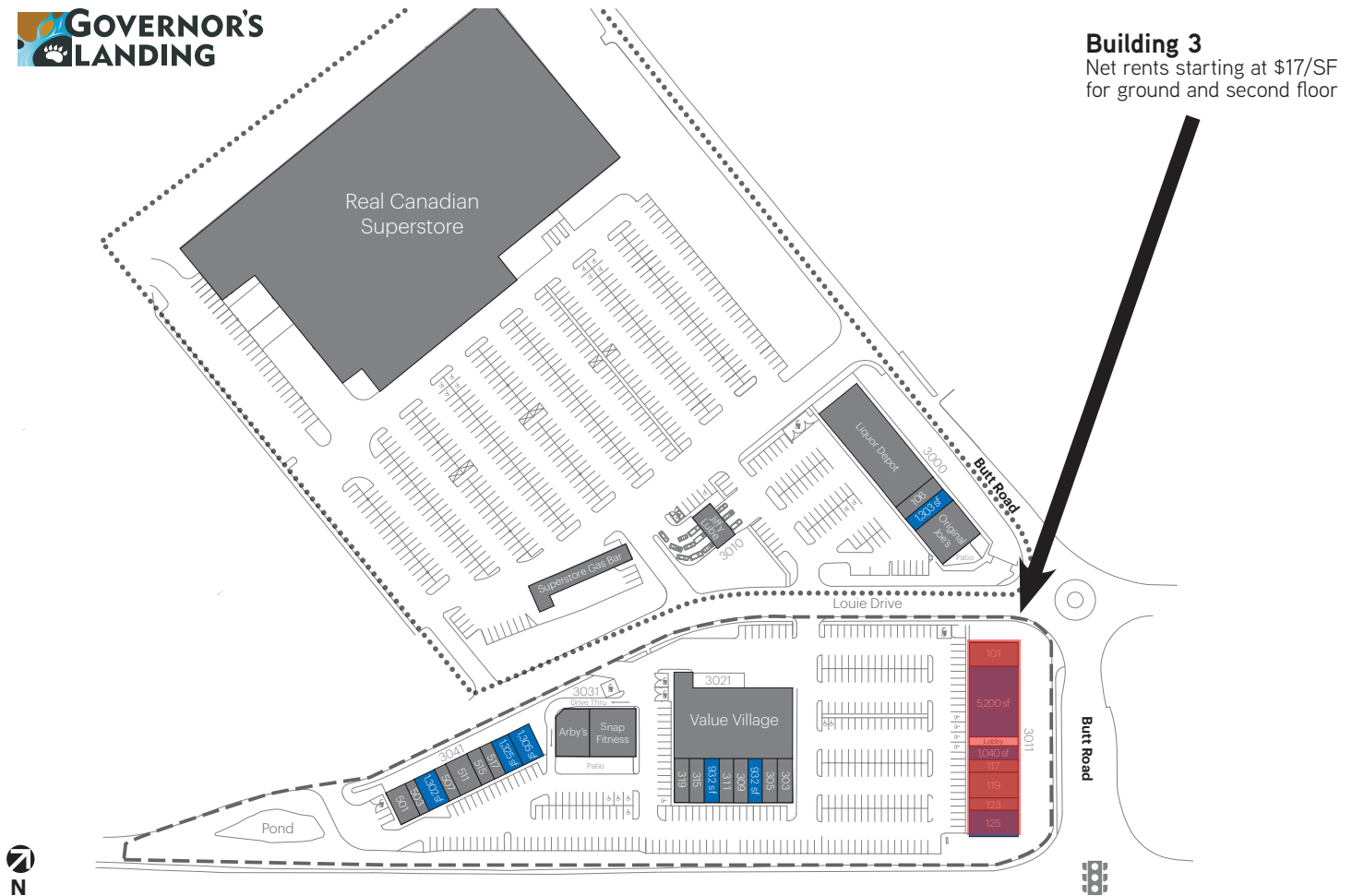
C1 - Town Centre Commercial



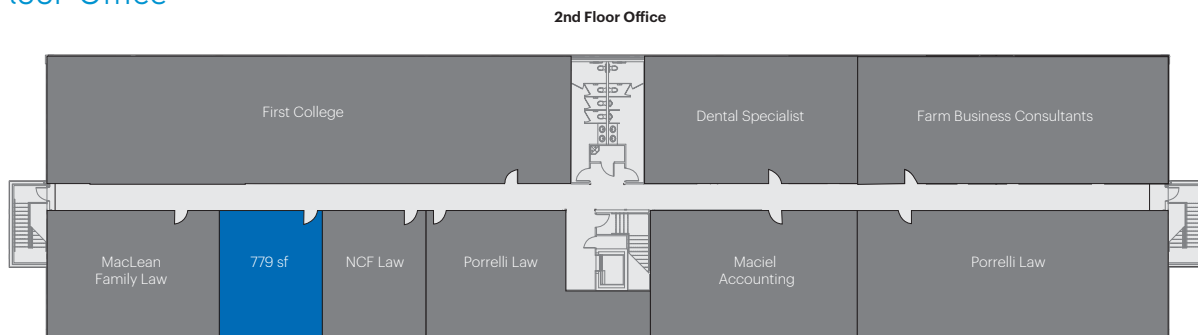
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Site Plan



Second Floor Office



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