



JOIN NEW TENANTS
Murray's Pizza & Frilly Lilly

FOR LEASE
Hillside Plaza
110 - 1924 Summit Drive
KELOWNA, BC

Colliers
For Lease
Chris Wills
250 870 1330
110-1924

CHRIS WILLS
Personal Real Estate Corporation
ASSOCIATE VICE PRESIDENT
250 870 1330
chris.wills@colliers.com



THE OPPORTUNITY

Hillside Plaza is Glenmore's newest retail opportunity located at the corner of Summit Drive and Glenmore Road. This high profile shopping centre features 5 new buildings, totalling more than 22,000 SF of GLA. Hillside Plaza offers tenants the opportunity to join Dairy Queen, Glenmore Martial Arts, a pharmacy, private liquor store and a walk-in clinic. Unit size is 1,270 SF. Pylon signage opportunities are available at market rents. This site is zoned CD3 (Comprehensive Development Zoning) allowing for most general retail uses. This is available for immediate possession.

HIGHLIGHTS

- › High profile location at the signalized intersection of Summit Drive and Glenmore Road
- › Unit size is approximately 1,270 SF.
- › High quality, visually appealing architecturally designed buildings
- › Large storefront windows bringing in plenty of natural light
- › On-site parking
- › Easy access to the site off Summit Drive
- › Pylon signage opportunities available
- › Located on the main arterial route of the Glenmore/Dilworth area
- › Unit 110 is improved to include a bathroom, lighting and is ideal for general retail uses



RENTABLE AREA (APPROX.)

UNIT NUMBER	AREA (SF)	TERMS
110	1,270 SF	Available (Improved)
		Asking Net Rent \$26.00

ADDITIONAL RENT

\$7.50/SF (estimated for 2019)

IMPROVEMENTS

Unit 110 (B2) is improved as a clean open retail unit which includes; bathroom, storage area, trade lighting and HVAC distribution.

PARKING

- > 76 stalls
- > Approximately 3.36 stalls per 1,000 of SF GLA

FLOOR PLANS

Contact listing agent.



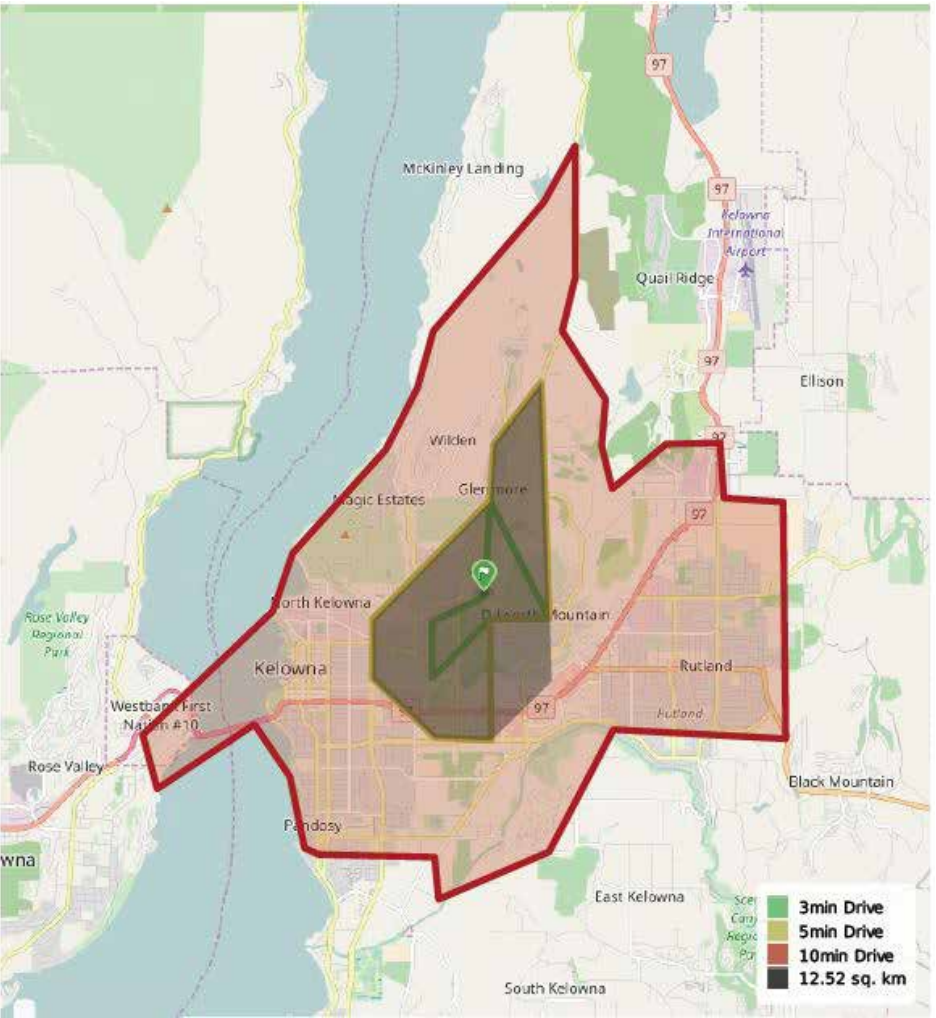
AREA OVERVIEW

Hillside Plaza is located in the heart of Glenmore, a growing area that serves as the gateway to a number of surrounding communities. Situated at the corner of Glenmore Road and Summit Drive, this shopping centre is only minutes to downtown Kelowna, Dilworth Mountain and Glenmore. Glenmore Road serves as the main arterial route in this area, connecting over 82,000 people within a 10 minute drive of Hillside Plaza. Several multi-family developments are located either within walking distance or a short drive to Hillside Plaza including The Verve, The Conservatory, Yaletown as well many residential neighbourhoods. There has been significant commercial and residential development in this area within the last few years making it a hot spot in the Kelowna market.

AERIAL MAP



DEMOGRAPHICS

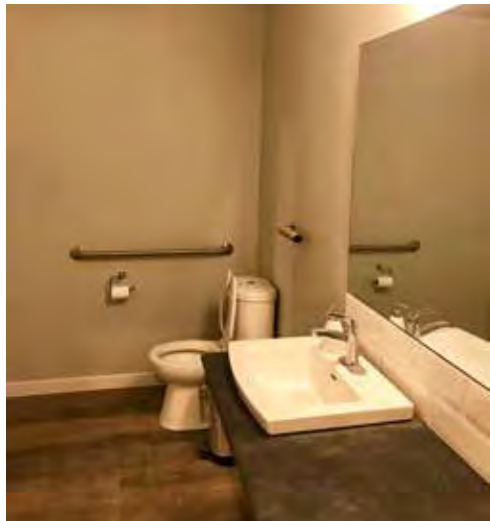


2017 Estimated	3 min	5 min	10 min
Population	2,400	18,100	82,400
Number of Households	1,100	7,900	36,800
Average Household Income	\$95,200	\$88,500	\$74,400

Hillside Plaza

1924 Summit Drive | KELOWNA, BC

PHOTO'S OF IMPROVED UNIT 110 (B2)



CONTACT INFORMATION

CHRIS WILLS
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Associate Vice President
250 870 1330
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COLLIERS INTERNATIONAL
304-546 Leon Avenue
Kelowna, BC V1Y 6J6
250 763 2300
www.collierscanada.com/kelowna