

# 540 TRANQUILLE ROAD, KAMLOOPS

2,050 SF RETAIL SPACE WITH AMPLE STREET EXPOSURE

**FOR  
LEASE**



**WILLIAM | WRIGHT**

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**Street-level Retail**



**Lots of Foot Traffic**



**Busy Thoroughfare**



**6-8 Fully Built-out Offices**

**FOR LEASE**  
**540 TRANQUILLE ROAD, KAMLOOPS**

Position your business on busy Tranquille Road with outstanding exposure and consistent foot traffic. This professional retail space features 6-8 fully built-out offices, two private washrooms, and excellent street exposure. Ample on-site parking makes it convenient for staff, while the surrounding neighbourhood offers strong foot traffic and a thriving mix of local businesses. Perfect for service retail, professional users, or any business seeking visibility and convenience.

## Salient Facts

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### SIZE

+/- 2,050 SF

### PARKING

4 Stalls

### ZONING

CN5

### BASIC RENT

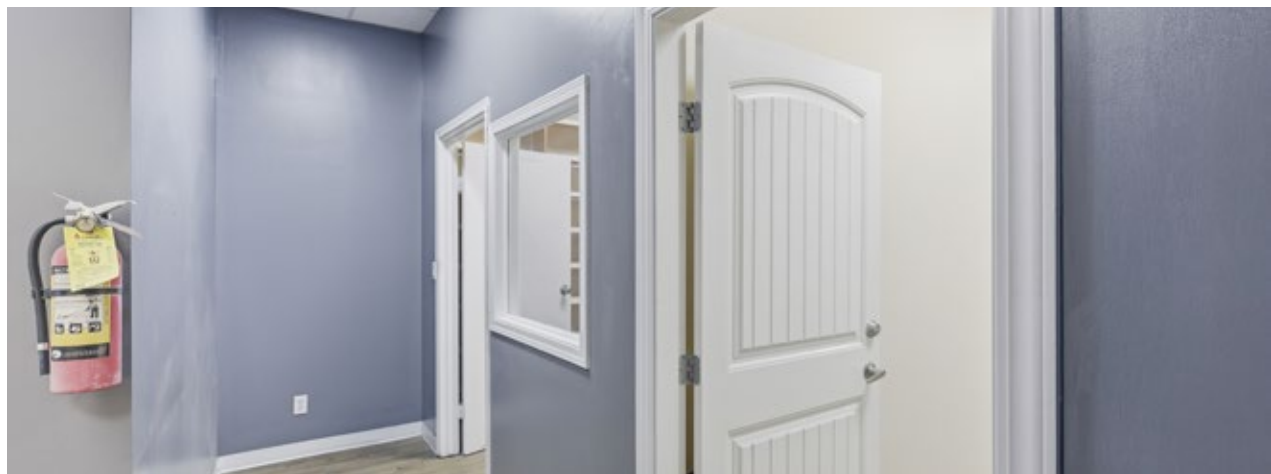
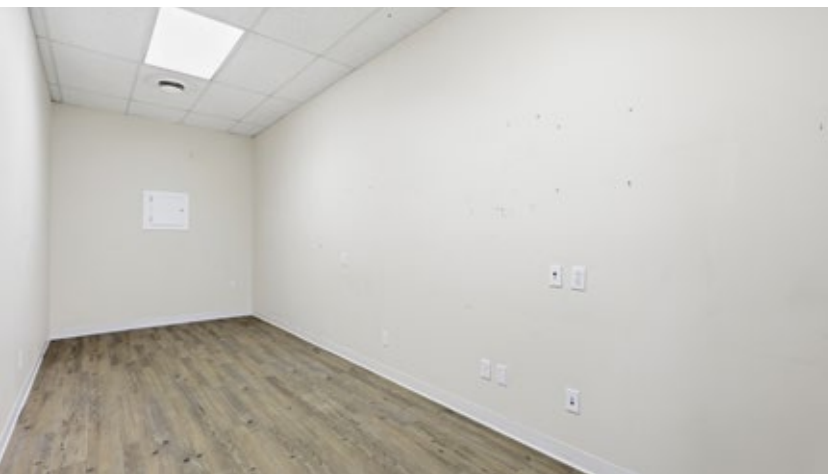
\$16/FT

### ADDITIONAL RENT

\$5/FT

### MONTHLY RENT

\$3,587.50 + GST



# Kamloops Demographics



**Greater Kamloops Population**  
101,350 (2021 BC Stats)



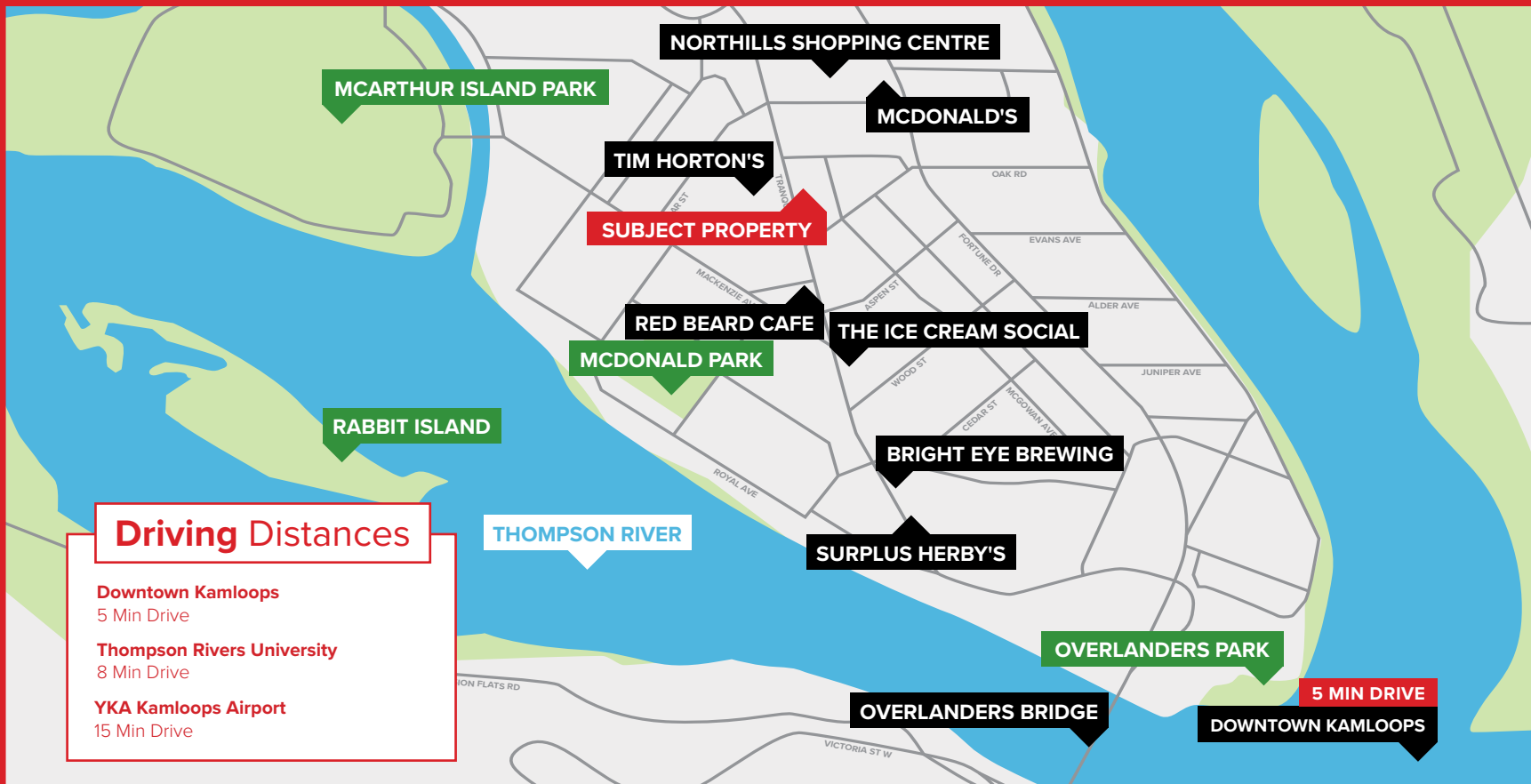
**Projected Growth**  
1.5% Annually



**North Shore Kamloops Population**  
25,000



**Avg. Household Income**  
\$88,000



## Driving Distances

**Downtown Kamloops**  
5 Min Drive

**Thompson Rivers University**  
8 Min Drive

**YKA Kamloops Airport**  
15 Min Drive

## LOCATION

North Shore of Kamloops has about 25,000 residents, Westsyde with 5,000 people, Brocklehurst with 16,330 people and Batchelor Heights has around 36,85 residence. That is over 50,000 people which is half of Kamloops population! This location is convenient and has high visibility for vehicle traffic for all of the people living in the area.

**WALK SCORE**  
**91**

**BIKE SCORE**  
**71**

## FOR MORE INFORMATION CONTACT

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