

FOR LEASE

3620 GELLATLY ROAD, WEST KELOWNA, B.C.

EXISTING ±2,619 SF STANDALONE DRIVE-THRU OPPORTUNITY



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OPPORTUNITY





Well-positioned existing drive-thru opportunity located at 3620 Gellatly Road in West Kelowna, offering exceptional exposure along one of the Okanagan's strongest traffic corridors. The subject site benefits from immediate access to Highway 97 and is situated within a highly active commercial node surrounded by well-established food, retail, service uses, and residential density. With strong vehicular traffic counts and flexible Urban Centre Commercial zoning, the property is ideally suited for quick-service restaurant, café, or other drive-thru-oriented users seeking a prominent presence in West Kelowna.

SALIENT DETAILS

Municipal Address:	3620 Gellatly Road, West Kelowna, B.C.
Timing:	August 1, 2026
Size:	2,619 SF Drive-Thru
Zoning:	C1 - Urban Centre Commercial Zone
Asking Rent:	Contact Listing Agents
Additional Rent:	Contact Listing Agents

Traffic Counts:	Total VPD Count: ±45,516 VPD
	• Gellatly Road: ±9,914 VPD
	• Okanagan Hwy: ±16,925 VPD
	• Dobbins Road: ±18,223 VPD

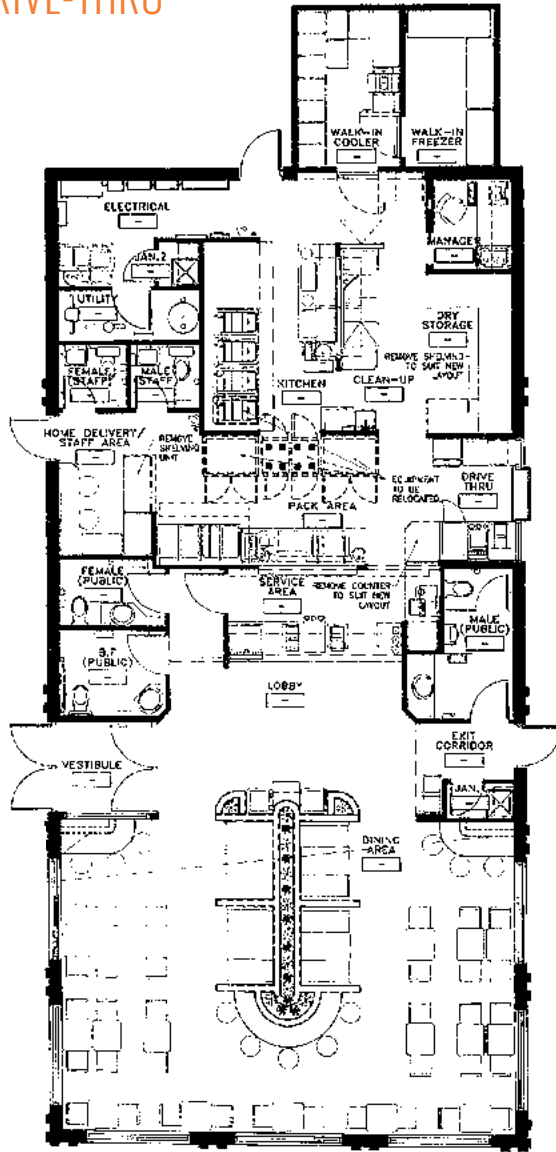
HIGHLIGHTS

-  ±2,619 SF standalone drive-thru opportunity
-  Prime Gellatly Road location with excellent exposure and immediate access to Highway 97
-  Located within a high traffic commercial node surrounded by established food/retail and services
-  C1 – Urban Centre Commercial zoning with strong traffic exposure of ±43,516 VPD, ideal for QSR/café users

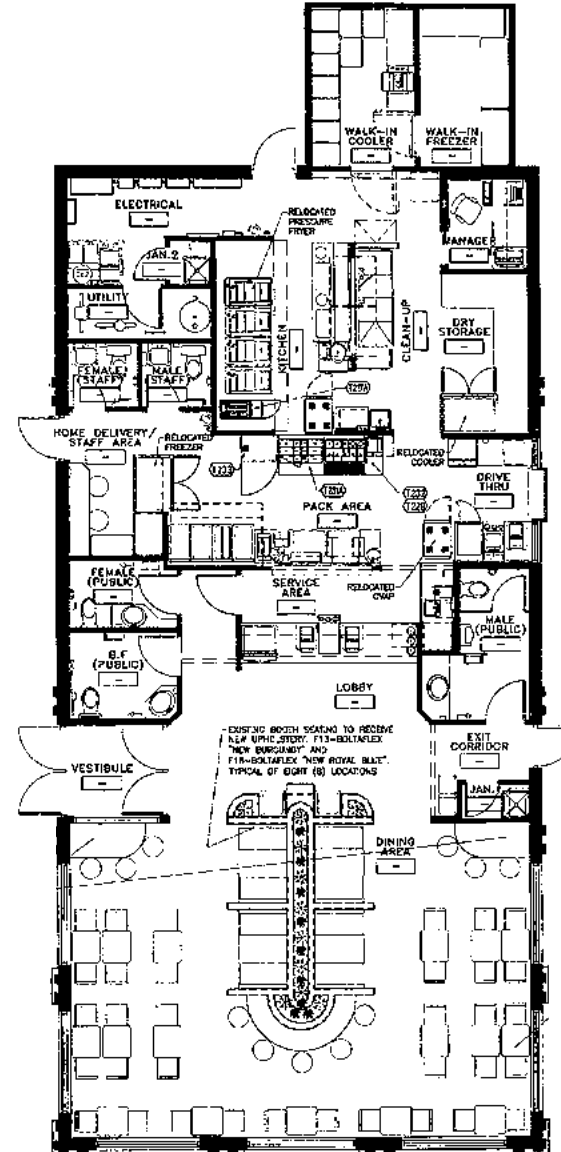


SITE PLAN

2,619 SF DRIVE-THRU



EXISTING EQUIPMENT LAYOUT



NEW EQUIPMENT LAYOUT AND FINISHES PLAN

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2025 DEMOGRAPHICS

Drive Radius	3 Min	5 Min	10 Min
Avg. Household Income	\$94,756	\$113,677	\$135,558
Total Population	6,300	7,405	90,407
% Pop. Change (2025-2030)	13.8%	13.4%	12.9%
Households	2,763	8,294	19,439



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