



CHIEF LOUIS
CROSSING

FOR LEASE: BUILDING C 302 YELLOWHEAD HIGHWAY, KAMLOOPS

+/- 15,000 SQFT OF RETAIL AND OFFICE SPACE SITUATED
WITHIN T'KEMLÚPS TE SECWÉPEMC LANDS.
READY FOR POSSESSION FEBRUARY 2026.

WILLIAM | WRIGHT

MARIANNE DECOTIIS

PERSONAL REAL ESTATE CORPORATION

marianne@williamwright.ca

604.779.8921



The Opportunity

Chief Louis Crossing is proudly owned and operated by Tkemlúps te Secwépemc, which blends modern convenience, cultural roots, and unmatched visibility.











Building C at Chief Louis Crossing offers 8 retail units and 4 office spaces across two levels, including a prime restaurant and patio opportunity.

Join the next phase of this high-exposure commercial hub and position your brand within one of the area's most rapidly expanding corridors. Your business is positioned to be seen constantly, with over 500 feet of uninterrupted highway frontage along Yellowhead Highway #5 and traffic counts exceeding 30,000 vehicles daily—located just five minutes from downtown Kamloops.

From boutique retail shops to professional offices and service-based businesses, the flexible spaces range from compact 500 sq. ft. units to expansive storefronts, including a premier restaurant and patio opportunity, maximizing visibility and customer reach for operators of every size.

Anchored by established favourites such as the 22,000 sq. ft. Sweláps Market and Starbucks and strengthened by new on-site amenities including a gas station and café, Chief Louis Crossing delivers consistent traffic and a diverse customer base. Elevate your brand and be a part of the next phase of growth at Chief Louis Crossing. High-exposure leasing opportunities are now available. Contact us to explore opportunities.

Property Highlights

-  Prime location with high visibility and 30,000 cars from daily traffic coming from Yellowhead Highway #5
-  5 minutes away from Downtown Kamloops
-  Situated near growing residential areas, providing amenities for the community
-  Diverse tenant mix with strong anchor tenants
-  Modern brand new building owned and operated by Tkemlúps te Secwépemc
-  Flexible size options
-  Indigenous-owned & operated, celebrating tradition and innovation
-  234 parking stalls, including EV charging stations



Current Tenants



Retail and Professional Offices Suitable For:

Retailers

Restaurants, Specialty Food Services, Local Artisan & Branded Merchandise, Home Décor, Pet Stores, Outdoor Lifestyle Brands, Footwear, Clothing Boutiques

Personal Services

Spa, Massage Therapy, Lash and Brow, Esthetics, Hair Salons

Professional Services

Legal Services, Engineering Offices, First Nations Services, Co-Working Spaces, Insurance, Financial Services

Healthcare Services

Doctor, Dentist, Chiropractor, Massage Therapist, Physiotherapist, Psychiatry, Counselling

Tech Hubs

Co-Working, Creative & Tech Studios

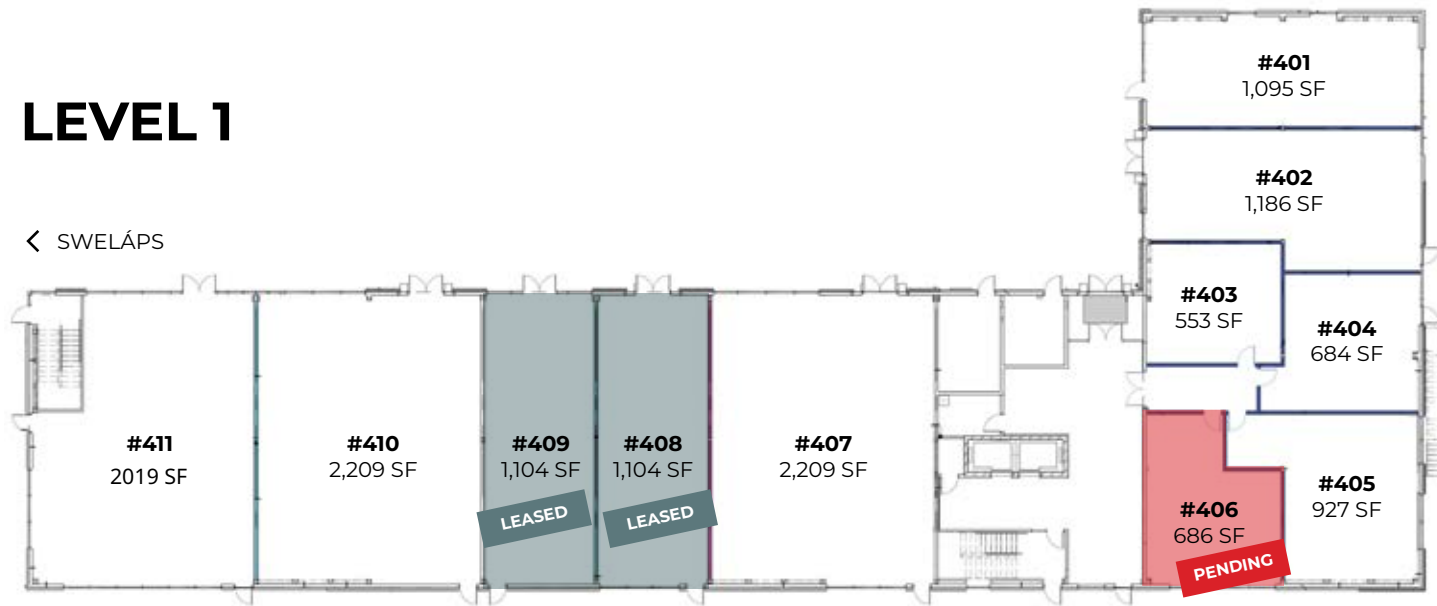


Unit Availability

YELLOWHEAD HIGHWAY #5 >

LEVEL 1

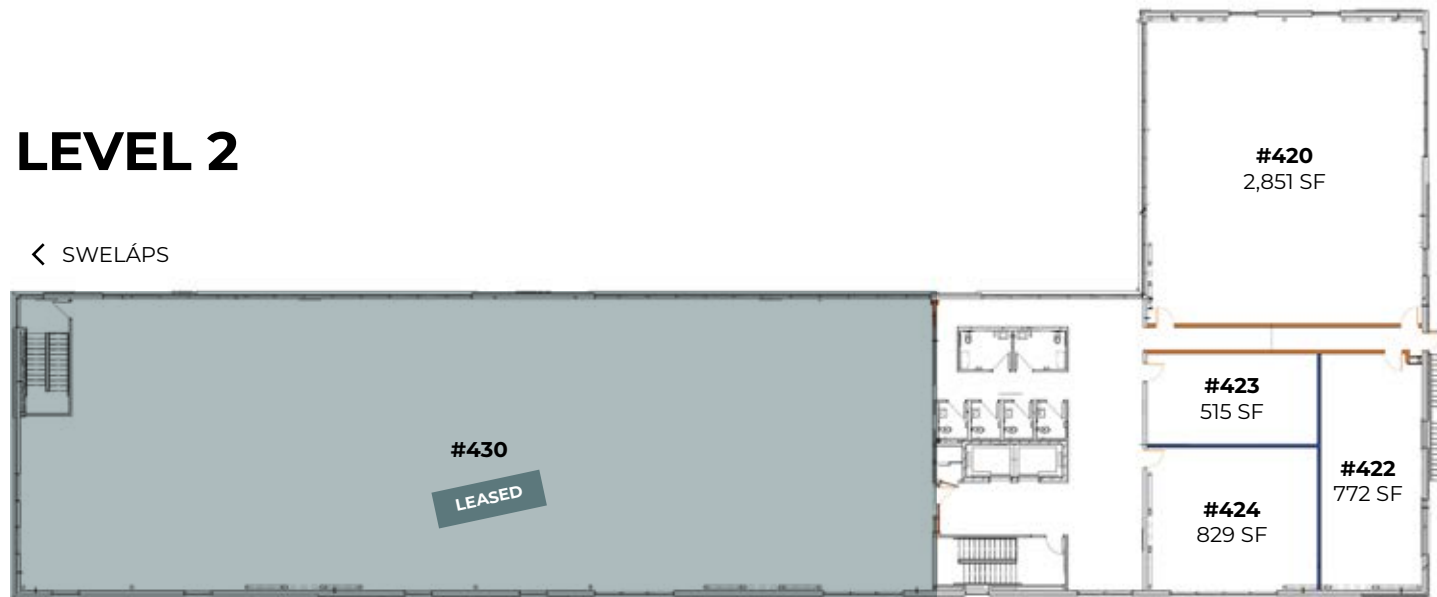
< SWELÁPS



YELLOWHEAD HIGHWAY #5 >

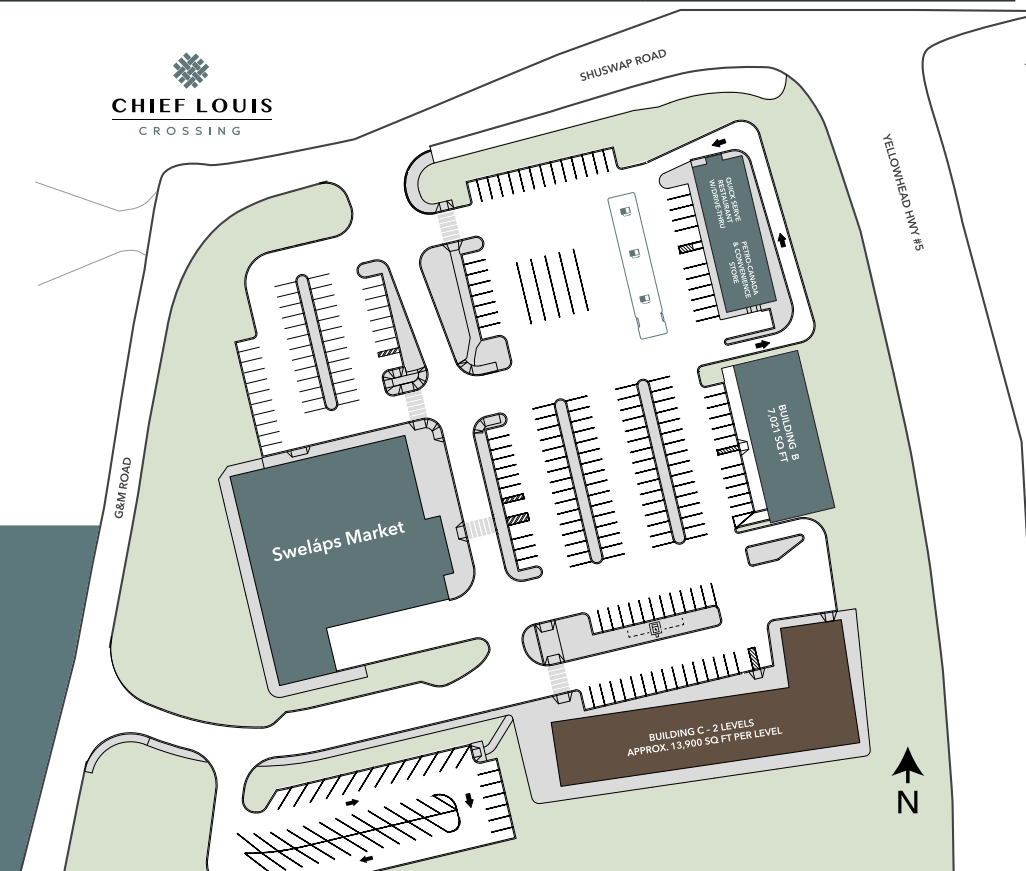
LEVEL 2

< SWELÁPS



BASIC RENT	ADDITIONAL RENT	ZONING	PARKING
Contact Listing Agent	\$13/FT	Commercial	Surface

LEVEL	UNIT	SIZE (SF)	UNIT POSSESSION
1	#401	1,095	February 2026
1	#402	1,186	February 2026
1	#403	533	February 2026
1	#404	684	February 2026
1	#405	927	February 2026
#406 - PENDING			
1	#407	2,209	February 2026
#408 - LEASED			
#409 - LEASED			
1	#410	2,209	February 2026
1	#411	2,209	February 2026
2	#420	2,851	February 2026
2	#422	772	February 2026
2	#423	515	February 2026
2	#424	829	February 2026
#430 - LEASED			



Building C
12 Units Ranging from
± 515-4,200 SQFT

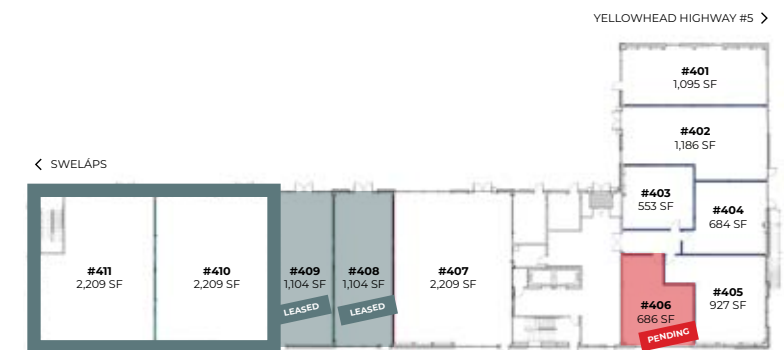
Unit Possession
February 2026



Restaurant Space with Patio (Unit #410 & #411)

Building C offers a restaurant space with \pm 2,200–4,400 SF with a wrap around patio.

This is a customizable restaurant space with open-air patio overlooking natural grasslands and a prime opportunity for a restaurant to serve the local community.



Renderings and drawings are subject to change

5 minutes from Downtown Kamloops

Chief Louis Crossing is strategically positioned at the intersection of Yellowhead Highway #5 and East Shuswap Road, just five minutes from downtown Kamloops.

With approximately 500 feet of highway frontage, the property offers outstanding visibility to the 30,000 vehicles that pass by each day. Locating your business at Chief Louis Crossing allows you to capture a dual market: nearby residential neighbourhoods and steady commuter traffic. The diverse mix of tenants within the centre also creates natural cross-traffic and strong synergy between uses, helping drive consistent foot traffic and increased exposure for your business.



500 FT Highway Frontage



30,000 Vehicles Average Daily Traffic



101,350 Population City of Kamloops (2021)



Transit

Chief Louis Crossing offers convenient access for customers and staff travelling by transit.

The site is serviced by BC Transit routes connecting directly to downtown Kamloops, North Shore, and key residential neighbourhoods, ensuring steady accessibility throughout the day. A convenient on-site transit stop is located directly in front of the Sweláps Market, providing effortless, car-free access for shoppers, employees, and students. Combined with extensive on-site parking and EV-charging stalls, Chief Louis Crossing is perfectly positioned to serve every mode of transportation.



Drive Times

Downtown Kamloops	-----	5 Mins
Thompson Rivers University	-----	8 Mins
Sun Peaks	-----	40 Mins
Shuswap	-----	40 Mins
Vancouver	-----	3 Hours



CHIEF LOUIS
CROSSING

WILLIAM | WRIGHT

For More Information Contact

MARIANNE DECOTIIS

PERSONAL REAL ESTATE CORPORATION

marianne@williamwright.ca

604.779.8921

Vancouver Office
1340-605 Robson Street
Vancouver, BC
604.428.5255

Fraser Valley Office
180-8621 201 Street
Langley, BC
604.546.5555

Victoria Office
843 Johnson Street
Victoria, BC
250.590.5797

Nanaimo Office
205-335 Wesley Street
Nanaimo, BC
250.586.1226

Kelowna Office
205-478 Bernard Avenue
Kelowna, BC
236.420.3558

Kamloops Office
406-121 5th Avenue
Kamloops, BC
236.425.1617

E.&O.E. This communication is not intended to cause or induce breach of an existing agency agreement. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services and its listing client and/or clients make no guarantees or warranties of any kind, expressed or implied, regarding the information including but not limited to warranties of content, accuracy, completeness, and reliability, and do not accept or assume any responsibility or liability, consequential or direct, for the recipient's reliance upon the information. Any recipient and/or interested party should undertake their own appropriate and independent due diligence and inquiries to the accuracy of the information, which is subject to errors, omissions, and changes, including changes to price or withdrawal, without notice. Sizes are approximate and based on architectural measurements. William Wright Commercial Real Estate Services and its listing client and/or clients exclude unequivocally all inferred or implied terms, conditions, and warranties arising out of this document and exclude all liability for loss and/or damages arising therefrom. This publication is the copyrighted property of William Wright Commercial Real Estate Services and its listing client and/or clients. © 2025 William Wright Commercial Real Estate Services. All rights reserved.