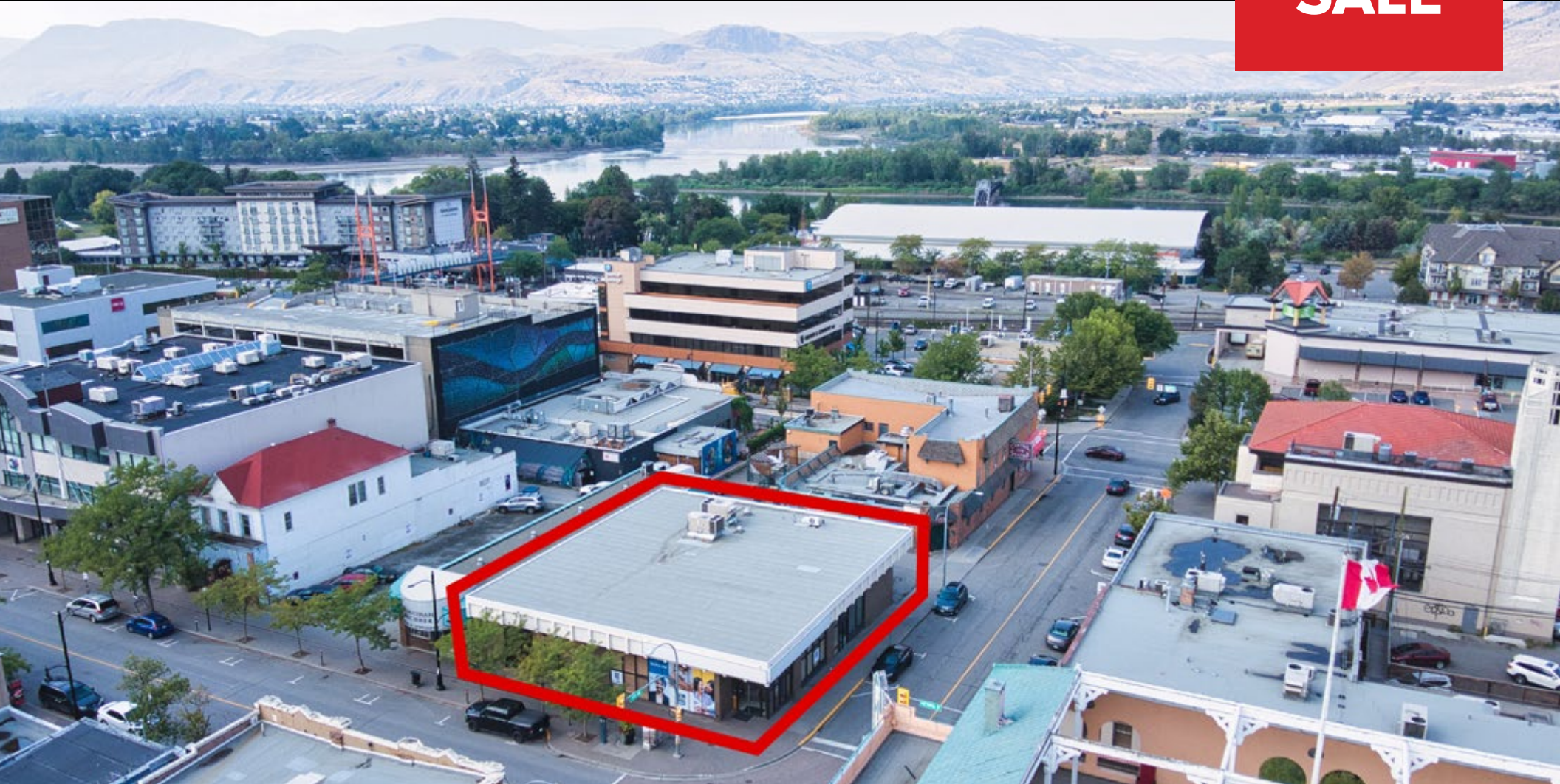


380 VICTORIA STREET, KAMLOOPS

WELL POSITIONED BUILDING IN DOWNTOWN WITH CBD ZONING

**FOR
LEASE/
SALE**



WILLIAM | WRIGHT

MARIANNE DECOTIIS
PERSONAL REAL ESTATE CORPORATION
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FOR LEASE/SALE

380 VICTORIA ST, KAMLOOPS

SIZE
+/- 5,947 SQFT

PARKING
8 Stalls

ZONING
CBD

PID
008-060-266

LEGAL DESCRIPTION
LOT A DISTRICT LOT 232
KAMLOOPS DIVISION YALE
DISTRICT PLAN 19383

LEASE DETAILS

BASIC RENT
Contact Listing Agent

ADDITIONAL RENT
\$10.74/FT

SALE DETAILS

PRICE
\$2,499,000



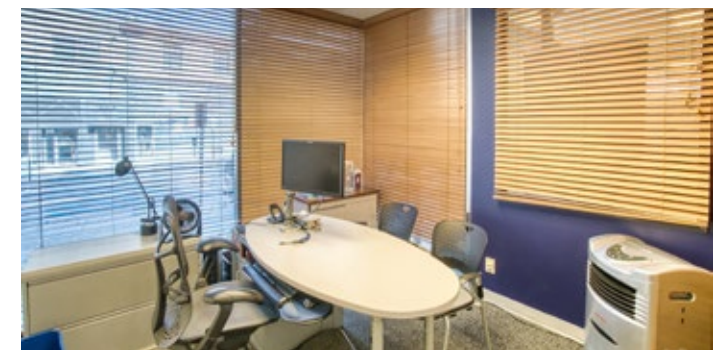
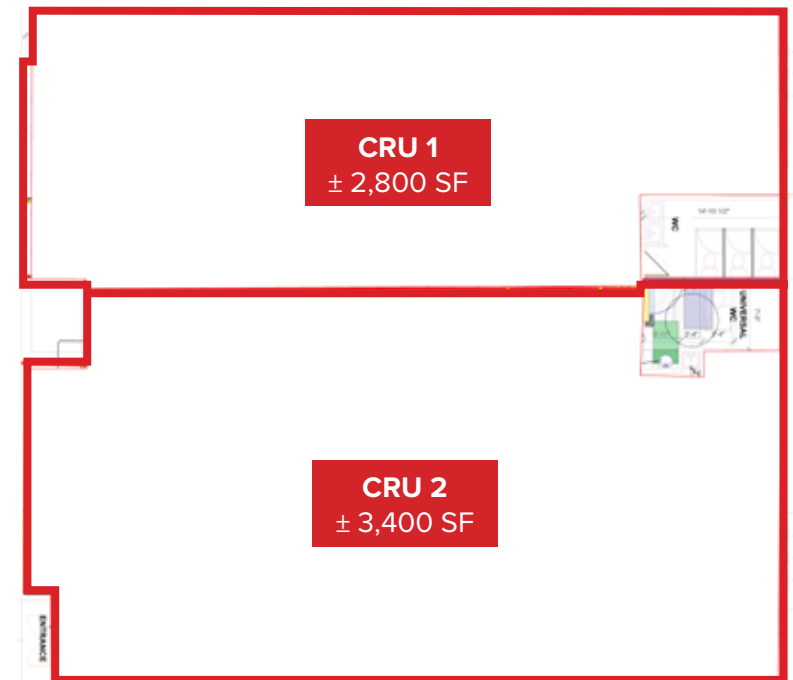
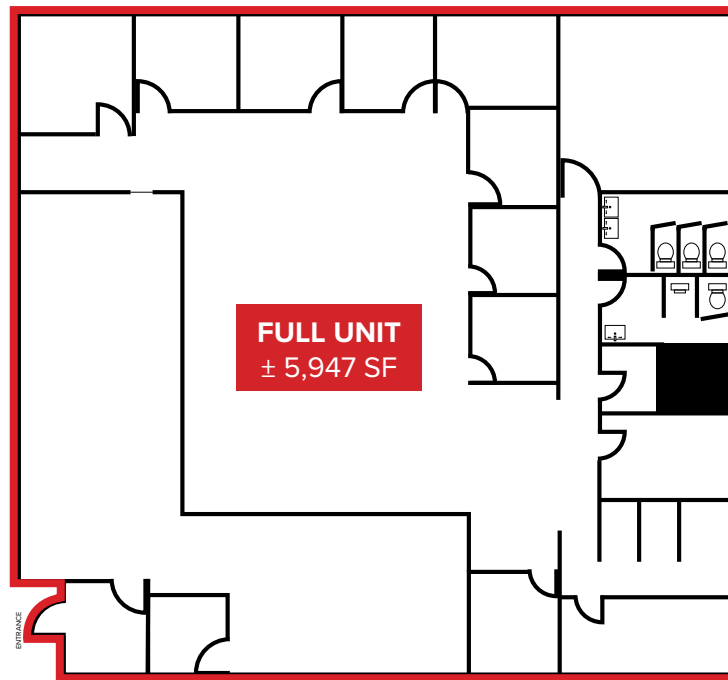
OVERVIEW

This is an exceptional opportunity to lease and own a highly visible and well-positioned building in the heart of Downtown Kamloops, prominently located on the corner of 4th Avenue and Victoria Street. The property benefits from excellent street exposure, strong pedestrian and vehicle traffic, and immediate access to surrounding retail, professional services, and amenities.

The building offers a functional and versatile layout, currently fixtured with private offices, open work areas, and dedicated washrooms, making it well suited for a variety of professional, service, or retail-oriented users. Rear parking is available, providing convenient access for staff and customers—an added advantage in the downtown core. With its prime corner presence, flexible interior configuration, and on-site parking, this property presents a rare opportunity for businesses seeking strong visibility and a central downtown location in one of Kamloops' most active commercial corridors. Option to be demised into two units at 2,800 SF and 3,400 SF approximately.



Option to be demised into two units at 2,800 SF and 3,400 SF approximately.



Kamloops, the Third Largest City in British Columbia

Kamloops ranks among Canada's fastest-growing metropolitan areas. Kamloops has grown by 1.77% annually. Residents enjoy a relaxed lifestyle with a warm climate and over 2,000 hours of sunshine annually. Its desert plateaus, lush river valleys, pine forests, lakes, and mountains provide a beautiful backdrop to the outdoor recreational activities of its residents. The city also has the highest concentration of golf courses per capita in Canada, and is a haven for Canada's nature lovers, families, business professionals, and adventure-seekers. Kamloops enjoys a diverse economy without relying on one sector to facilitate steady growth.

Some firms in the city are over 125 years old, while other businesses in finance, technology, and healthcare are relatively new. The lifestyle, proximity, and economic conditions allow them to flourish while providing employment opportunities for newcomers to set down roots. Kamloops' education and hands-on training to continue to grow with its post-secondary institutions.

96K ESTIMATED
POPULATION
IN 2021

106K ESTIMATED
POPULATION
IN 2023

TRADES &
TRANSPORTATION
10,575

**TOP 3
INDUSTRY
SECTORS**

HEALTH CARE
7,955

RETAIL
6,950

1.77%
Population growth
Annually



63,410
Ages 15 to 64 years

\$88,000
Household income



**Tournament
Capital of Canada**



Canada's Premier Host Centres



Sports & Tournaments



Cultural Events



Training Camps



National & International
Competitions

In The Heart of Downtown Kamloops

FOOD & DRINK

Alchemy Brewing Company
Amplified Cafe
Brownstone
Carlos O'Bryans
Cordo Resto & Bar
Frankly Coffee & Bistro
Fresh Slice Pizza
Frick & Frack Taphouse
Hello Toast
Jacob's Noodle & Cutlet
Kekuli Cafe
Kelly O'Bryans
Maurya's Rest, Bar & Banquet
Mittz Kitchen
Moxies
Oriental Gardens
Peter's Pasta
Red Collar Brewing Co.
Scoopz Ice Cream Parlour
Shark Club Bar & Grill
Starbucks
The Art We Are Cafe
The Noble Pig
The Vic Downtown
Tim Hortons
Underbelly by the Pig

HEALTH & FITNESS

Aina Organic Spa
Ardeo Spa Salon
Blowfish Hair Studio
Enhanced Reflection Medi Spa
F3FIT
Infusion Fitness
Kamloops Community YMCA-YWCA
K Spin Indoor Cycling Studio
Son Mai Spa
Stride Spin Studio
Sugar & Spice Beauty Bar
The Pilates Tree

SHOPPING & PHARMACY

Far + Wide
Jardine's Domaine
Kamloops Farmers' Market
London Drugs
Mainstreet Clothing Co.
Save-On-Foods



CITY GARDENS BY KELSON GROUP NEW DEVELOPMENTS IN THE AREA

TRILLIUM AT CITY GARDENS

150 Units > 24 stories

LOTUS AT CITY GARDENS

6 story with 2 level townhomes > 4 Avenue & Nicola Street, Kamloops

ALYSSIUM AT CITY GARDENS

22 story tower

ORCHID AT CITY GARDENS

6 stories > 5 Avenue & Nicola Street, Kamloops

Shovels are in the ground as construction on the massive 525-unit City Gardens project in downtown Kamloops is underway.



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