

# FOR LEASE

ORCHARD PLAZA SHOPPING CENTRE, KELOWNA, B.C.

17,052 – 26,502 SF AVAILABLE IN THE HEART OF KELOWNA

- » End cap with high exposure
- » Pylon signage available
- » Ample surface parking



# HIGHLIGHTS



## PRIME COOPER ROAD LOCATION

Situated in the heart of Kelowna's primary commercial corridor, directly adjacent to major national retailers and minutes from Orchard Park Shopping Centre.



## EXCELLENT ACCESS & VISIBILITY

- Signalized, all turns access along Cooper Road
- Multiple ingress/egress points throughout the centre
- High traffic exposure along Cooper Road and Springfield Road
- Strong daytime population with continuous retail draw

## FLEXIBLE ZONING: UC3 - MIDTOWN URBAN CENTRE

Notable permitted uses include:



- Retail (pharmacy, liquor, household goods, apparel)
- Personal services
- Health & wellness uses
- Restaurants & cafés (including potential for quick service)
- Office (professional & medical)
- Childcare
- Automotive services (select)



## STRONG RETAIL NODE

Located within one of Kelowna's busiest shopping destinations, surrounded by high performing anchors such as Save-On-Foods, MEC, Winners, and continuous consumer traffic throughout the week.



## DEMISING OPTIONS AVAILABLE

Flexible configurations available to support a wide variety of tenant requirements and create a strong tenant mix within the centre.



# OPPORTUNITY

Situated in the heart of Kelowna's busy Midtown Urban Centre, this rare large format retail opportunity offers 17,052 – 26,502 SF of highly adaptable space. Located between Harvey Ave and Springfield Road—one of the city's busiest commercial corridors—the property benefits from exceptional visibility, strong traffic counts, and seamless connectivity to Orchard Park Shopping Centre and the surrounding major retail anchors.

With [UC3 – Midtown Urban Centre zoning](#), the site supports a wide range of high value commercial uses, making it ideal for national retailers, specialty concepts, health & wellness operators, restaurants, and service based tenants seeking a prominent position in a high growth trade area. The combination of flexible zoning, large floorplates, and outstanding access positions this space as one of the premier leasing opportunities in central Kelowna.

# SALIENT DETAILS

**Municipal Address:** [Unit 180, 1876 Cooper Road, Kelowna, B.C.](#)

**Zoning:** [UC3 - Midtown Urban Centre](#)

**NET Leasable Area:** 17,052 - 26,502 SF  
*(demising options available)*

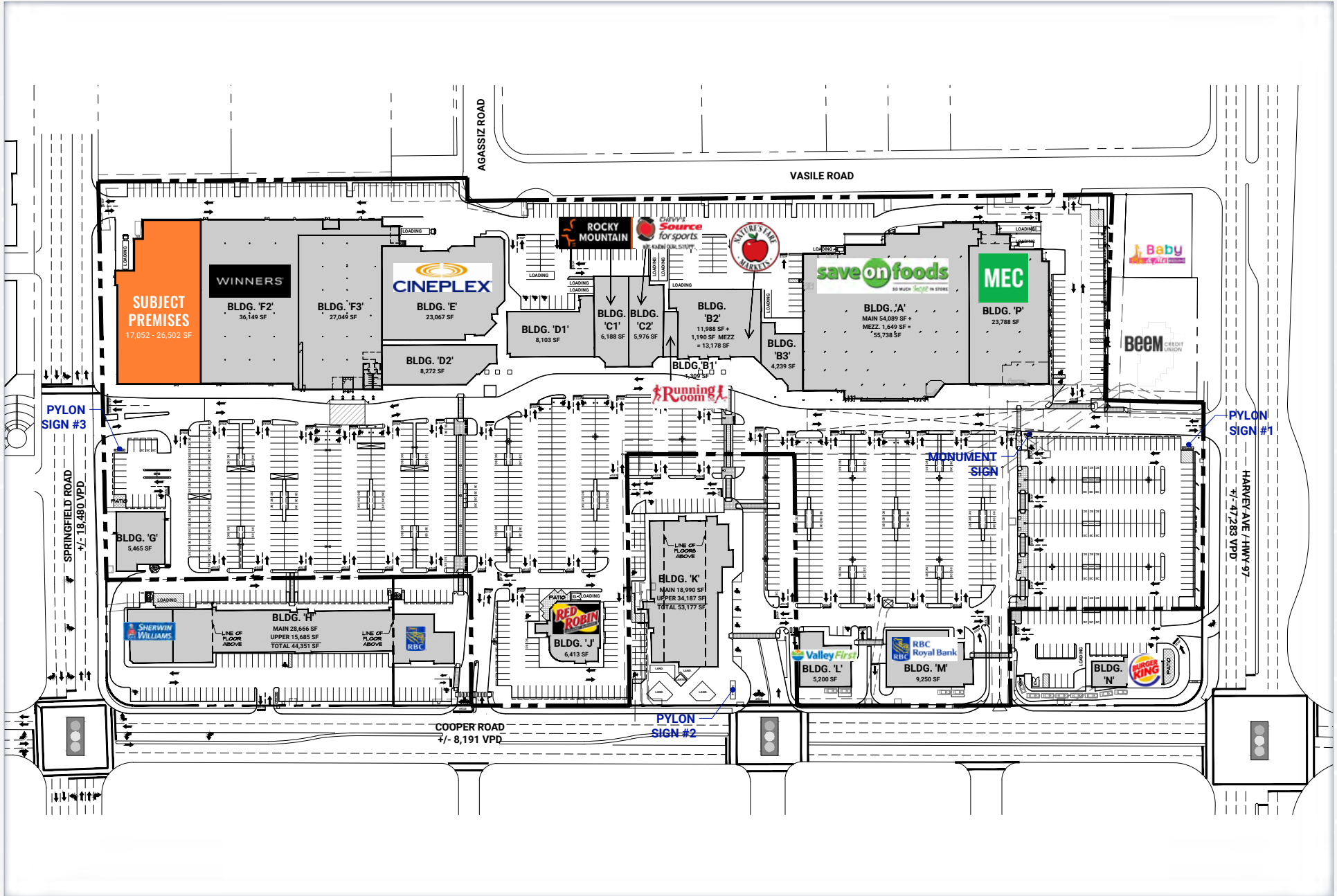
**Timing:** February 1, 2027

**Traffic Counts:**

Cooper Road:	+/- 8,191 VPD
Springfield Road:	+/- 18,480 VPD
Harvey Avenue:	+/- 47,283 VPD
Spall Road:	+/- 9,954 VPD



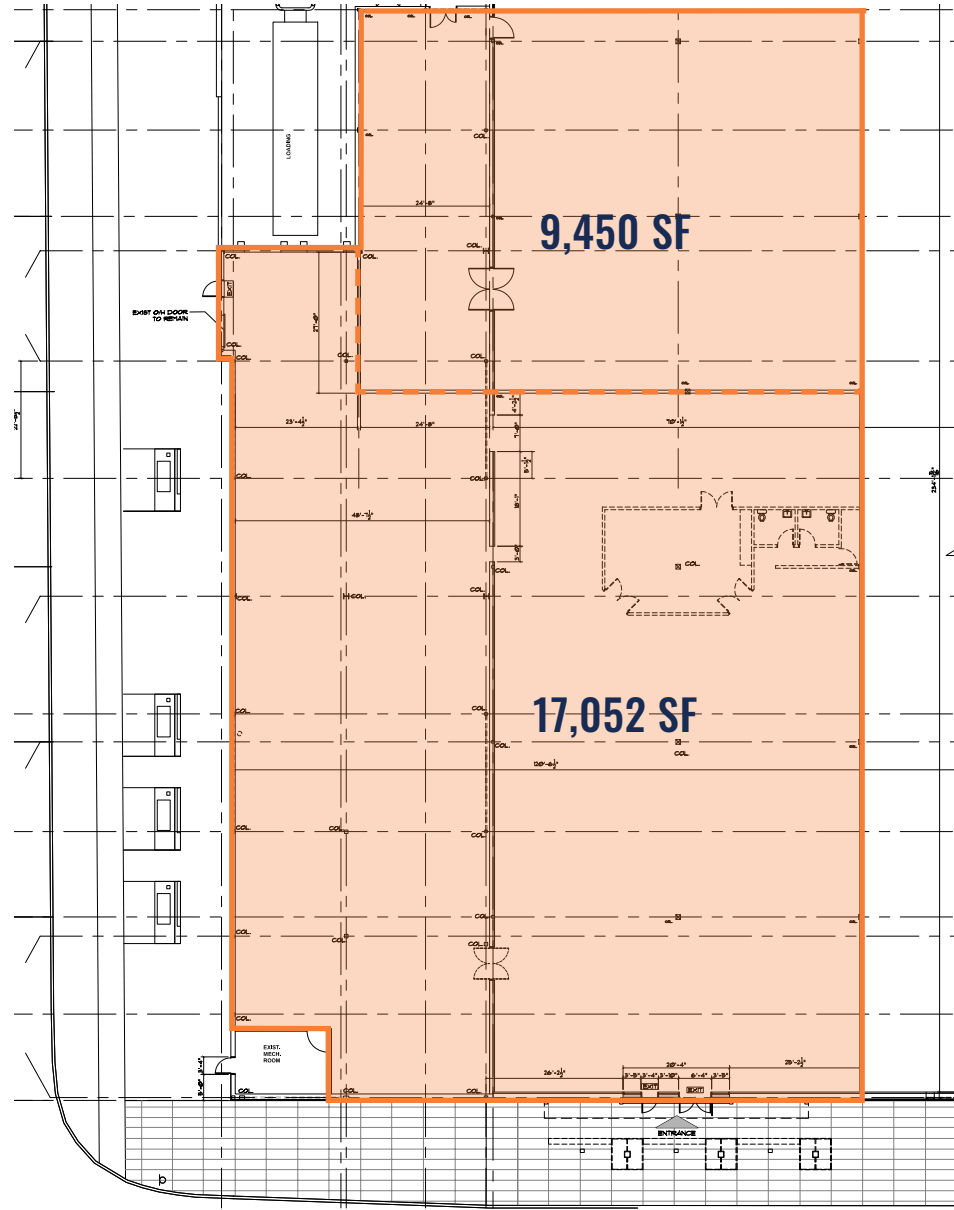
**SITE PLAN • 17,052 - 26,502 SF AVAILABLE** (DEMISING OPTIONS AVAILABLE)



**FLOOR PLAN • 17,052 - 26,502 SF AVAILABLE** (DEMISING OPTIONS AVAILABLE)

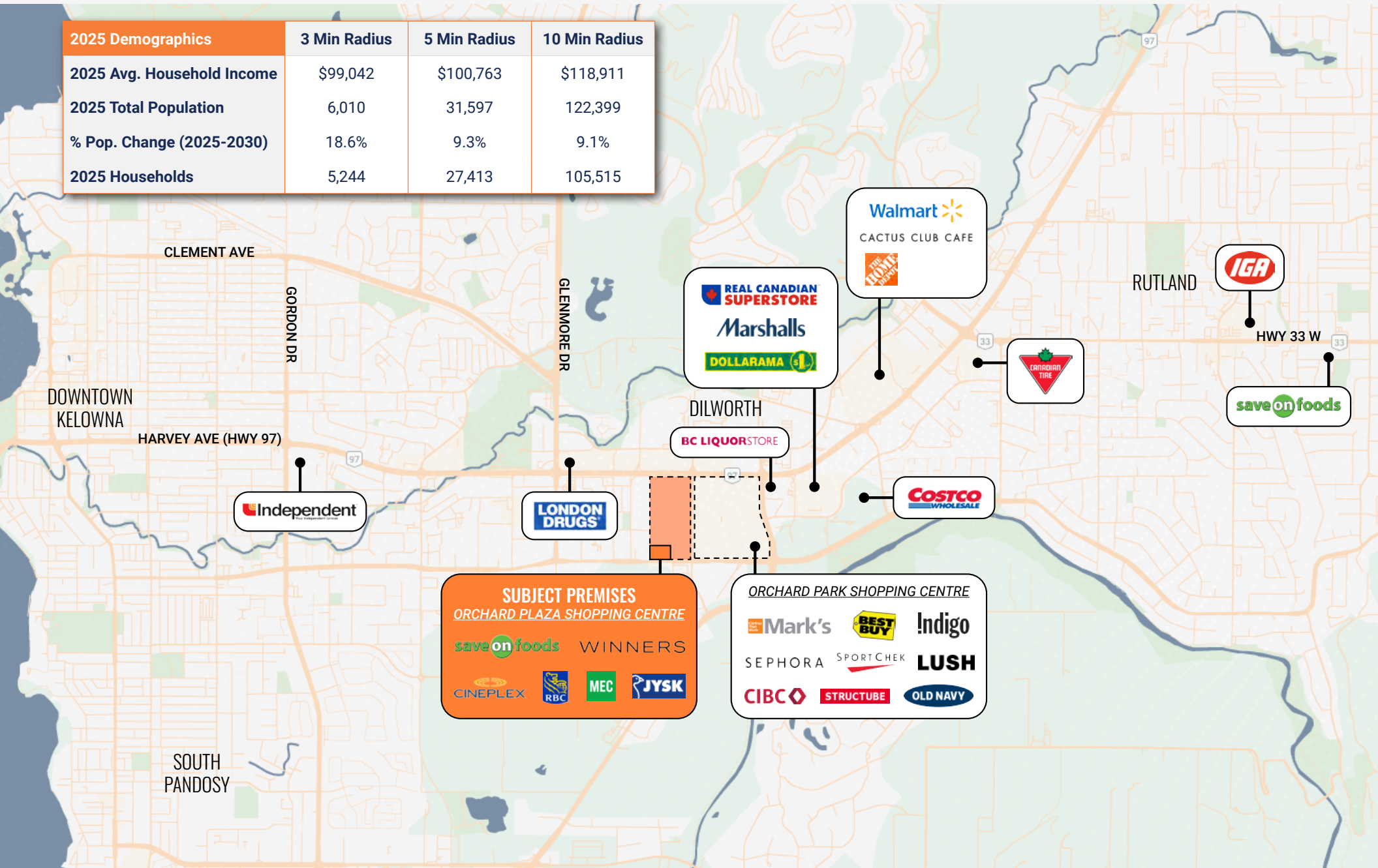
**17,052 - 26,502 SF\***  
\*DEMISING OPTIONS AVAILABLE

SPRINGFIELD ROAD  
+/- 18,480 VPD



# LOCATION OVERVIEW • SURROUNDING RETAILERS & AMENITIES

2025 Demographics	3 Min Radius	5 Min Radius	10 Min Radius
2025 Avg. Household Income	\$99,042	\$100,763	\$118,911
2025 Total Population	6,010	31,597	122,399
% Pop. Change (2025-2030)	18.6%	9.3%	9.1%
2025 Households	5,244	27,413	105,515



## JACK ALLPRESS

Personal Real Estate Corporation  
Senior Managing Director Investments  
(604) 638-1975  
JAllpress@MarcusMillichap.com

## CHRIS WILLS

Personal Real Estate Corporation  
Managing Partner | Sales & Leasing  
(250) 870-1330  
Chris.Wills@ventrecommercial.ca

## MARCUS & MILLICHAP

1100 - 1111 West Georgia Street  
Vancouver, B.C. V6E 4M3  
(604) 638-2121



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