



FOR LEASE

Landing Plaza

#103 – 5301 Okanagan Landing Road, Vernon, BC

Approx. 3,589 SF Prime Retail Space

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THE OPPORTUNITY AT A GLANCE

#103 – 5301 OKANAGAN LANDING ROAD, VERNON, BC

- Approx. 3,589 SF of high-visibility end-cap retail space
- Located in a high-traffic area at Landing Plaza Shopping Centre
- Anchored by Buy-Low Foods, IDA, Westland, and McDonald's
- Surrounded by a variety of local businesses, including a wellness spa, a flower shop, a hair salon, an insurance agency, and various restaurants
- Located in the fast-growing Okanagan Landing area of Vernon
- Demising options may be available
- Space could be further divided into three approximately 1,200 SF units



APPROX. 3,589 SF END CAP RETAIL OPPORTUNITY IN A FOOD AND DRUG ANCHORED NEIGHBOURHOOD SHOPPING CENTRE IN VERNON, BC.

PROPERTY OVERVIEW

#103 – 5301 OKANAGAN LANDING ROAD, VERNON, BC



Space: 3,589 SF of end cap commercial space

Lot Size: 3.33 acres / 145,055 SF – fully paved with parking lot

Construction: Newer build, wood frame, stucco siding, concrete slab

Ceiling Height: 9–10 feet

Power: 200 AMP, single-phase service

Heating: Natural gas

Loading: At grade, rear door

Washrooms: Two change room areas with washrooms

Parking: Ample on-site shopping centre parking

Property Highlights

- High-visibility end cap commercial space
- Located within Landing Plaza Shopping Centre
- Food and drug anchored neighbourhood shopping centre
- Anchored by Buy-Low Foods, IDA, Westland, and McDonald's
- Surrounded by a variety of local businesses, including a wellness spa, a flower shop, a hair salon, an insurance agency, and various restaurants



SHOPPING CENTRE ADVANTAGE

#103 – 5301 Okanagan Landing Road, Vernon, BC

A NEIGHBOURHOOD PLAZA WITH DAILY DESTINATION TENANTS

Landing Plaza is anchored by Buy-Low Foods, IDA, Westland, and McDonald's, creating a strong neighbourhood draw for daily needs, food, services, and convenience-based visits.

The shopping centre includes a mix of local, regional, and national brand tenants, including Buy-Low, Subway, McDonald's, Westland Insurance, and many other thriving local small businesses.

The centre is described as the only shopping centre of its kind on the entire Okanagan Landing side of town.

TENANT MIX INCLUDES

- Buy-Low Foods
- IDA
- Westland
- McDonald's
- Subway
- Westland Insurance
- Wellness spa
- Flower shop
- Hair salon
- Insurance agency
- Various restaurants

LANDING Plaza



Growth, Community & Convenience

OKANAGAN LANDING, VERNON, BC

LANDING Plaza

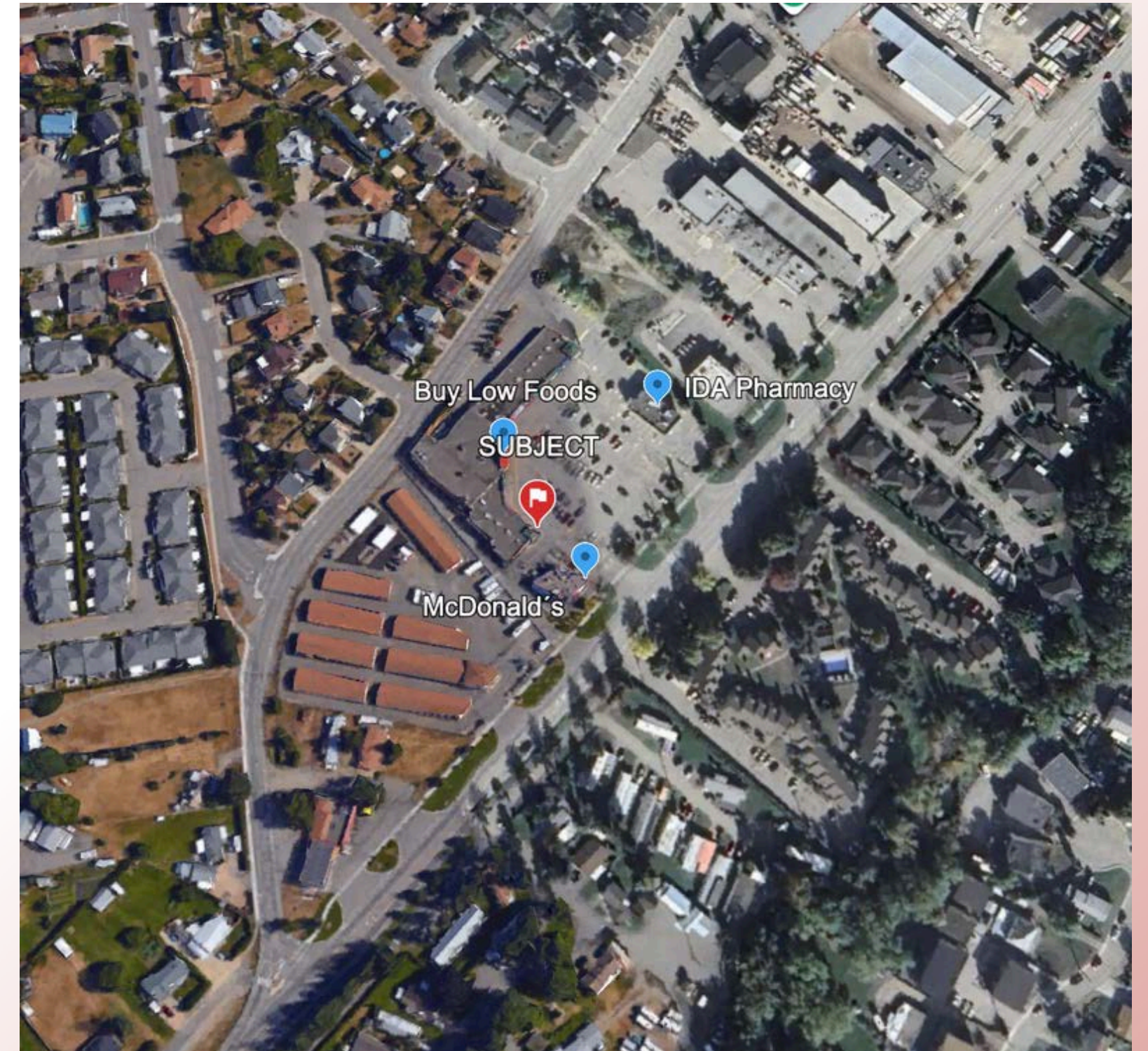
Landing Plaza is located in the fast-growing Okanagan Landing area of Vernon.

Vernon city planners are focusing on the surrounding Okanagan Landing area as the main area for future-oriented development in the city.

The surrounding area includes both primary and secondary schools, numerous existing subdivisions, many more in-stream subdivisions, and new condominium and townhome development projects.

WHY THE AREA MATTERS

- Future-oriented development focus
- Existing residential subdivisions nearby
- Additional subdivisions in-stream
- New condominium and townhome development projects
- Primary and secondary schools in the surrounding area
- A growing neighbourhood retail service area



Lease Summary

FLEXIBLE RETAIL OPPORTUNITY

3,589 SF

Zoning type	CMUB – Commercial Mixed-Use Business
Lease Term	Flexible
Lease Rate	\$26.00/SF
Triple Net	Estimated at \$14.94/SF
Monthly Rent	\$7,776.16
Base Rent	\$93,313.92
Available	July 1, 2026

SPACE OPTIONS

Demising options may be available.

The space could be further divided into three approximately 1,200 SF units.



DEMISING FLEXIBILITY

ONE SPACE. MULTIPLE POSSIBILITIES.

The unit may be suitable for a single tenant requiring approx 3,589 SF of retail space, or it could potentially be divided into three smaller commercial retail units of approximately 1,200 SF each.

This creates flexibility for businesses seeking a presence in Landing Plaza while allowing the space to respond to different tenant size requirements.

POTENTIAL CONFIGURATION

Option 1: Approx. 3,589 SF single-end cap retail unit

Option 2: Three approx. 1,200 SF commercial retail units



ZONING & PERMITTED USES

CMUB – COMMERCIAL MIXED-USE BUSINESS

The zoning supports a wide range of business and commercial operations.

IDEAL USES UNDER CMUB ZONING INCLUDE

- Commercial Storage
- Liquor Store
- Child Care Service
- Indoor Sales & Service
- Food and Beverage Service
- Indoor Entertainment
- Light Fabrication



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TENANT FIT

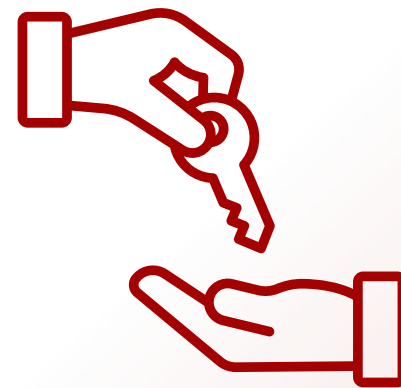
BUILT FOR NEIGHBOURHOOD-SERVING COMMERCIAL USERS

This opportunity may appeal to businesses looking for a high-visibility end cap position within a busy shopping centre environment.

The space offers practical features for both customer-facing and operational needs, including on-site parking, rear loading, washrooms, natural gas heating, and 200 AMP single-phase service.

POTENTIAL TENANT FIT

- Businesses seeking a retail presence in Okanagan Landing
- Neighbourhood-serving commercial operators
- Food and beverage service users
- Indoor sales and service users
- Child care service users
- Indoor entertainment users
- Light fabrication users
- Commercial storage users
- Liquor store users



WHY IT WORKS

- End cap commercial space
- Food and drug anchored plaza setting
- Ample on-site shopping centre parking
- At grade rear door loading
- Flexible lease term
- Potential demising options
- Located in the fast-growing Okanagan Landing area of Vernon



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Disclaimer

The information contained in this brochure has been prepared from sources deemed reliable, including the listing information provided and the City of Vernon zoning excerpt. It should not be relied upon without independent verification. Prospective tenants are advised to complete their own due diligence regarding zoning, development potential, income, expenses, leases, taxes, building condition, financing, municipal approvals, and all other matters relevant to the lease.