

# SOPASQUARE



**FOR SALE**

**COMMERCIAL STRATA UNITS  
& ADJACENT PARKING LOT**

# SOPA SQUARE

## EXCLUSIVE COMMERCIAL OPPORTUNITY AT KELOWNA'S VIBRANT SOPA SQUARE

Marcus & Millichap and Unison HM Commercial Realty are pleased to present an unparalleled opportunity to acquire all ground-floor commercial strata units within the highly desirable SOPA Square mixed-use development. The rear parking lot is also available for purchase, either combined with the strata units or separately.



			
15 UNITS	62 STALLS	PANDOSY	42,116 SF

### HIGHLIGHTS

- Income-generating asset anchored by a mix of nationally recognized tenants, including Mucho Burrito, Pita Pit, Innovative Fitness, and The Canadian Brewhouse
- Well located near a mix of key amenities including Kelowna General Hospital, Mission Park Shopping Centre, and Gyro Beach Park
- Development potential: Opportunity to add additional density in the rear parking lot with up to 2.35 FAR for a rental apartment project
- Prominent visibility with over 390 ft of frontage along Pandosy Street, one of Kelowna's busiest arterial routes
- Commercial strata units listing includes 12 parking stalls in the underground parking garage
- Exceptionally low vacancy rate – under 5%





# PROPERTY DETAILS

## SOPA SQUARE COMMERCIAL STRATA UNITS

This exceptionally rare offering includes 15 income-generating commercial strata units, totaling 42,116 SF. The property is strategically located in a high-demand area with diverse tenant profiles, providing a stable and lucrative investment opportunity.

- Situated in Kelowna's vibrant Pandosy Village, a premier retail and restaurant hub known as Kelowna's comparison to Vancouver's Kitsilano and Toronto's Beaches
- High-exposure location with strong pedestrian and vehicle traffic along Pandosy Street, enhancing visibility for businesses
- Exceptional proximity to amenities and just steps to Okanagan Lake, Urban Fare, upscale boutiques, cafés, & restaurants
- Prime access to Downtown Kelowna via Pandosy Street, just a 4-minute drive from Kelowna General Hospital
- Well-connected to Kelowna's main transportation routes, providing easy access for both locals and visitors
- Modern, well-maintained commercial strata units with flexible layouts to suit a range of uses
- Includes 12 parking stalls in the underground parking garage

## SOPA SQUARE PARKING LOT

- 28,314 SF parking lot with potential for up to 2.35 FAR, offering a substantial residential development opportunity
  - » Max. base height: 6 storeys + potential to buy an extra 2 storeys from the City
  - » Max. base FAR: 1.8 FAR + 0.25 (for purchase) = 2.05 + additional 0.3 FAR if project is Rental only
- Situated west of SOPA Square, in the heart of the Pandosy Village retail and residential hub, maximizing future project visibility and access
- Close proximity to major amenities and attractions, including Downtown Kelowna, Kelowna General Hospital, and Gyro Beach Park, adding to the site's market appeal

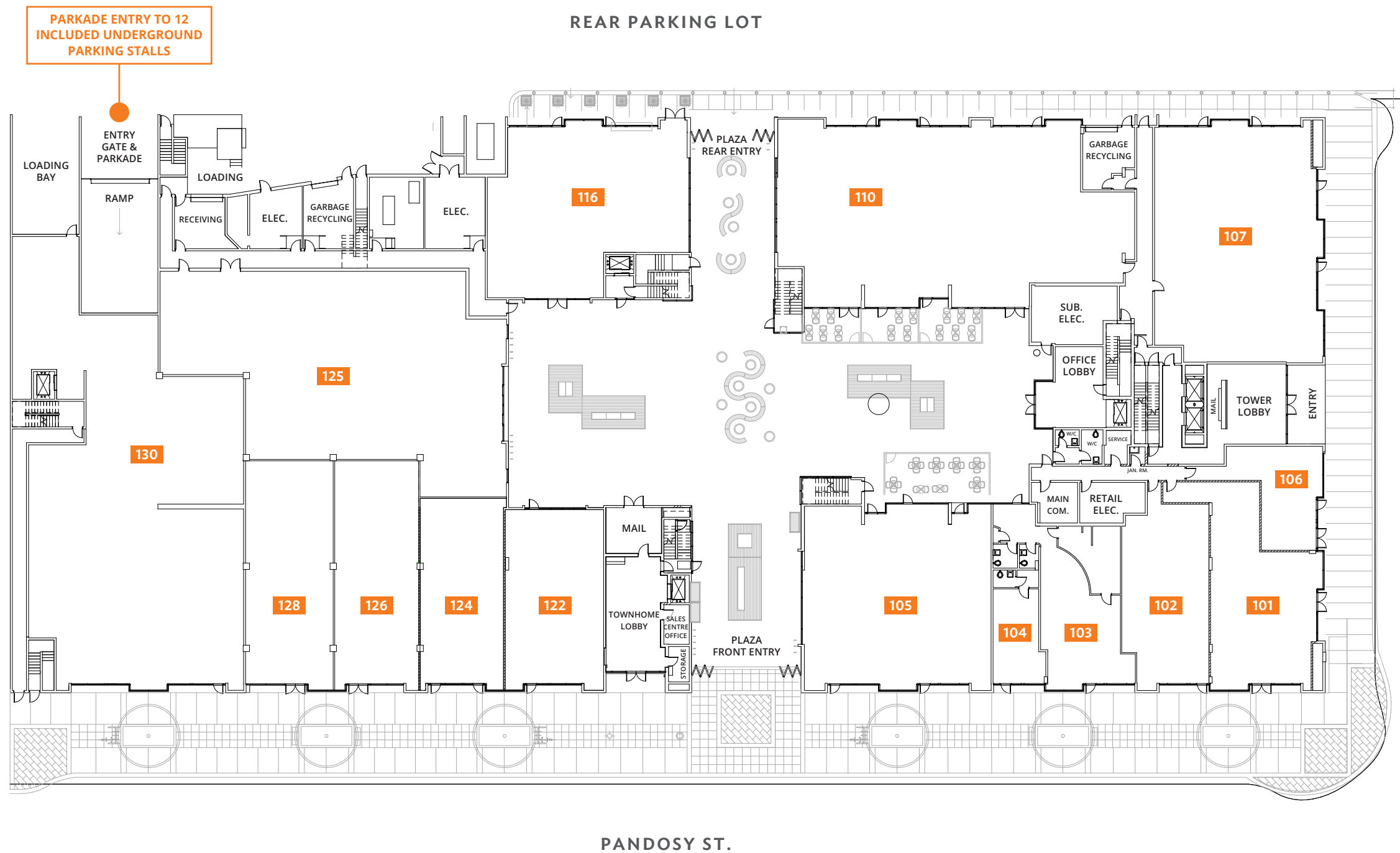
## COMMERCIAL STRATA UNITS SPECIFICATIONS

<b>Civic Address</b>	3030 Pandosy Street, Kelowna, BC, V1Y 1W2	<b>Zoning</b>	UC5 Pandosy Urban Centre
<b>Legal Address</b>	LOTS 1-12 DISTRICT LOT 14 OSOYOOS DIVISION YALE DISTRICT PLAN EPP34822	<b>OCP</b>	UC Urban Centre
<b>Gross Leasable Area</b>	42,116 SF	<b>Taxes</b>	\$277,345.86
<b>Parking Stalls</b>	12 Underground Parking Stalls	<b>Net Operating Income</b>	Available Upon Signed CA
<b>PID</b>	030-543-371, 030-543-380, 030-543-398, 030-543-410, 030-543-428, 030-543-436, 030-543-444, 030-543-452, 030-543-461, 030-543-479, 030-543-487, 030-543-495	<b>Listing Price</b>	Contact Listing Agent

## PARKING LOT SPECIFICATIONS

<b>Civic Address</b>	3030 Pandosy Street, Kelowna, BC, V1Y 1W2	<b>Parking Stalls</b>	62 Parking Stalls
<b>Legal Address</b>	LOT 1 DISTRICT LOT 14 OSOYOOS DIVISION YALE DISTRICT PLAN EPP34822	<b>Zoning</b>	UC5 Pandosy Urban Centre
<b>Land Area</b>	28,314 SF	<b>OCP</b>	UC Urban Centre
<b>PID</b>	029-632-030	<b>Taxes</b>	\$52,599.85
		<b>Listing Price</b>	Contact Listing Agent

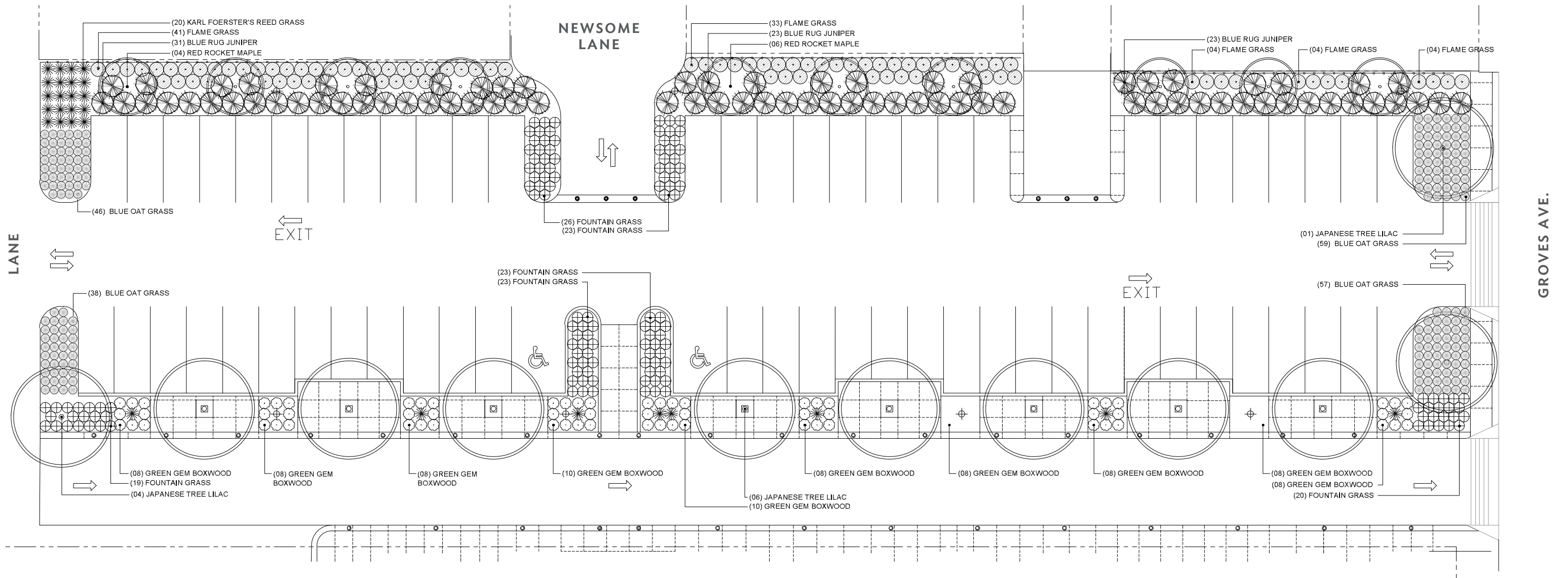
# COMMERCIAL STRATA UNITS

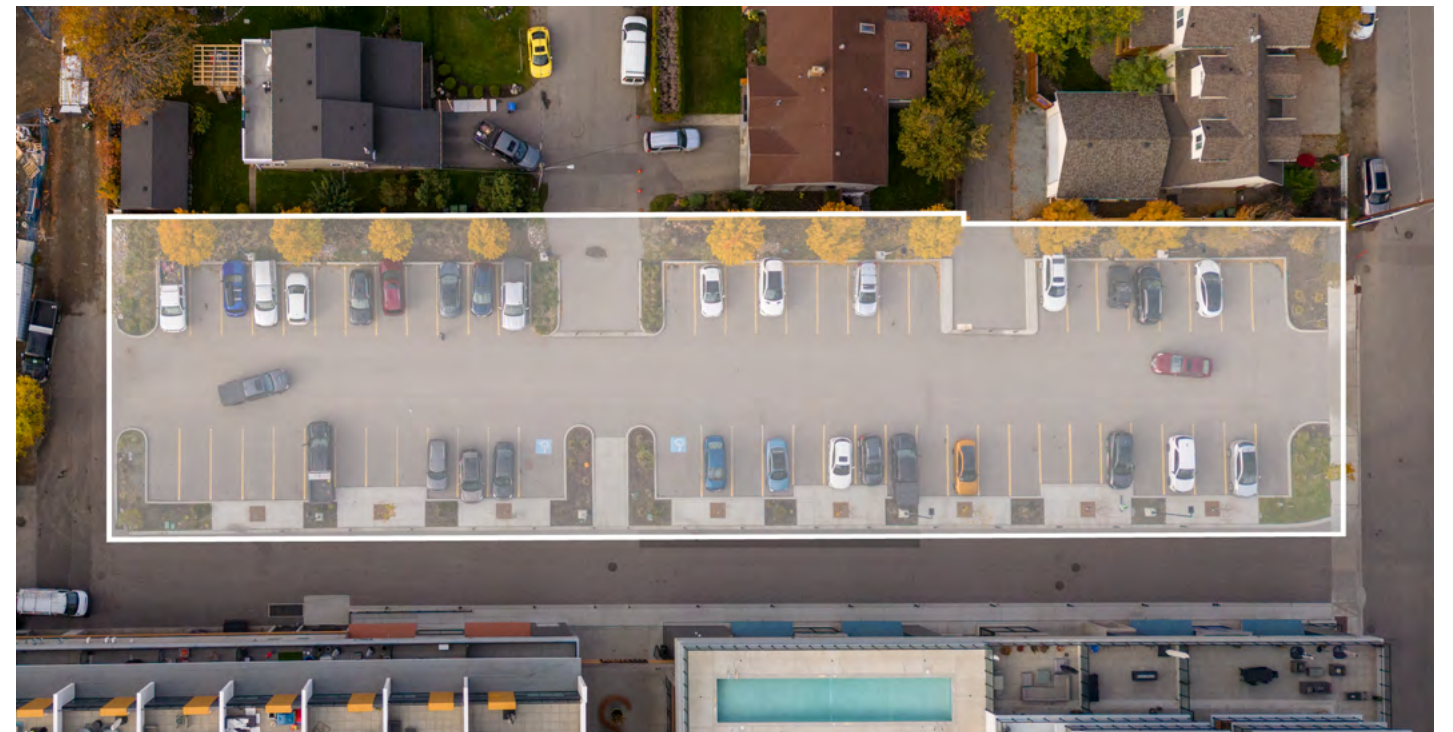
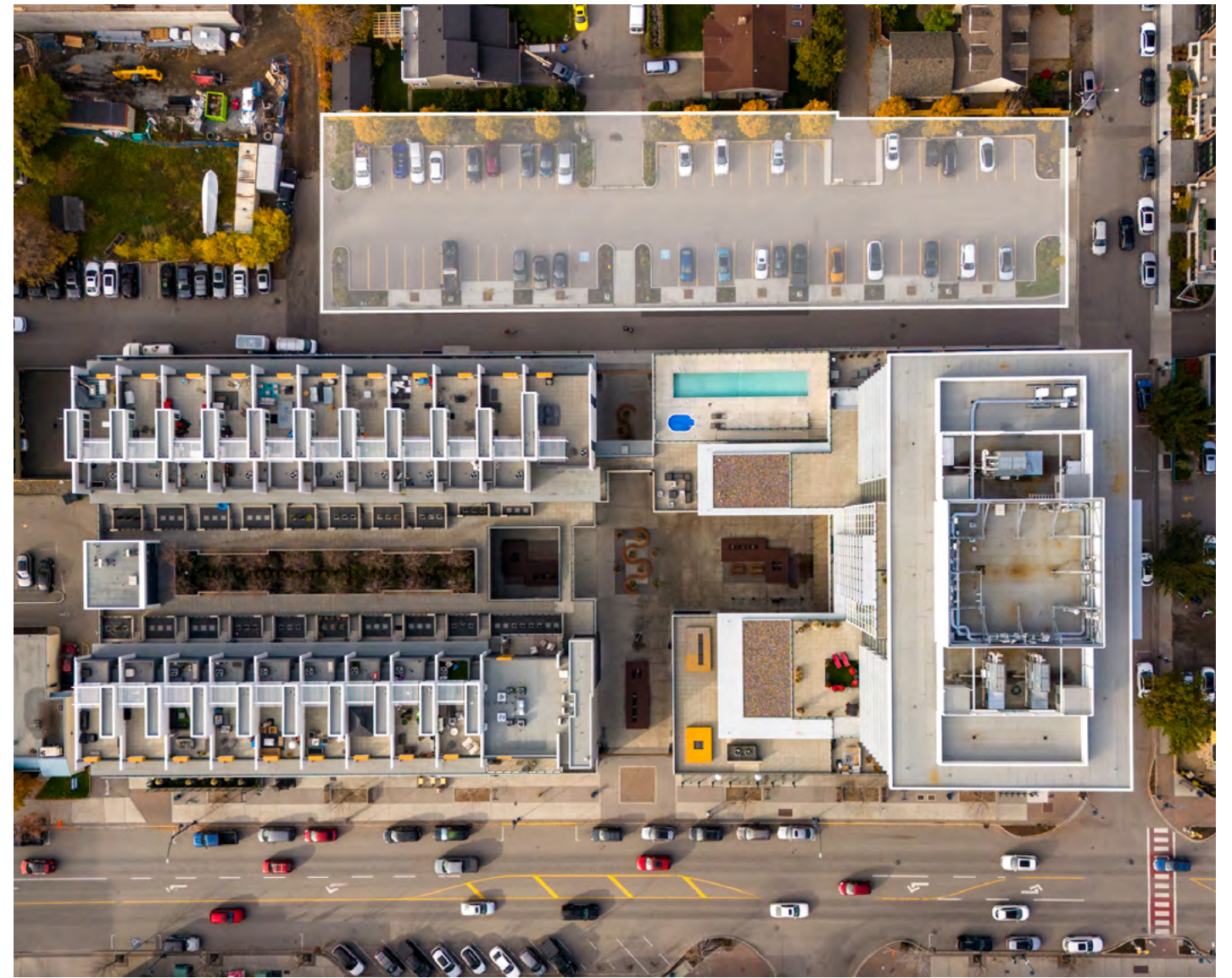


## UNIT BREAKDOWN

UNIT (SL)	TENANT	SQ. FT.
101 (SL 8)	Mucho Burrito	1,850
102 (SL 7)	Mission Group	1,524
103 (SL 6)	Swirl World	1,665
104 (SL 5)	Girlfriends Brow Bar	608
105 (SL 4)	Famoso Neapolitan Pizzeria	3,222
106 (SL 9)	NJ Hair Salon	808
107 (SL 10)	Glo Antiaging Spa	3,788
110 (SL 11)	Okanagan Eye MD	5,616
116 (SL 12)	JDS Energy & Mining	2,914
122 (SL 3)	Tailored Shave	1,689
124 (SL 2)	Pita Pit	1,522
125 (SL 2)	Innovative Fitness	5,742
126 (SL 2)	Goods Health and Wellness	1,781
128 (SL 2)	VACANT	1,917
130 (SL 1)	The Canadian Brewhouse	7,470

# PARKING LOT







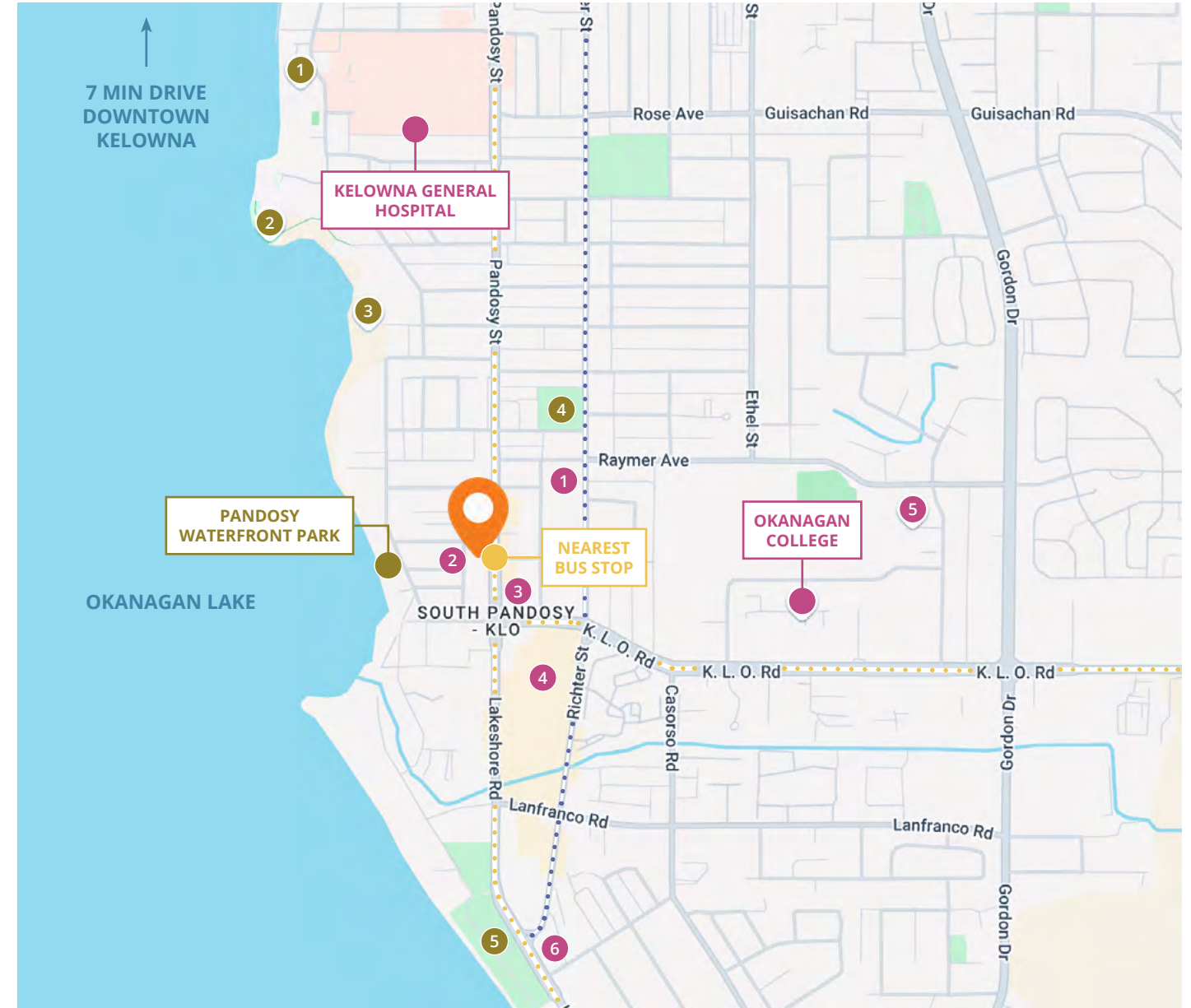
# ABOUT SOPA SQUARE

SOPA Square is a premium, modern mixed-use development offering commercial and retail spaces on the first two levels, with twelve floors of residential units above. Ideally located in the heart of the South Pandosy Urban Centre—one of Kelowna’s most sought-after areas—SOPA Square sits prominently along Pandosy Street, the main thoroughfare connecting directly to downtown and just minutes from Harvey Avenue and Highway 97.

Its striking architecture and sweeping views of Okanagan Lake have made it a destination for both locals and visitors. Situated in the vibrant Pandosy Village, SOPA Square is surrounded by an array of businesses, from professional services and trendy boutiques to restaurants, coffee shops, health services, and grocers. Additionally, it’s just steps from Okanagan Lake, the new Pandosy Waterfront Park, and close to Kelowna General Hospital.

## BUILDING DETAILS

- 101 Residential Units; 155 Underground Parking Stalls
- 15 Ground-Floor Commercial Units; 19 Second Floor Office Units
- 14 Storey Tower
- Developed by *Aquilini Development*
- Built in 2018



# AREA MAP

### POINTS OF INTEREST

1. Preschool & Elementary School
2. *Alma on Abbott* by Mission Group
3. Lakeview Market
4. Mission Park Shopping Centre
5. Secondary School
6. The Shore

### PARKS

1. Kinsmen Park
2. West Ave Beach Access
3. Abbott Park Beach
4. Osprey Park
5. Boyce-Gyro Beach Park

- Core Bus Routes
- Potential Future Rapid Transit Corridor on Richter St.





## Marcus & Millichap

### MARIO NEGRIS

Personal Real Estate Corporation  
*Senior Managing Director Investments*

604-638-2121  
mario.negris@marcusmillichap.com

### MARTIN MORIARTY

Personal Real Estate Corporation  
*Senior Vice President Investments*

604-675-5255  
martin.moriarty@marcusmillichap.com

### TATE VENIER

Real Estate Professional  
*Associate*

604-675-5204  
tate.venier@marcusmillichap.com



### JEFF HUDSON & MARSHALL MCANERNEY

Personal Real Estate Corporation  
*Okanagan Investment Team*

250-712-3130 | info@hmcommercial.com