

FOR LEASE

NOW LEASING PHASE 1
OF NEW DEVELOPMENT

DILWORTH CENTRE
1640 LECKIE ROAD, KELOWNA, B.C.

FUTURE RETAIL OPPORTUNITIES
AT EXISTING GROCERY-
ANCHORED SHOPPING CENTRE

Join: **FRESH CO** **WINE AND BEYOND** **STARBUCKS** **TD**
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SPIRITS BEER & MORE.



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DILWORTH CENTRE, KELOWNA, B.C.

PROPERTY HIGHLIGHTS



2-phase mixed-use development addition to the existing Dilworth Centre



The new development of Dilworth Centre will feature approximately 13,277 SF of retail below 490 new residential units



The existing component of Dilworth Centre is a high-profile grocery-anchored centre at a signalized intersection



Direct exposure onto one of the main retail corridors of Kelowna, offering excellent visibility of over 65,000 VPD along Hwy 97



Located in the Okanagan Valley, Kelowna is the third largest metropolitan in British Columbia



Kelowna is one of the fastest growing cities in Canada with a population of 170,971, and is projected to grow an additional 5.2% in the next 5 years



Kelowna's growth and affluence is a result of the rapid development occurring throughout the city with \$1.756 Billion in 2023 (total of \$1.217 Billion in 2022)



SALIENT DETAILS

Civic Address: 1640 Leckie Road, Kelowna, B.C.

Availability: 2,436 SF to 5,150 SF Size Configurations

Zoning: [C4 - Urban Centre Commercial](#)
C4LRS - Urban Centre Commercial (Retail Liquor Sales)

Timing: #A140 (1,722 SF) - Immediately
Phase 1 - Q2 2026
Phase 2 - Q2/Q3 2027

Access:

- Controlled, all turns intersection on Highway 97 & Leckie Road
- Right in/out on Highway 97
- All turns on Leckie Road
- All turns on Baron Road

Traffic Counts: Highway 97: 50,710 VPD

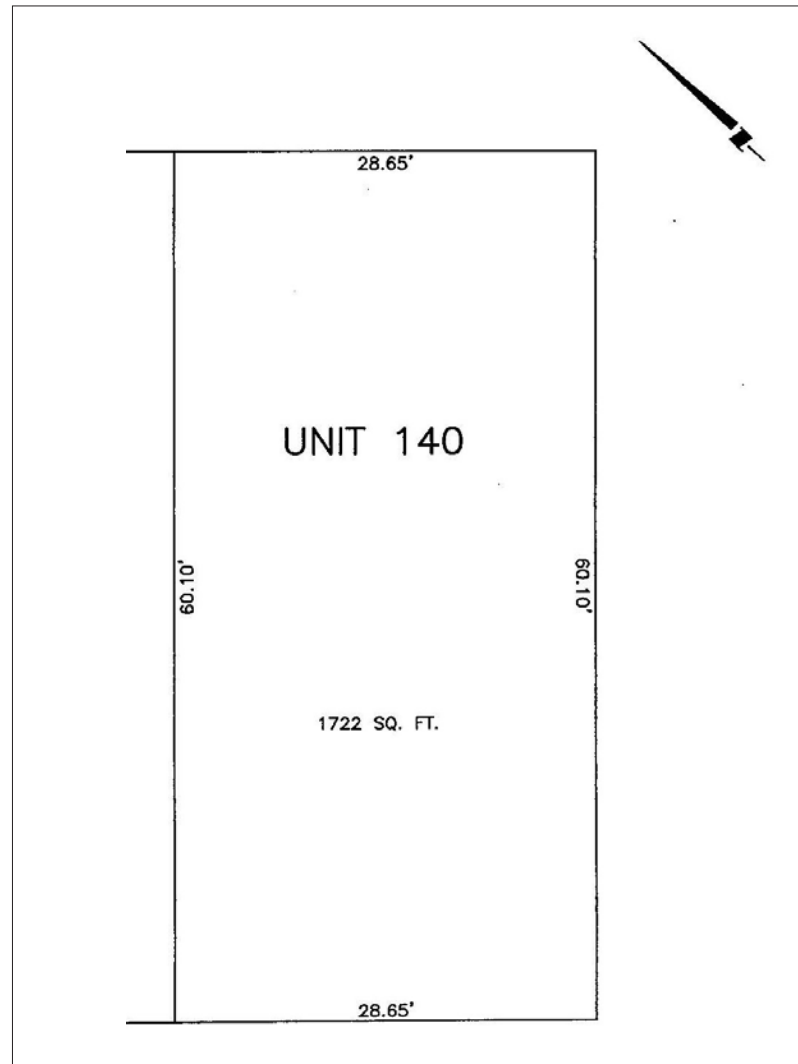
Cam & Tax: Please Contact Listing Agent

Lease Rate: Please Contact Listing Agent

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DILWORTH CENTRE, KELOWNA, B.C.

DILWORTH CENTRE - FLOOR PLAN - #A140 - 1,722 SF



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DILWORTH CENTRE, KELOWNA, B.C.

DILWORTH CENTRE - SITE PLAN (EXISTING & FUTURE DEVELOPMENT)



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DILWORTH CENTRE, KELOWNA, B.C.

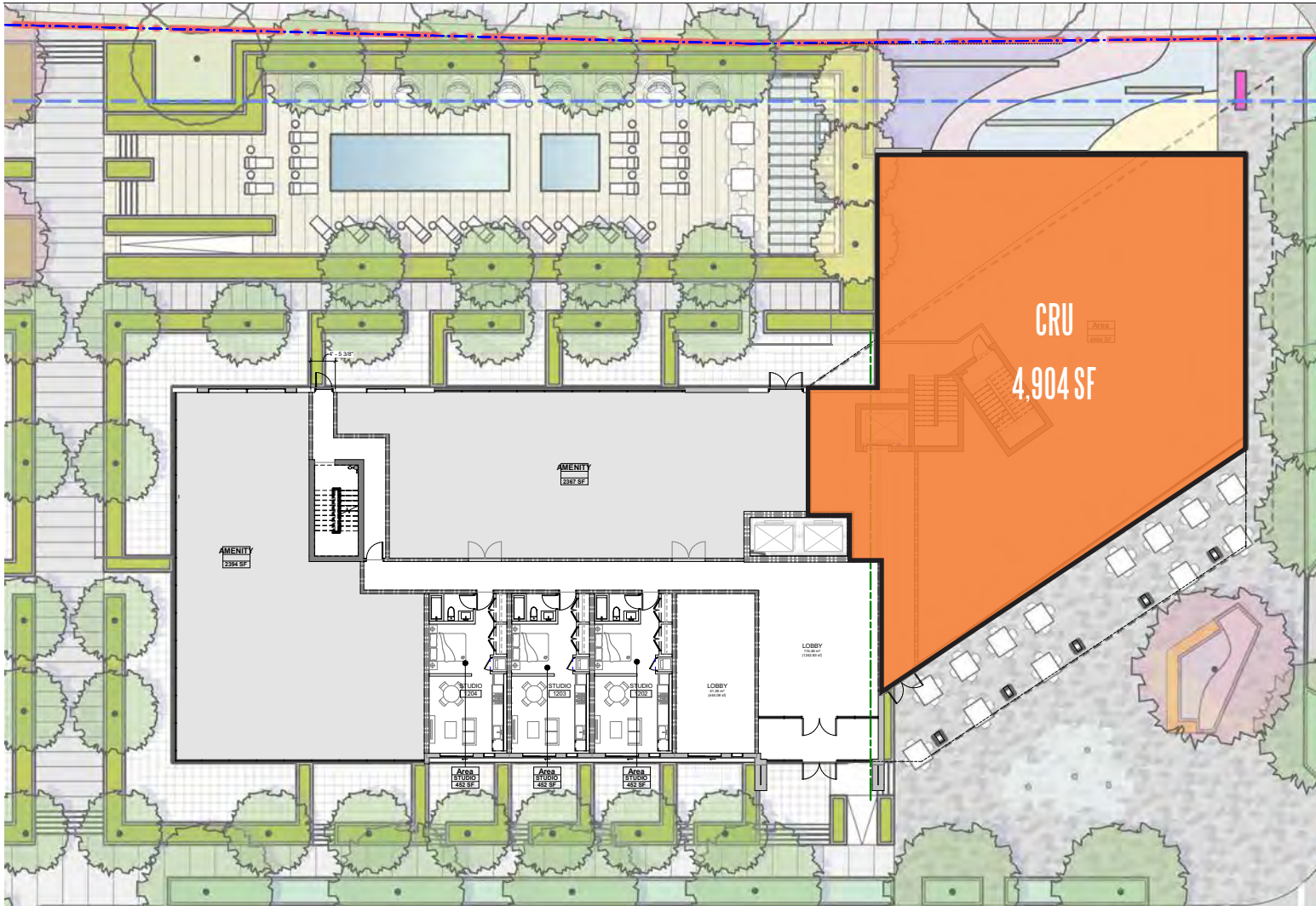
PROPOSED REDEVELOPMENT - [SITE PLAN](#) - [CLICK HERE FOR MORE](#)



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DILWORTH CENTRE, KELOWNA, B.C.

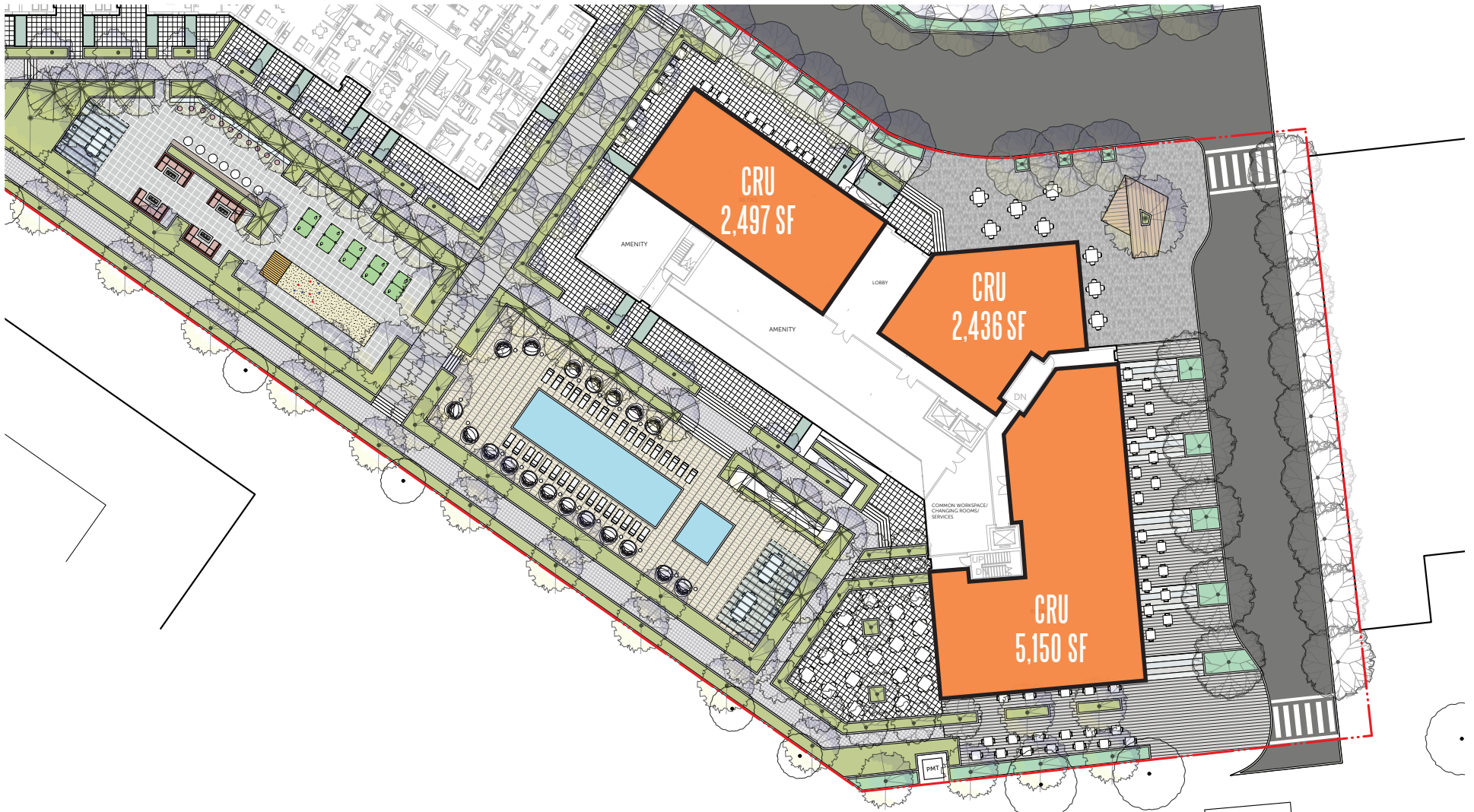
FLOORPLANS - PHASE 1 BUILDING 1B



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DILWORTH CENTRE, KELOWNA, B.C.

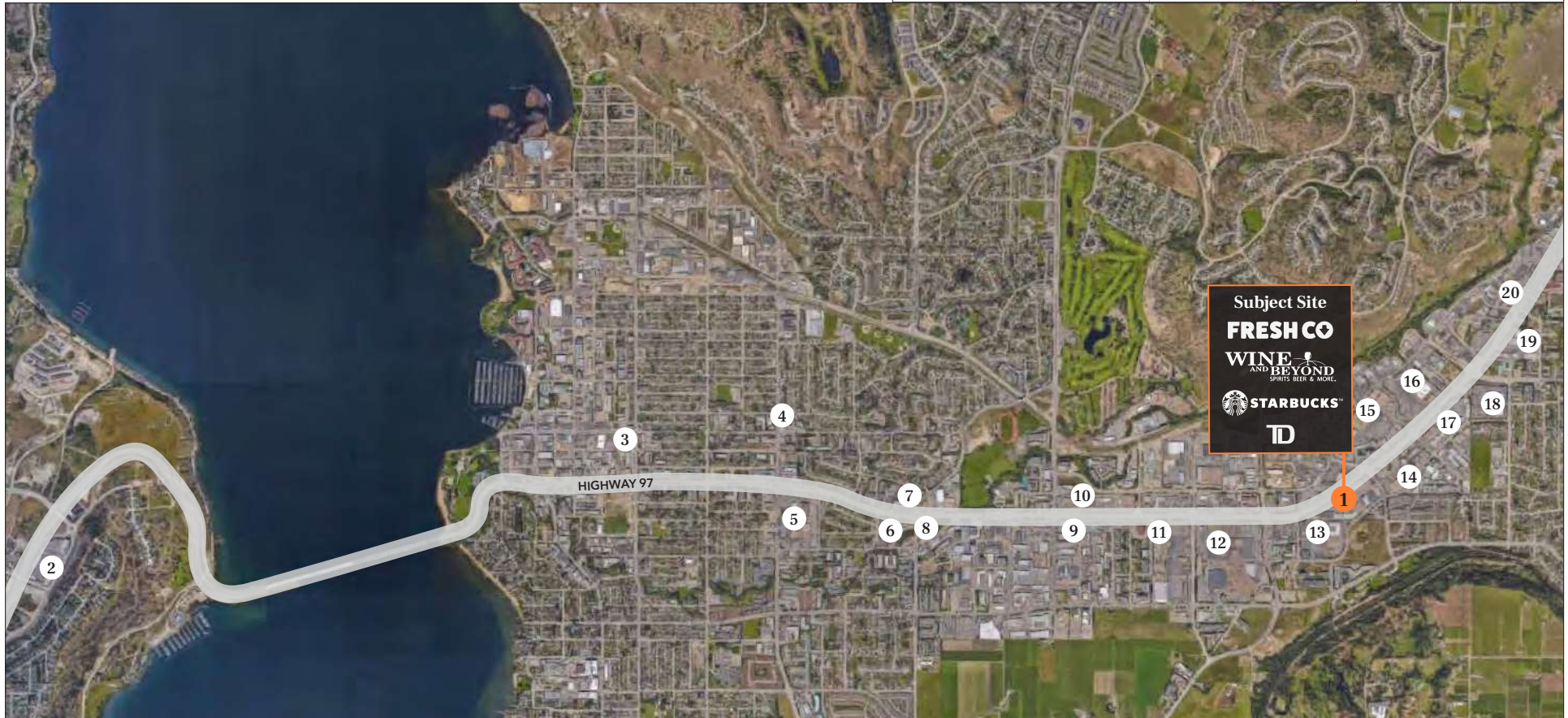
FLOORPLANS - PHASE 2 BUILDING 2B



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DILWORTH CENTRE, KELOWNA, B.C.

2022 Demographics	3KM	5KM	10KM	Kelowna
Population	38,239	103,582	160,635	156,547
Households	16,579	45,749	68,343	66,427
Average Household Income	\$86,962	\$87,379	\$98,460	\$99,790



- | | | | |
|--|---|--|--------------------------------------|
| 1. Subject Site | 6. Orchard Garden Plaza:
Dollar Tree, Bulk Barn | 11. Orchard Plaza:
Save-On-Foods, Famous Players, Red Robin, RBC, Rocky Mountain, HSBC, Steve Nash Fitness World, Lee Valley, East Side Mario's | 13. Superstore, Dollarama, Marshalls |
| 2. Okanagan Lake Shopping Centre:
RBC, Dollarama, Shoppers Drug Mart, TD Canada Trust | 7. Burtch Plaza:
Dollarama, Rogers, BCAA | 12. Orchard Park Shopping Centre:
The Bay, Sears, Best Buy, Sport Chek, Shoppers Drug Mart | 14. Canadian Tire |
| 3. Safeway | 8. CWB | | 15. Home Depot, Michael's |
| 4. Nester's Market | 9. Choices Market | | 16. Walmart, HomeSense |
| 5. Capri Centre:
Winners, Independent, Goodlife Fitness | 10. Spall Plaza:
London Drugs, PetSmart, Toys R Us | | 17. Dollarama, Visions |
| | | | 18. Costco |
| | | | 19. Bed Bath & Beyond |
| | | | 20. Anytime Fitness |

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