

FOR LEASE

1655 LECKIE ROAD, KELOWNA, B.C.

LARGE FORMAT RETAIL BOX SPACE & PAD OPPORTUNITY

- » 84,514 SF Large Format Opportunity
- » 9,858 SF End-Cap Unit Available
- » 5,000 SF Retail Pad Built-to-Suit
- » Demising Options Available



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OPPORTUNITY

Presenting 1655 Leckie Road, a prime commercial leasing opportunity located in the heart of Kelowna, B.C. (the "Subject Site"). The property features a 9,858 SF end-cap standalone building, formerly occupied by Canadian Tire, which can be demised to accommodate a variety of tenant requirements.

In addition, the 7.85-acre site offers future development potential for a ±5,000 SF retail pad, providing an excellent opportunity for additional retail or restaurant users to establish a presence in this highly accessible commercial area.

SALIENT DETAILS

Municipal Address: [1655 Leckie Road, Kelowna, B.C.](#)

Legal Description: Lot A District Lots 125 and 532 Osoyoos Division Yale District Plan EPP51237 Except Plan EPP121203

PID: 029-614-660

Gross Site Size: 7.58 Acres (330,184 SF)

NET Leasable Area:

- 84,514 SF Large Format Opportunity
- 9,858 SF End-Cap Unit
- 5,000 SF BTS Pad

Zoning: [C2 Zoning](#)

Notable Permitted Uses:

- Automotive Dealership;
- Child Care Centres;
- Banks;
- Retail - includes but is not limited to;
 - Grocery;
 - Pharmaceutical;
 - Appliance;
 - Retail Liquor Stores;
 - Dollar Stores;
 - Pharmacies;
 - Daycares; and
 - General Retail Stores

[CLICK HERE TO VIEW 3D PROPERTY TOUR](#)



Unit	Size	Status
CRU 1A	46,164 SF	Under Negotiation
CRU 1B	28,492 SF	Under Negotiation
CRU 1C	9,858 SF	Available
CRU 2	5,000 SF	Available

The site plan shows a commercial property with several units and parking areas. The units are labeled as follows:

- Available CRU 2**: 5,000 SF, located in the top left.
- Available CRU 1C**: 9,858 SF, located in the bottom left.
- Under Negotiation CRU 1B**: 28,492 SF, located in the bottom center.
- Under Negotiation CRU 1A**: 46,164 SF, located in the bottom right.

Other features include:

- TEST FIT**: LESSEE TO RUN THEIR DUE DILIGENCE, located in the top left.
- EXISTING TENANT**: *Tim Hortons*, located in the top right.
- LEASED**: located in the top right.
- 491 SF Patio Area**: located in the bottom left.
- ADDITION FOR LOADING DOCK**: ±330 sq.ft, located in the bottom right.
- THE BRICK CPU**: located in the bottom right.

The property is bounded by **LECKIE ROAD (+/- 7,116 VPD)** to the north, **BARON ROAD (+/- 6,921 VPD)** to the south, and **PROPERTY LINE** to the east. A **NEW PROPERTY LINE** is also indicated. The plan includes various parking spaces, drive aisles, and a **RIGHT IN/ RIGHT OUT** configuration. A **GAS BAR PROPERTY PYLON SIGN** and a **CT PROPERTY PYLON SIGN** are also shown.

PROJECT RENDERINGS



HIGHLIGHTS



PROMINENT LOCATION

Controlled, all-turns access intersection and Leckie Road and Hwy 97, 3x right-in/right out via Hwy 97, right-in/right-out via Leckie Road, right-in/right-out via Baron Road, all directional via Baron Road.



HIGH TRAFFIC COUNTS

Total VPD: +/- 73,273
Baron Road: +/- 6,921 VPD
Leckie Road: +/- 7,116 VPD
Highway 97: +/- 59,236 VPD



AMPLE PARKING

Approximately 374 surface-level parking stalls.



STRONG RETAIL MARKET

Kelowna continues to experience population, tourism, and commercial growth—making it one of BC’s strongest interior retail markets.



CENTRAL RETAIL NODE

Consistent customer draw from surrounding amenities, hotels, and service commercial operators

2025 DEMOGRAPHICS

Drive Radius	3 Min	5 Min	10 Min
Avg. Household Income	\$103,396	\$97,798	\$116,444
Total Population	5,913	24,738	127,326
% Pop. Change (2025-2030)	10.1%	10.0%	9.5 %
Households	2,574	10,798	55,361



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