



WESTBANK HUB NORTH

2170 LOUIE DRIVE
WEST KELOWNA, BC

Join notable tenants including:



Trevor Thomas*

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Madeleine Byblow

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Connor O’Keeffe*

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* Personal Real Estate Corporation

WEST KELOWNA RETAIL OPPORTUNITIES

Anchored by West Kelowna's only Walmart and London Drugs, **Westbank Hub North** is ideally-positioned along busy Highway 97, with over 52,000 passing vehicles per day. Connecting to Penticton to the South and the City of Kelowna to the North, Highway 97 is the Okanagan's main connecting highway and West Kelowna's primary retail corridor. Current retail opportunities at Westbank Hub North will benefit from the strong traffic driven by Walmart and proximity to a variety of daily needs tenants.

West Kelowna is one of Canada's fastest growing communities given the rise in tourism and vineyard industries. Westbank Hub North positioning along the Okanagan's main thoroughfare offers excellent exposure to commuters and surrounding residents.

↑ KELOWNA
15 MIN

Westbank Hub North

Walmart CIBC

Westbank Hub Centre

Governor's Landing

Snyatan Shopping Centre

WINNERS

Westbank Shopping Centre

DEMOGRAPHICS

	POPULATION		HOUSEHOLDS	
	3 KM	27,949		3 KM 12,168
	5 KM	40,468		5 KM 16,791
	AVG. HOUSEHOLD INCOME		AVERAGE AGE	
	3 KM	\$101,737		3 KM 48.7
	5 KM	\$108,410		5 KM 46.7

← PENTICTON
45 MIN





WESTBANK HUB NORTH



CURRENT OPPORTUNITIES

- 4** 2,575 sq ft
- 5** 3,032 sq ft
- 7** Under Contract
- 8b** 3,400 sq ft
- 9** 5,721 sq ft

Net Rent

Contact leasing team

CAM:

\$ 7.92 per sq ft

TAX:

\$ 5.73 per sq ft

Management Fee:

5 % of Gross Rent

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For Leasing Inquiries, please contact:

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