

#115 - 1856 AMBROSI ROAD, KELOWNA

PREMIUM TURNKEY RETAIL OPPORTUNITY IN MIDTOWN KELOWNA

**FOR
LEASE**



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PREMIUM TURNKEY RETAIL OPPORTUNITY IN MIDTOWN KELOWNA

Discover a highly desirable retail unit located at 1856 Ambrosi Road in the heart of Midtown Kelowna, one of the city's most active and accessible locations. This move-in ready space features high-end interior improvements, offering incoming tenants a turnkey opportunity that minimizes setup time and enhances operational efficiency from day one.

Positioned along Ambrosi Road, the unit benefits from strong visibility and convenient access to key commercial corridors, including Harvey Avenue/Highway 97 and Springfield Road. Surrounded by established businesses, major shopping centres, and dense residential neighbourhoods, the location supports a wide range of retail, health and service-oriented uses. The unit will be available May 2026, providing ample time for planning and seamless transition.



Turnkey retail unit opportunity



High-end improvements already in place



Fantastic Midtown Kelowna location



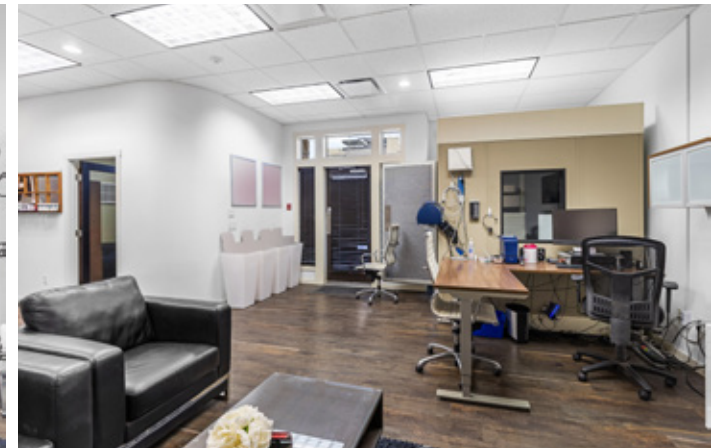
Available May 2026

SIZE
+/- 1,520 SQFT

BASIC RENT
\$35.00/FT

ADDITIONAL RENT
\$15.00/FT

AVAILABILITY
May 2026





LOCATION

Centrally located just off of Highway 97/Harvey Avenue along Ambrosi Road. Only minutes away from Orchard Plaza Shopping Centre and Orchard Park Shopping Centre. This part of Midtown Kelowna has seen significant residential and commercial growth over the past 5 years, making it a fantastic location for your business.

Food & Beverages

BLKBOX: LANDMARK

Bean Scene Coffee Works

Bread co

Buster's Pizza & Donair

Fiesta Del Sol

Freshii

Frankie We Salute You

LVS Restaurant

Mid-Town Station Kitchen + Drink

Press'd Sandwich Shop

Quesada Burritos & Tacos

Ramen Arashi Kelowna

Habibi Tapas Grill

Kasai Teppanyaki Steak & Sushi House

The Sandwich Company

Yellow Star Snack House

The Old Spaghetti Factory

Starbucks

IHOP

The Keg Steakhouse + Bar

BCLIQUOR Kelowna Orchard Pk

Services

Planet Fitness

Cineplex Cinemas

Orchard Plaza

Canadian Western Bank

Kal Tire

ICBC Driver Licensing

Planet Lazer

CIBC Branch with ATM

RBC Royal Bank

Retail

Peter's Your

Independent Grocer

RONA

Save-On-Foods

Orchard Plaza Shopping

Centre

Winners

Shoppers Drug Mart

Mark's

SEPHORA

Best Buy

Sport Chek

Old Navy

MEC Kelowna

Dulux Paints

Choices Markets

London Drugs

The Shoe Company

Marshalls

Dollarama

Aritzia

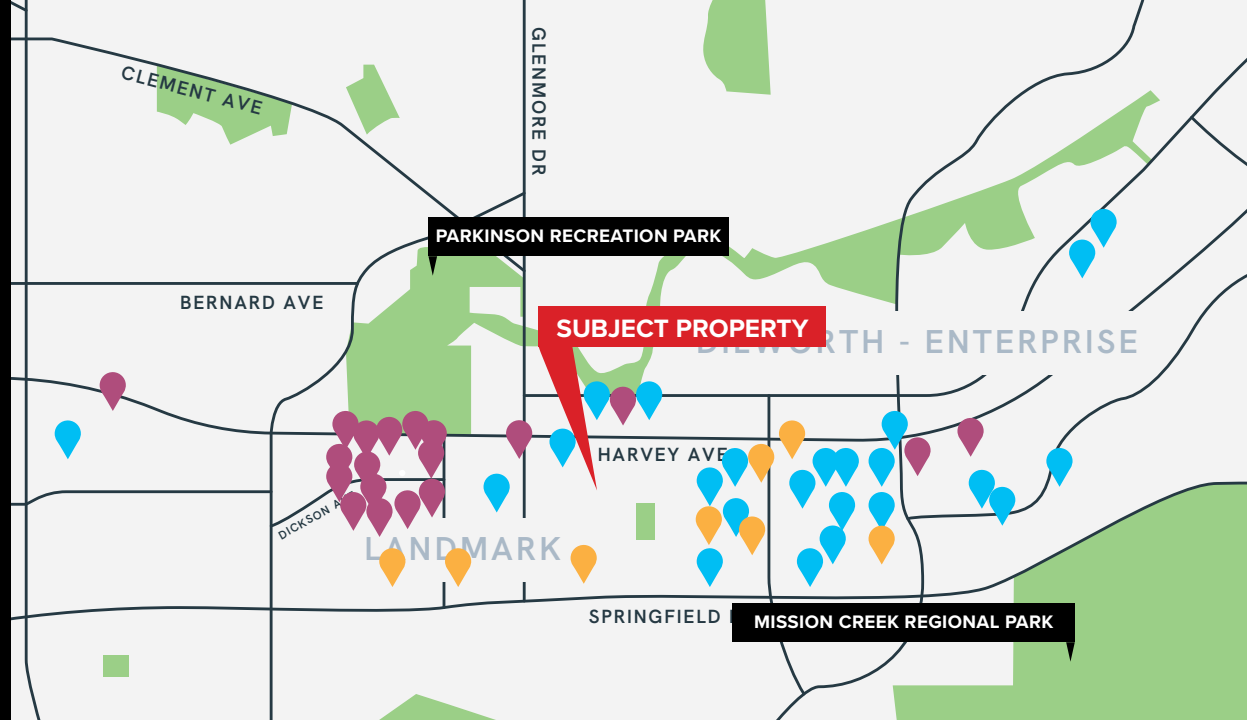
Indigo

Costco Wholesale

The Home Depot

Michaels

SURROUNDING AMENITIES



DEMOGRAPHICS



153,385

Kelowna Total
Population (2024)



256,944

Central Okanagan
Population (2024)



383,000

Est. Central Okanagan
Population 2046



\$85,000

Avg. Household
Income in Kelowna



60,000/day

Highway 97
Traffic Count



34,365

Business Count in
Central Okanagan



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