

**#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

## SALIENT FACTS

### SIZE

+/- 1,520 SQFT

### ZONING

UC3

### BASIC RENT

\$35.00/FT

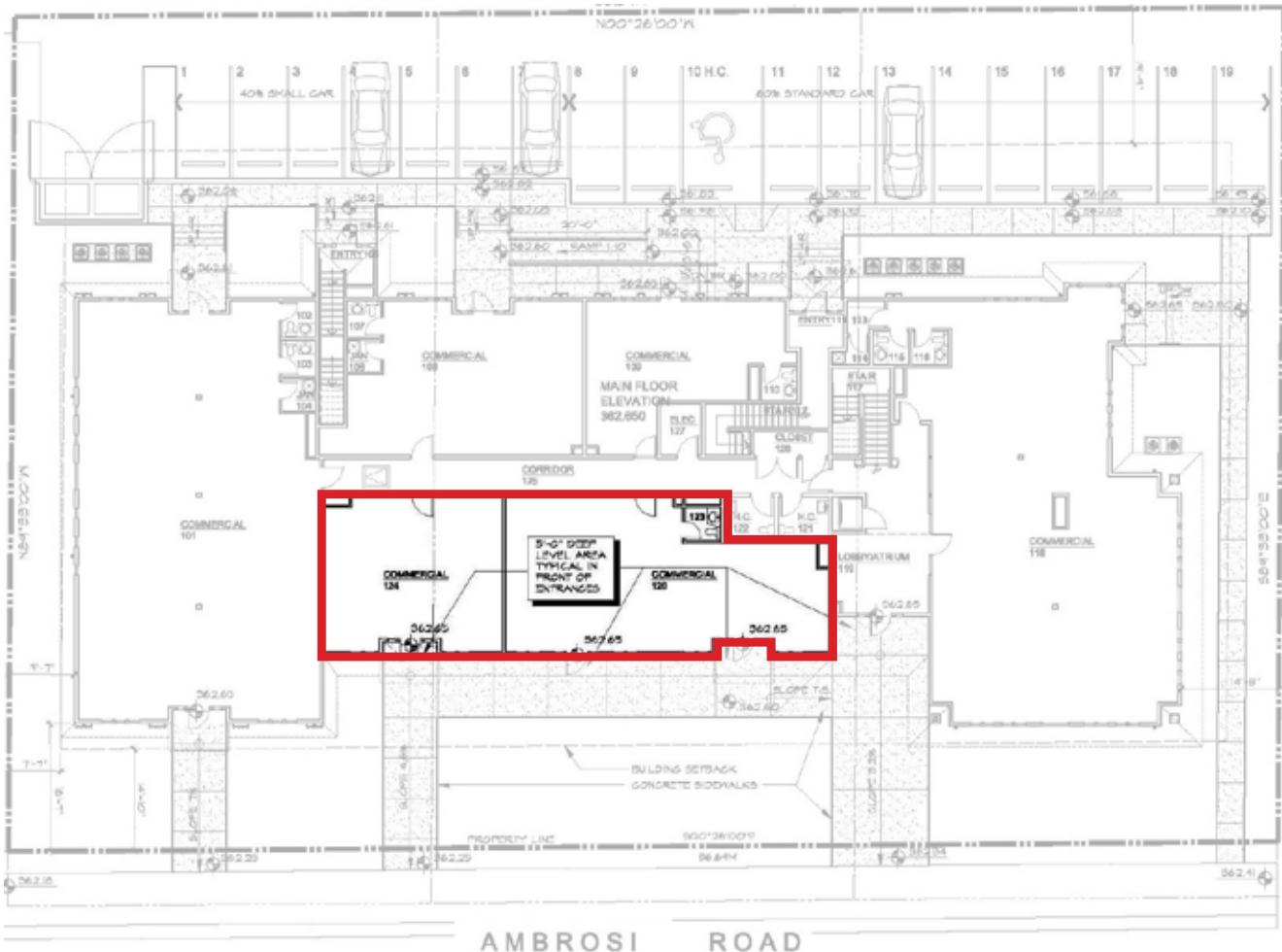
### ADDITIONAL RENT

\$15.00/FT

### AVAILABILITY

May 2026

## FLOORPLAN





## 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
- BCLIQUEUR Kelowna Orchard Pk

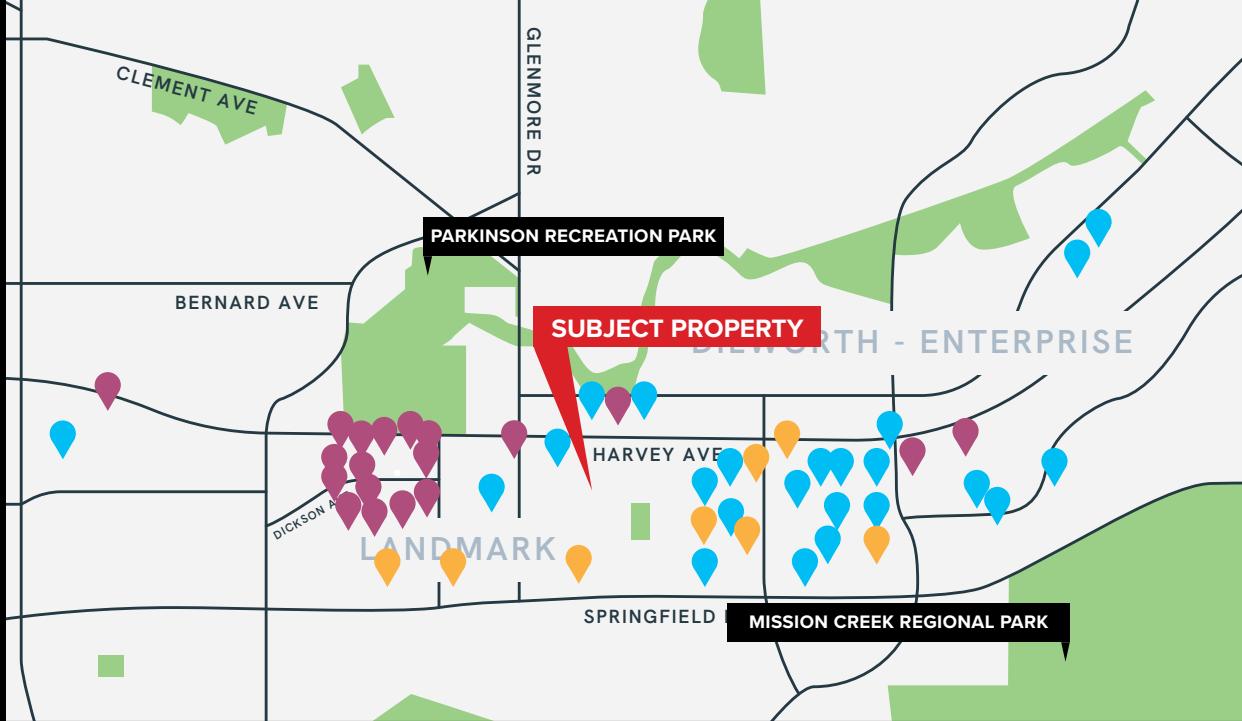
### Services

- 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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