

FOR LEASE

1825 MAIN STREET, PENTICTON, BC

RARE FREESTANDING BUILDING IDEAL FOR CHILDCARE OR RETAIL USE



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SIGNAGE OPPORTUNITIES



PHOTO GALLERY

OPPORTUNITY OVERVIEW

Prime opportunity to lease 23,290 SF of a rare two-storey standalone building located directly on Main Street in Penticton, one of the Okanagan's fastest-growing residential and tourism markets. Positioned on a generous 1.52-acre site with 13,760 SF on the main floor and 9,530 SF on the upper floor, 1825 Main Street offers a flexible layout well suited to childcare, educational, medical, or general commercial uses. Zoned C4, the property sits within an established, family-dense corridor surrounded by residential neighbourhoods, schools, and daily-needs retail, making it a compelling site for a purpose-built daycare or early learning centre.

SALIENT DETAILS

Address:	1825 Main Street, Penticton, BC	
Available Space:	Upper Floor	9,530 SF
	Main Floor	13,760 SF
	Total	23,290 SF
Site Size:	1.52 Acres (66,211 SF)	
Zoning:	C4 - General Commercial Zone	
Ideal Use:	Daycare / Child Care Centre, Medical, Office, General Commercial	
Timing/Possession:	Contact Listing Agents	
Asking Rent:	Contact Listing Agents	
Est. Additional Rent:	Contact Listing Agents	

HIGHLIGHTS



Positioned directly on Main Street, Penticton's primary north-south commercial thoroughfare (Main Street), offering strong visibility to both vehicular and pedestrian traffic with 10,080 vehicle per day.



Large 1.52-acre site provides ample on-site parking, a critical draw for childcare operators managing outdoor amenity area, drop-off, and pick-up traffic flow.



C4 zoning permits Child Care Centre as a use, positioning the property as one of the few large-format, purpose-adaptable sites available in Penticton's tightening childcare supply market. The City has publicly identified a need for hundreds of net new childcare spaces by 2030, underscoring long-term demand for this use.



Surrounded by established residential neighbourhoods, giving any childcare or family-service use a built-in catchment within walking and short-driving distance.



Located in Penticton, an Okanagan Valley community known for its high quality of life, sitting between Okanagan Lake and Skaha Lake with over 2,000 hours of sunshine annually, an increasingly attractive draw for young families relocating to the South Okanagan.



Space includes existing classroom, infant room, and commercial kitchen improvements, a rare turn-key opportunity for a childcare operator to avoid significant tenant improvement costs.

LOCATION OVERVIEW

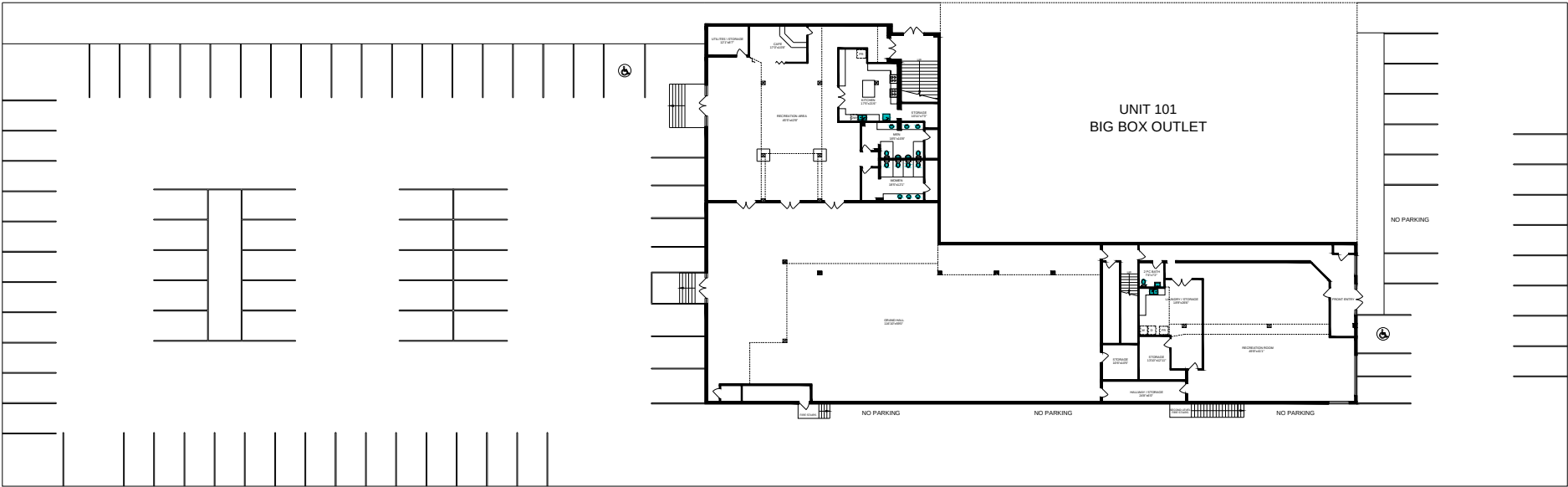
Penticton is a key city in BC's South Okanagan-Similkameen region, set on a narrows between Okanagan Lake and Skaha Lake. Known for its wine country, tourism economy, and rapidly growing residential base, the city has seen sustained population and housing growth over the past several years as buyers priced out of the Lower Mainland and Central Okanagan relocate south.

Main Street is Penticton's principal commercial spine, running through the heart of the city and connecting downtown to south-end retail nodes, schools, and residential subdivisions. The corridor benefits from consistent traffic flow, established retail anchors, and proximity to Penticton Regional Hospital and multiple elementary and secondary schools, all supportive of a childcare-anchored use at this scale.



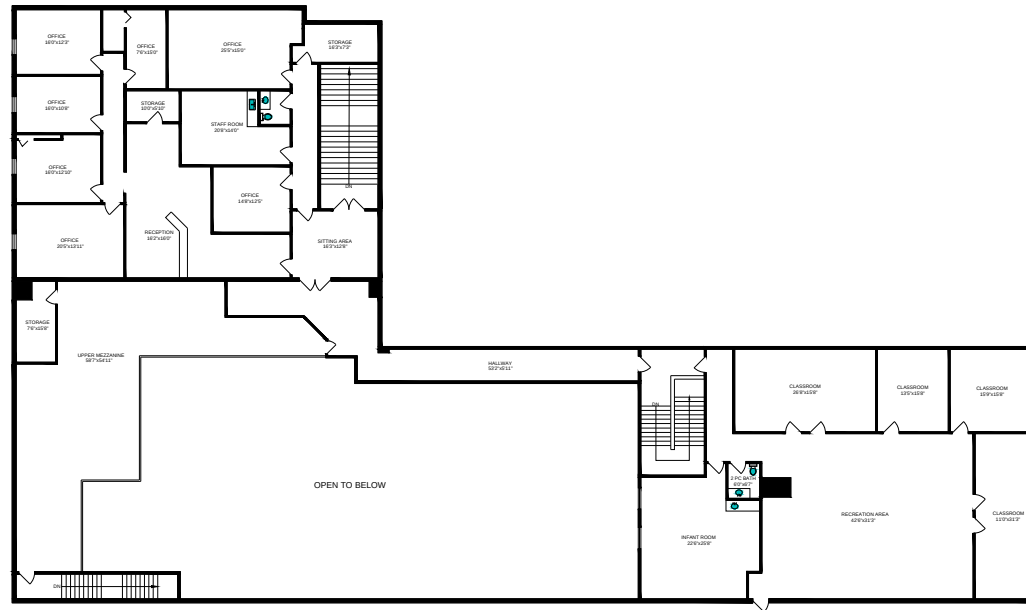
1825 MAIN STREET, PENTICTON BC
SITE PLAN

SITE SIZE
1.52 ACRES (66,211 SF)

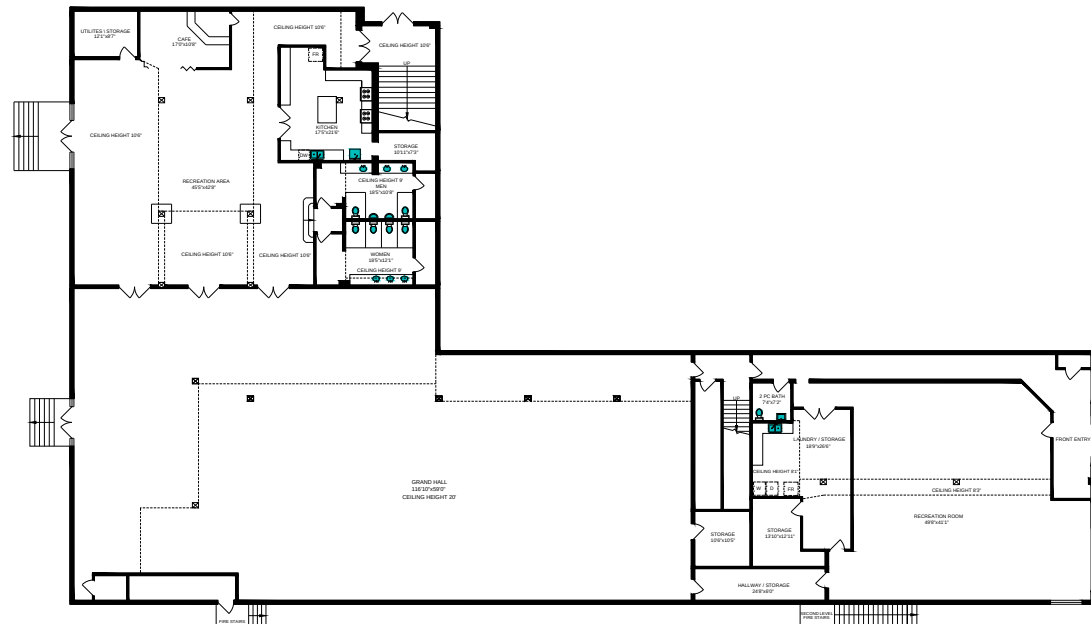


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UPPER LEVEL
9,530 SF
8' CEILING HEIGHT



MAIN LEVEL
13,760 SF
9'6" CEILING HEIGHT



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