



CABAN

PANDOSY VILLAGE, GYRO BEACH.

COMMERCIAL OWNERSHIP OPPORTUNITIES

CABAN BY CRESSEY

PANDOSY VILLAGE, KELOWNA, BC

NOW COMPLETE - AVAILABLE IMMEDIATELY



CABAN RETAIL FEATURES



LOADING BAYS
Two available



WASTE DISPOSAL
Dedicated commercial garbage & recycling room



GAS & WATER
Individually metered



INTERNET
Wired for fibre optic



ELECTRIC
Min. 100 Amp panel



HEATING & COOLING
1 tonne per 350 SF



SPRINKLERS
Fully sprinklered



AVG. HOUSEHOLD INCOME
\$108,814



CEILING HEIGHTS
15' ceilings



PATIOS
Available for select units

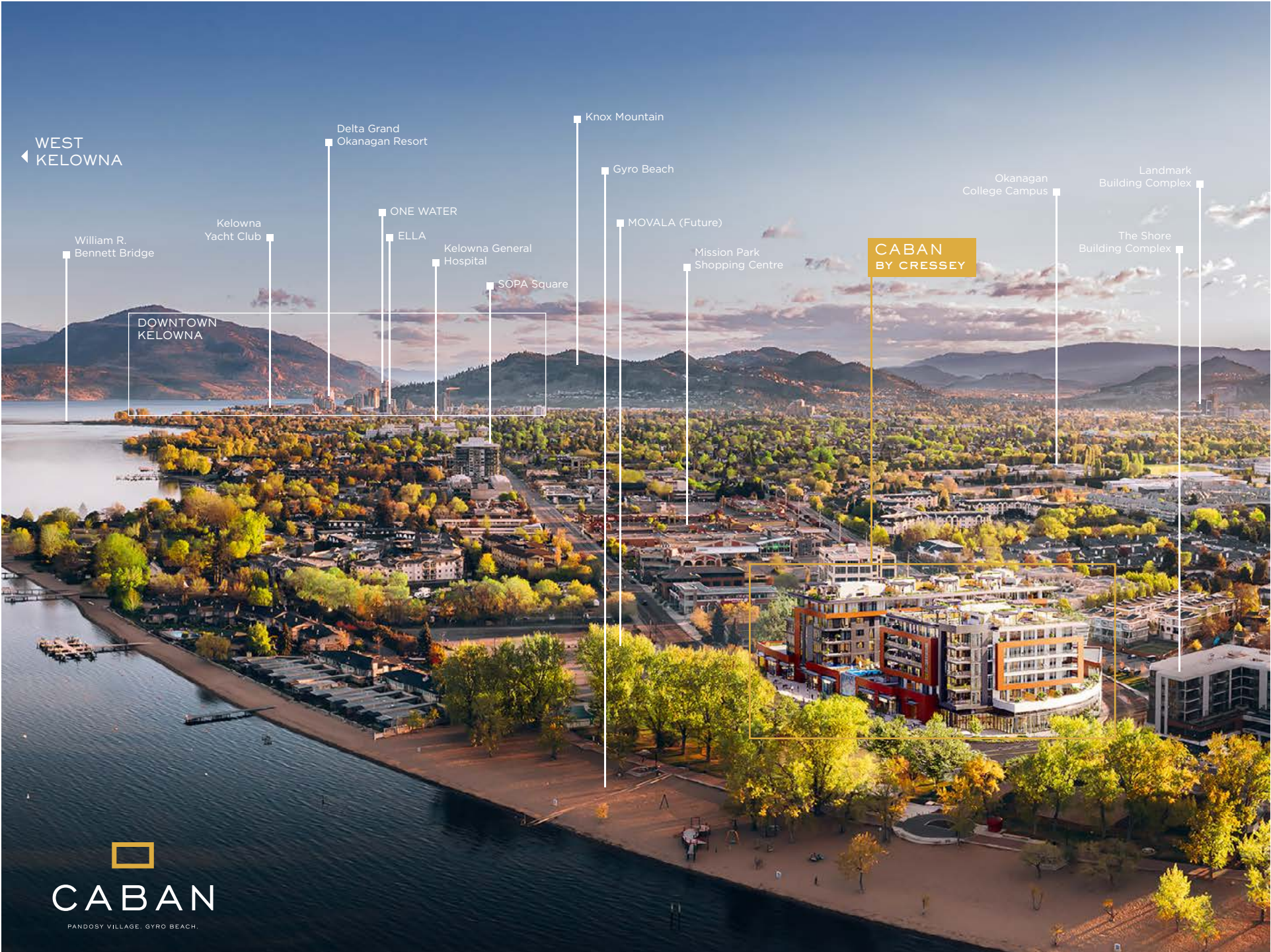


ZONING
UC5



COMPLETION
Now Complete
Available Immediately

The commercial component of Caban features nine beautifully designed retail opportunities. Ranging in size from 700 square feet up to 3,055 square feet, these opportunities open doors to endless possibilities. Just steps away from the coveted Gyro Beach and Pandosy Village, this location sets the stage for your business to thrive. Join a community of vibrant retailers, restaurants, service providers and more.



WEST
KELOWNA

William R.
Bennett Bridge

Kelowna
Yacht Club

DOWNTOWN
KELOWNA

Delta Grand
Okanagan Resort

ONE WATER
ELLA

Kelowna General
Hospital

SOPA Square

Knox Mountain

Gyro Beach

MOVALA (Future)

Mission Park
Shopping Centre

CABAN
BY CRESSEY

Okanagan
College Campus

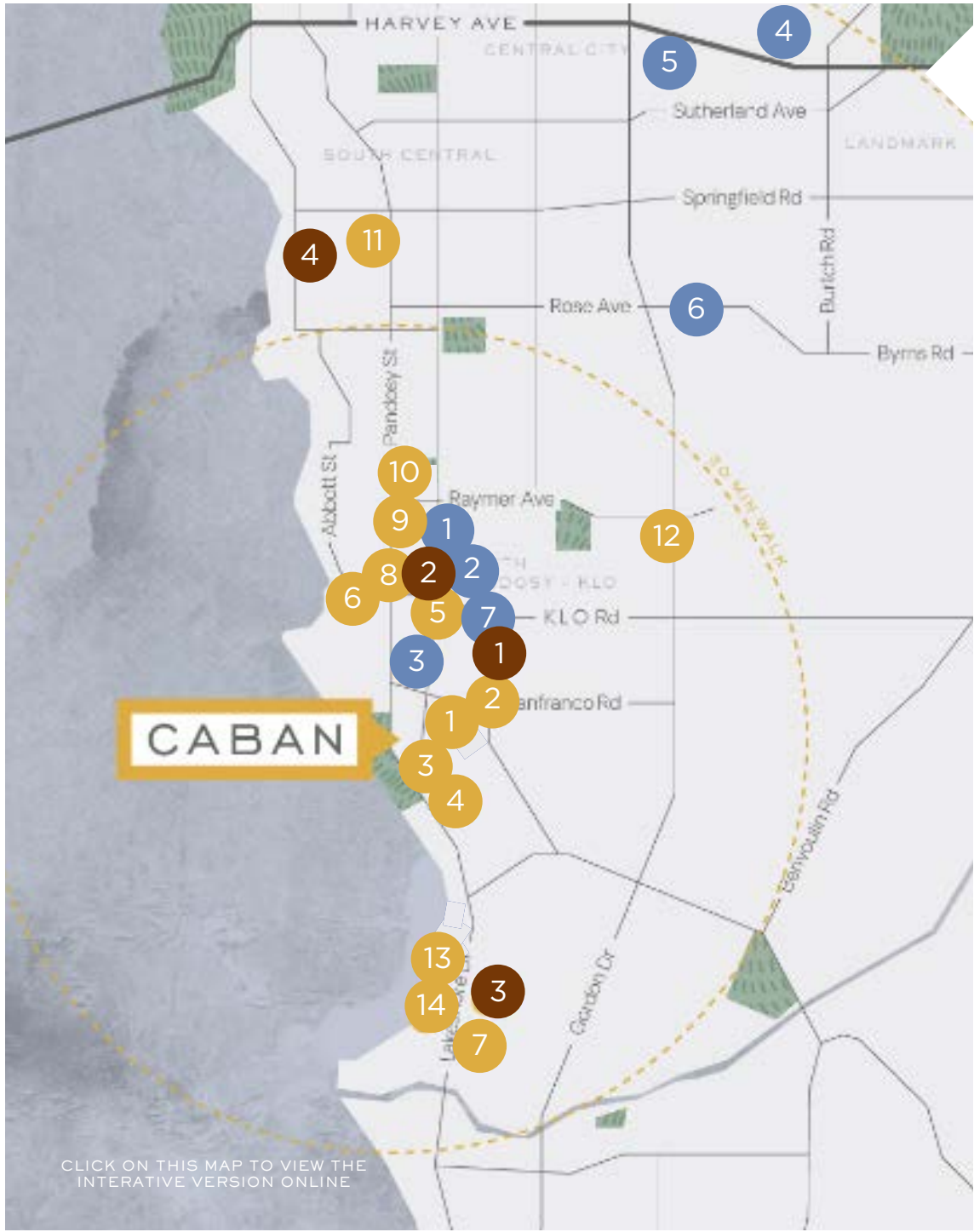
The Shore
Building Complex

Landmark
Building Complex



CABAN

PANDOSY VILLAGE, GYRO BEACH.



AMENITIES

BUSINESSES / COMMUNITY

1. Shore Line Brewing
2. Marble Slab Creamery
3. Gyro Beach Park
4. Rotary Beach Park
5. Mission Liquor Store
6. Siesta Suites
7. Creekside Pub & Grill
8. Shell
9. The Canadian Brewhouse
10. Famoso Neapolitan
11. Kelowna General Hospital
12. Okanagan College
13. Manteo Resort
14. Hotel Eldorado

SHOPPING

1. Lakeview Market
2. Urban Fare
3. Shoppers Drug Mart
4. Orchard Garden Plaza
5. Capri Centre
6. Guisachan Village
7. Save-On-Foods

COFFEE

1. Tim Hortons
2. Starbucks
3. Black Rabbit
4. Abbott Street Cafe

THE COMMUNITY

Kelowna's Lower Mission is one of the city's most favourable neighbourhoods with the perfect combination of recreational activities, beaches and shopping. Conveniently located near Okanagan College, Kelowna General Hospital and not far from the downtown core, the Lower Mission offers a wide range of benefits to those living and working in the area.



CURRENT AVAILABILITY

UNIT#	ADDRESS	SIZE (SF)	PRICE
AVAILABLE CRU 1	3413 Lakeshore Rd	3,055	Contact Sales Team
CRU 2	3405 Lakeshore Rd	SOLD 802	Contact Sales Team
CRU 3	3401 Lakeshore Rd	SOLD 1,198	Contact Sales Team
CRU 4	3397 Lakeshore Rd	SOLD 1,181	Contact Sales Team
CRU 5	3393 Lakeshore Rd	SOLD 766	Contact Sales Team
CRU 6	3385 Lakeshore Rd	SOLD 700	Contact Sales Team
CRU 7	3381 Lakeshore Rd	SOLD 870	Contact Sales Team
CRU 8	3377 Lakeshore Rd	SOLD 795	Contact Sales Team
CRU 9	3413 Lakeshore Rd	SOLD 3,107	Contact Sales Team



CRU 1 INTERIOR RENDERING

This is an artist's rendering only. Strata lot will be delivered as shell space and buyer is responsible for further improvements.

TEST-FIT PLAN FOR CRU 1

KEY FEATURES

- Size: 3,055 SF
- Large outdoor patio, approximately 2,198 SF, including city patio program
- 400 Amp 3 phase electrical panel
- Heating & cooling 1 tonne per 350 SF
- Loading bay
- Surrounding windows allow for ample natural lighting




CABAN

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3131 ARBUTUS STREET
VANCOUVER



288 W 1ST AVENUE
VANCOUVER



425 WEST 6TH AVENUE
VANCOUVER

CRESSEY CRAFTED

For over 50 years, Cressey has built exceptional properties with a focus on quality craftsmanship rooted in integrity. The family run business is a leader in innovative design and liveable efficiency, building thoughtfully designed homes emphasizing form, function and beauty.

More than just a development company, the award-winning Cressey creates landmark properties in established and emerging neighbourhoods shaping thriving communities and delivering confidence in value and design. At Cressey, every detail of a project is meticulously considered and executed by the in-house team. From inception through to completion, Cressey is dedicated to building properties with the same care and attention as if they were their own.





Let's chat.

NOEL ACRES PREC

noel.acres@venturecommercial.ca
250.826.6635

CHRIS WILLS PREC

chris.wills@venturecommercial.ca
250.870.1330

LEE LEVERING PREC

lee.levering@venturecommercial.ca
250.258.9430

Venture Commercial was born from a competitive vision to reimagine and elevate the practices of commercial real estate. Our clients benefit from the expertise of one of the largest commercial real estate brokerages in the Okanagan and the flexible, collaborative and creative representation of a boutique real estate firm.

Our highly driven team is dedicated to building longstanding relationships and uncovering opportunity for our clients. As industry leaders, we aim to guide you through the process with wisdom, fairness and transparency every step of the way. Success for us is not the next commission; rather, it is defined by establishing partnerships throughout the complete life cycle of our client's business.

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