

THE SHOPS
AT PARKVIEW VALLEY

WILLIAM | WRIGHT

For Lease

**2241 SPRINGFIELD ROAD
KELOWNA**

Up to two retail CRU's at the
mixed-use development,
Parkview Valley

**60%
LEASED**





The Opportunity

Leasing opportunity of up to two retail CRU's at the mixed-use development, Parkview Valley. Upon completion, the +/- 4.5 acre site will house five purpose built rental buildings, totaling approximately 495 units. CRU's 1-3 are located at the entrance of the complex with frontage along Springfield Road and Benvoulin Court. Units range in size from +/- 1,495-3,463 sqft. Available for occupancy now.

Unit Possession Available Now

Up to 2 Retail Units
± 1,495 to 3,463 SQFT



Parkview Valley Development

At just under 4.5 acres, the sprawling Parkview Valley development site at 2241 Springfield Road will soon house 5 mid-rise apartment buildings. In total, over 400 residential units and +/- 8,000 sqft of commercial space will welcome hundreds of residents starting in early 2025. The commercial units fronting Springfield Road and Benvoulin Court are well suited, well suited for a variety of uses, including but not limited to, professional and personal services, food users and medical clinics.

Located directly across the street from Orchard Park Shopping Centre, Parkview Valley is situated on one of the most recognizable intersections in the city. The development is incredibly well located for transit, pedestrian and vehicle access, with exposure to +/- 50,000 vehicles per day.

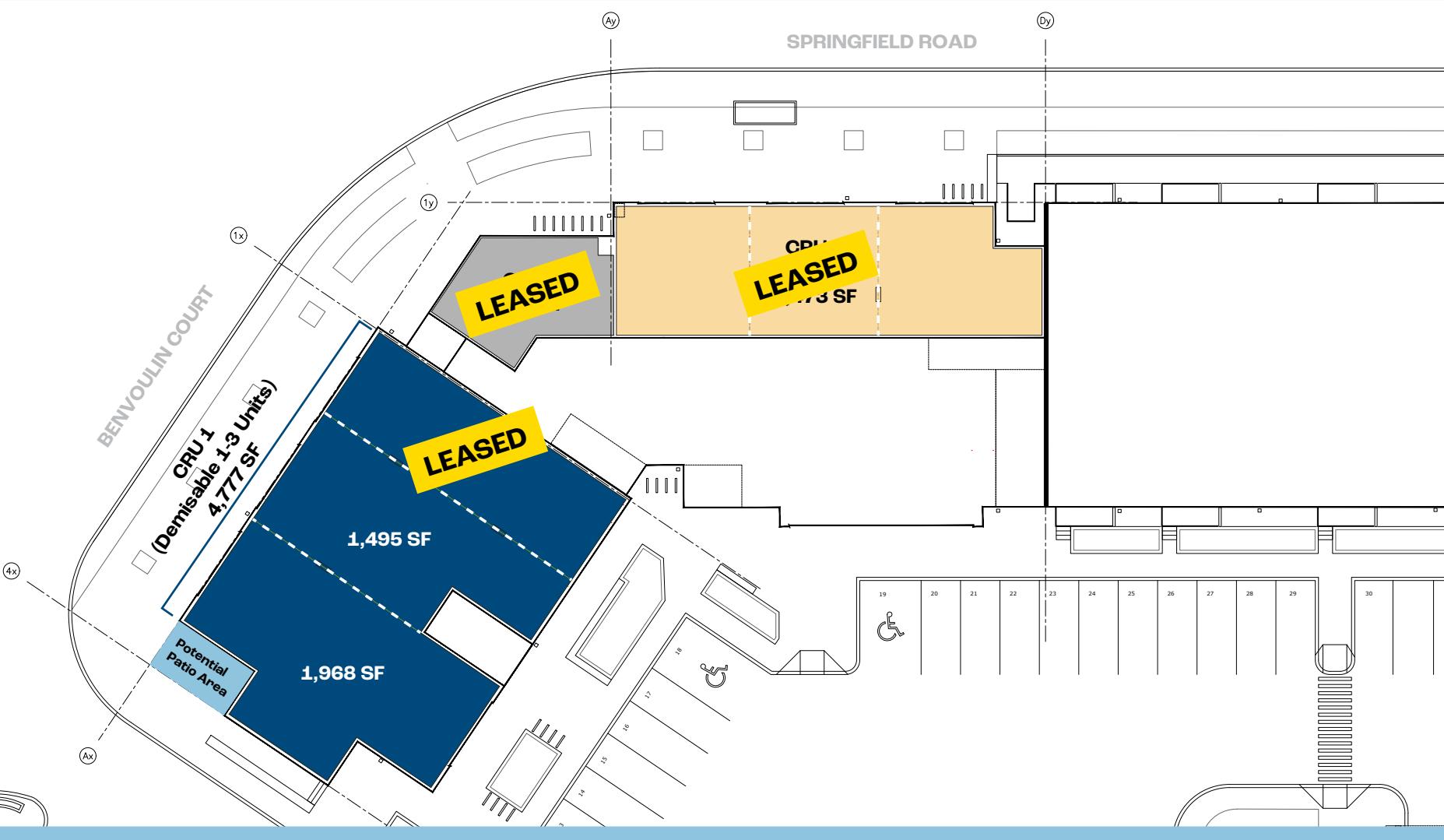
Size Breakdown



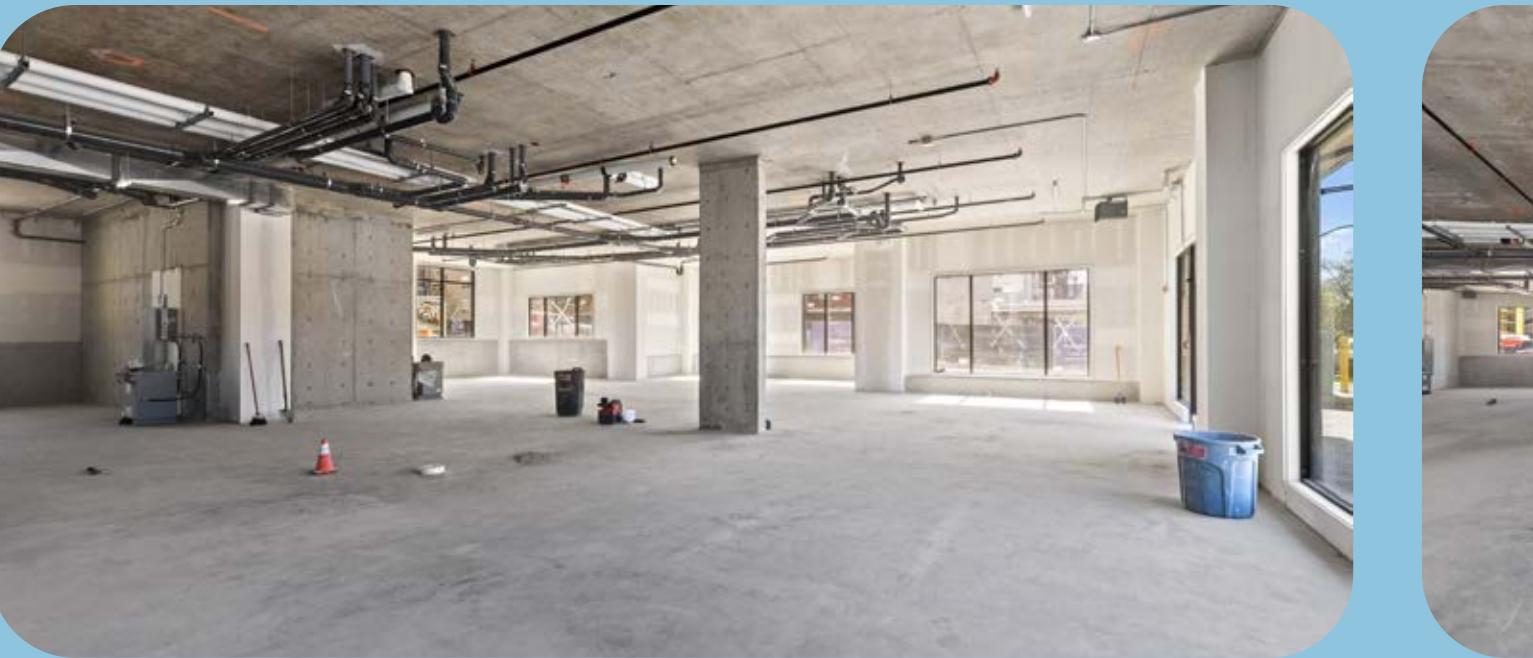
CRU 1A with potential patio area
Size / 1,968 SF
Power / 200 amps
Basic Rent / Starting at \$35.00/SF
Additional Rent / \$11.00/SF

CRU 1B
Size / 1,495 SF
Power / 200 amps
Basic Rent / Starting at \$35.00/SF
Additional Rent / \$11.00/SF

High density mixed-use development
Excellent frontage along Springfield Road
Estimated occupancy Q1 2025



Interior Photos



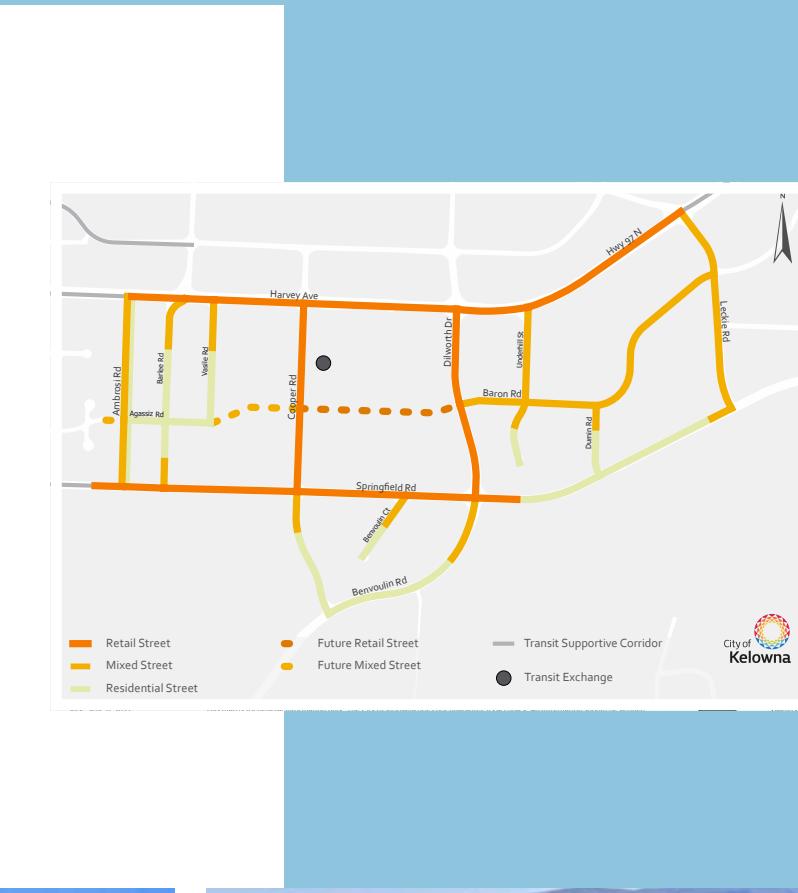


UC3R ZONING

+ 50,000 VEHICLE TRAFFIC DAILY

Midtown Urban Centre

The Midtown Urban Centre, located within the geographical borders of Highway 97 (North), Leckie Road (East), Benvoulin Road (South) and Ambrosi Road (West) is identified as a strategic development zone within the City's current OCP. The plan prioritizes improved east-west connectivity, a more pedestrian-friendly environment and a diverse housing mix. With over 1,000 residential units currently under construction within this Urban Centre, the Midtown neighbourhood is poised to see a large influx of residents seeking a variety of amenities including retailers, restaurants, medical clinics and personal services within walking distance from where they live, work and play. Also located within Midtown is Orchard Park Shopping Centre, the largest regional mall between Calgary and Vancouver. Daily traffic counts are estimated to reach well over 50,000 vehicles per day within this corridor of the City.



Location

Centrally located at one of Kelowna's busiest intersections, Springfield Road and Benvoulin Road directly across from Orchard Park Shopping Centre. The Midtown Urban Centre will continue to see strategic growth over the next few years as the City pushes for high density development due to its proximity to neighbouring communities and accessibility to retail amenities.

Nearby Amenities

1 **Orchard Park Mall**
• Best Buy
• Sport Chek
• The Bay
• Structube
• Indigo
• Mark's
• Old Navy

2 **Orchard Plaza**
• Save-on-Foods
• Cineplex Cinemas
• Winners
• Nature's Fare

3 **Spall Plaza**
• London Drugs
• Home Alive Pets
• Toys R Us

4 **Dilworth Shopping Centre**

• Staples
• FreshCo

5 **Central Park Shopping Centre**

• Walmart
• Michaels
• PetSmart
• HomeSense
• The Home Depot

• Canadian Tire
• RONA
• Marshalls
• Real Canadian Superstore
• The Keg
• Costco
• Andre's Electronics
• Bamboo Chopsticks

Nearby Developments

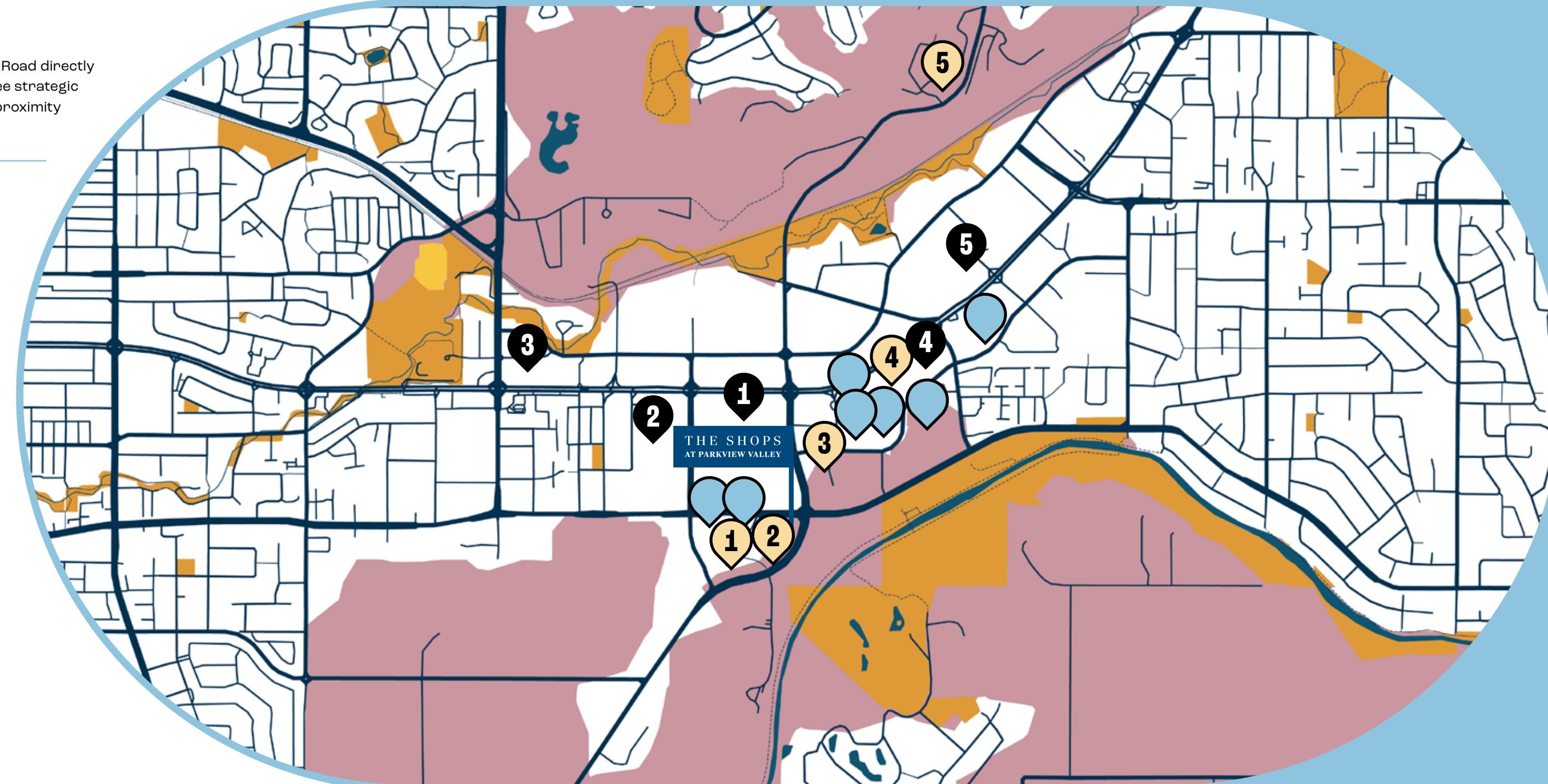
1 **2169 Mayer Road** --- 187 units

2 **2175 Benvoulin Road** --- 122 units

3 **1940 Underhill Street** --- 294 units

4 **2339 Highway 97** --- 490 units

5 **1094 Dilworth Drive** --- 650 units



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