



# FOR LEASE

# SopaSQUARE

## PROPERTY DETAILS:

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- Prime retail space in the heart of Pandosy Village
- Modern building with attractive tenant mix
- Steps away from Okanagan Lake and the new Pandosy Waterfront Park
- Surrounded by multi and single family residences, boutique retail, restaurants and office properties



# PROPERTY DETAILS



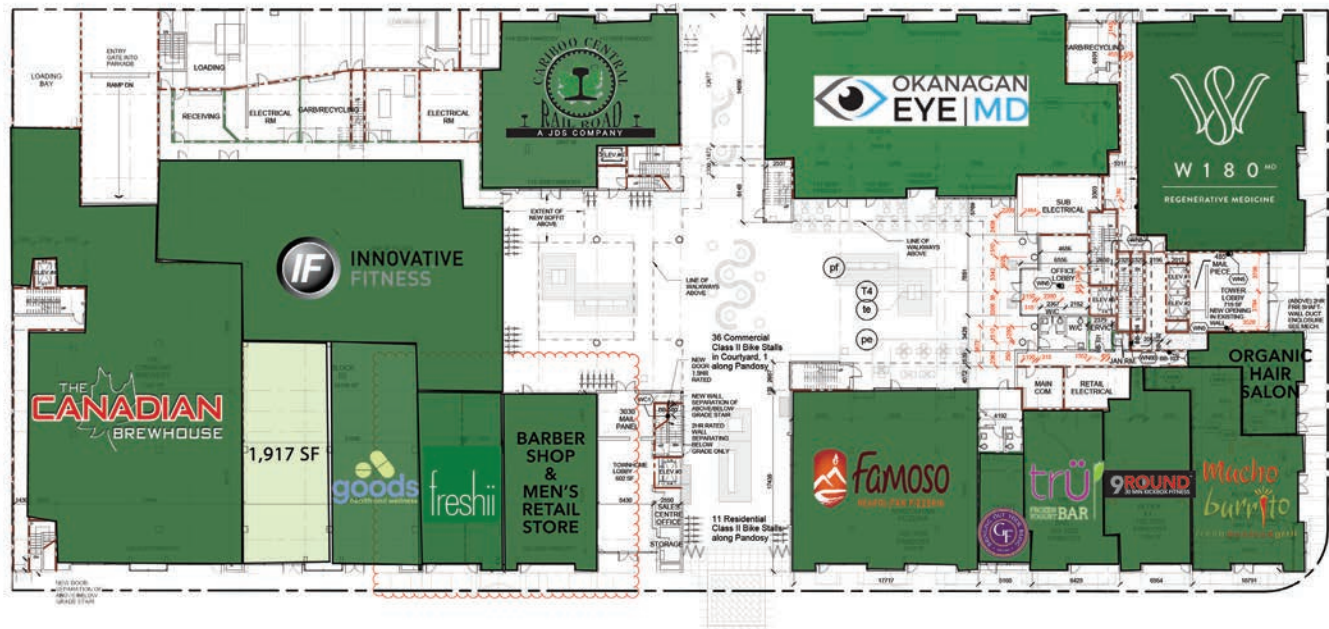
CIVIC ADDRESS	3030 Pandosy Street, Kelowna, BC
LEGAL DESCRIPTION	Lot 1 Plan EPP34822 District Lot 14 Land District 41
AVAILABLE UNITS	1,917 SF
ZONING (CURRENT)	UC5 South Pandosy Urban Centre
LEASE RATE	Contact Lindsey Termul for details
ADDITIONAL RENT	Estimated at \$14.36 PSF excluding utilities

# AERIAL MAP

This premier mixed-use development is located in the coveted Pandosy Village area, and has become one of Kelowna's most desirable locations. SOPA is steps away from Lake Okanagan, Urban Fare, trendy boutiques, coffee shops and a wide array of restaurants. Pandosy Street directly connects to Downtown Kelowna and the Kelowna General Hospital is only a 4 minute drive away.



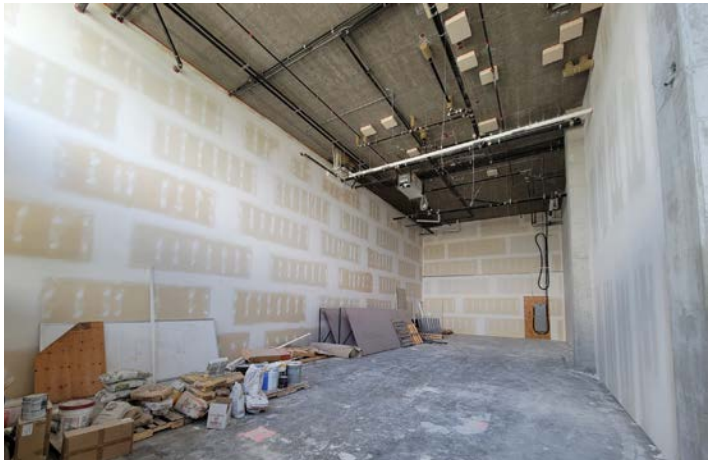
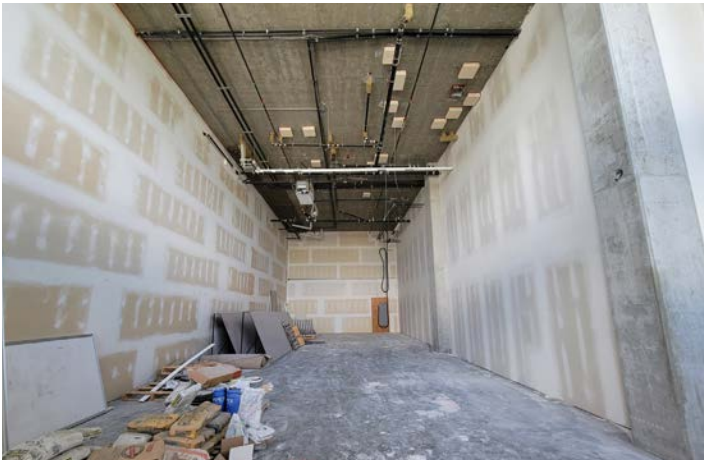
# AVAILABILITY PLAN



Groves Avenue

Pandosy Street

# PROPERTY PHOTOS



# DEMOGRAPHICS

## 0-1 KM RADIUS

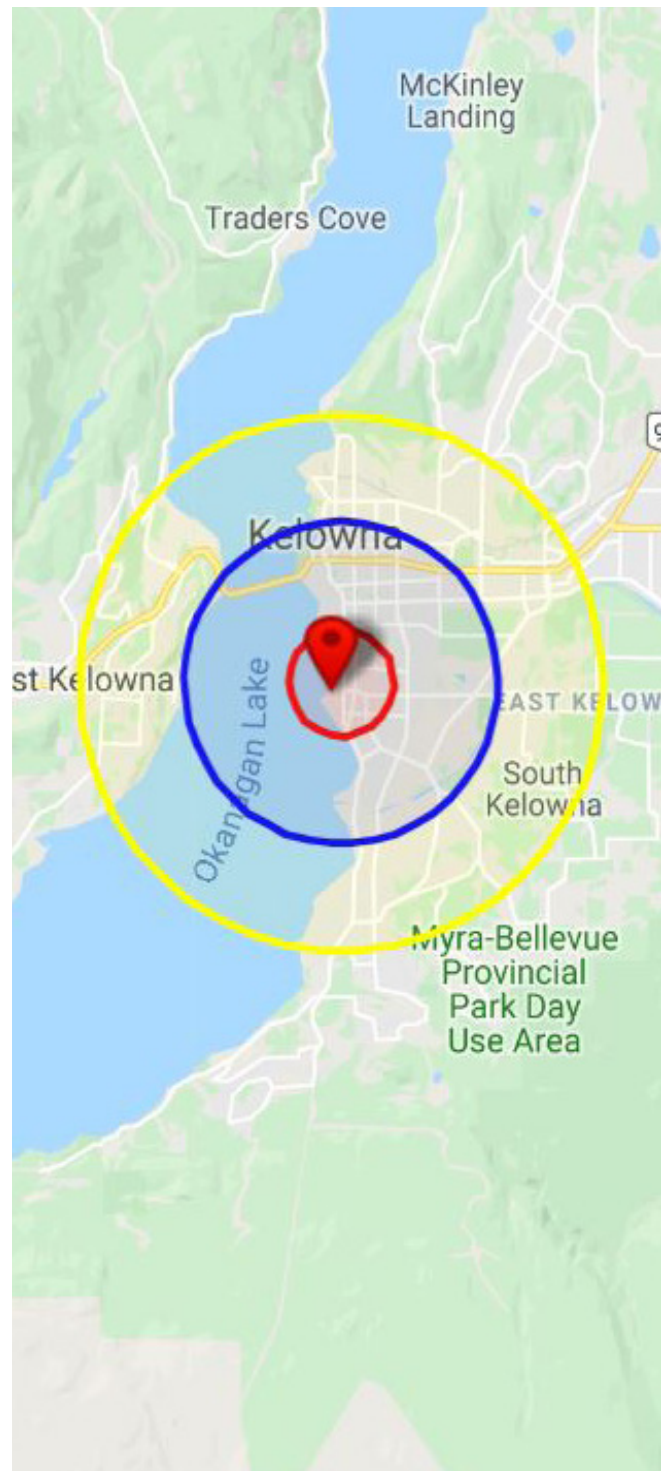
Total Population (2018)	6,373
Projected Population (2023)	6,977
Population Distribution	
0-24 years	1,300
25-44 years	2,054
45-74 years	2,099
75+ years	919
Average Household Income (2018)	\$77,239
Projected Household Income (2023)	\$90,713
Total Households (2018)	3,075
Projected Households (2023)	3,400

## 0-3 KM RADIUS

Total Population (2018)	32,974
Projected Population (2023)	35,664
Population Distribution	
0-24 years	4,996
25-44 years	9,653
45-74 years	11,852
75+ years	5,487
Average Household Income (2018)	\$75,506
Projected Household Income (2023)	\$88,250
Total Households (2018)	16,869
Projected Households (2023)	18,403

## 0-5 KM RADIUS

Total Population (2018)	60,312
Projected Population (2023)	65,564
Population Distribution	
0-24 years	12,564
25-44 years	16,948
45-74 years	22,485
75+ years	8,314
Average Household Income (2018)	\$90,091
Projected Household Income (2023)	\$104,602
Total Households (2018)	28,411
Projected Households (2023)	31,119



# ZONING

Section 14.2 – Commercial, Core Area, and Village Centre Zone Purposes	
Zones	Purpose
C1 – Local & Neighbourhood Commercial	The purpose is to provide a zone for the commercial <b>developments</b> outside the <b>Core Area</b> to provide a range of services needed on a day-to-day basis by residents within their neighbourhoods. Generally, <b>building</b> scale includes 2 storey <b>structures</b> with primary commercial accessed at ground level. Residential can be considered on second floors above commercial services.
C2 – Vehicle Oriented Commercial	The purpose is to provide a commercial zone used to accommodate a mix of vehicle oriented commercial land uses along corridor routes and highways. <b>Building</b> scale generally includes two storey <b>buildings</b> with potential for office related uses on upper floors.
CA1 – Core Area Mixed Use	The purpose is to provide a mixed commercial and residential zone for <b>developments</b> within the <b>Core Area</b> and outside <b>urban centres</b> . <b>Buildings</b> up to 4 <b>storeys</b> will be generally permissible with <b>Buildings</b> up to 6 <b>storeys</b> in certain circumstances based on development policy guidance from the <b>OCP</b> . A further increase to 12 storeys will be acceptable on key <b>Transit Supportive Corridors</b> and within close proximity to transit and Urban Centres.
VC1- Village Centre	The purpose is to provide a zone with an integrated design for a comprehensive mixed-use area which can include a variety of uses as specified to each <b>Village Centre</b> (as identified with the <b>OCP</b> ).

Section 14.3 – Urban Centre Zone Purposes	
Zones	Purpose
UC1 – Downtown Urban Centre	The purpose of this zone is to designate and to preserve land for <b>developments</b> of the financial, <b>retail</b> and entertainment, governmental, cultural and civic core of the downtown while also encouraging high density mixed-use <b>buildings</b> .
UC2 – Capri-Landmark Urban Centre	The purpose is to provide a mixed commercial and residential zone for <b>developments</b> within the Capri-Landmark <b>Urban Centre</b> that is consistent with and follows from the <b>Capri-Landmark Urban Centre Plan</b> .
UC3 – Midtown Urban Centre	The purpose is to provide a mixed commercial and residential zone for <b>developments</b> within the Midtown <b>Urban Centre</b> .
UC4 – Rutland Urban Centre	The purpose is to provide a mixed commercial and residential zone for <b>developments</b> within the Rutland <b>Urban Centre</b> .
UC5 – Pandosy Urban Centre	The purpose is to provide a mixed commercial and residential zone for <b>developments</b> within the South Pandosy <b>Urban Centre</b> .

# ZONING

Section 14.8 – Core Area and Other Sub-Zones Categories	
Category	Zones
	UC2 – Capri-Landmark Urban Centre <ul style="list-style-type: none"> <li>• r – Rental Only</li> <li>• rcs – Retail Cannabis Sales</li> <li>• gg – Gaming and Gambling</li> <li>• fg – Fueling and Gas Stations</li> <li>• dt – Drive Through</li> </ul> UC3 – Midtown Urban Centre <ul style="list-style-type: none"> <li>• r – Rental Only</li> <li>• rcs – Retail Cannabis Sales</li> <li>• fg – Fueling and Gas Stations</li> <li>• dt – Drive Through</li> </ul> UC4 – Rutland Urban Centre <ul style="list-style-type: none"> <li>• r – Rental Only</li> <li>• rcs – Retail Cannabis Sales</li> <li>• fg – Fueling and Gas Stations</li> <li>• dt – Drive Through</li> </ul> UC5 – Pandosy Urban Centre <ul style="list-style-type: none"> <li>• r – Rental Only</li> <li>• rcs – Retail Cannabis Sales</li> <li>• fg – Fueling and Gas Stations</li> <li>• dt – Drive Through</li> </ul>
Industrial	I1 – Business Industrial <ul style="list-style-type: none"> <li>• rcs – Retail Cannabis Sales</li> </ul> I2 – General Industrial <ul style="list-style-type: none"> <li>• rcs – Retail Cannabis Sales</li> </ul> I3 – Heavy Industrial I4 – Natural Resource Extraction
Institutional	P1 – Major Institutional P2 – Education and Minor Institutional P3 – Parks and Open Space P4 – Utilities P5 – Municipal District Park
Health District	HD1 – Kelowna General Hospital HD2 – Residential and Health Support Services <ul style="list-style-type: none"> <li>• r – Rental Only</li> </ul>
Water	W1 – Recreational Water Use W2 – Intensive Water Use



# ZONING

Section 14.10 – Subdivision Regulations				
m = metres / m <sup>2</sup> = square metres				
Zones	Minimum <u>Lot Width</u>	Minimum <u>Lot Depth</u>	Minimum <u>Lot Area</u> <sup>.1</sup>	Maximum <u>Lot Area</u>
C1	40.0 m except 18.0 m if <u>site abuts a lane</u> .	30.0 m	830 m <sup>2</sup>	1,500 m <sup>2</sup>
C2	40.0 m except 30.0 m if <u>site abuts a lane</u> .	30.0 m	1,000 m <sup>2</sup>	n/a
CA1	40.0 m except 13.0 m if <u>site abuts a lane</u> .	30.0 m	1,200 m <sup>2</sup> except 460 m <sup>2</sup> if <u>site abuts a lane</u> .	n/a
VC1 Village Centre	25.0 m	30.0 m	750 m <sup>2</sup>	n/a
UC1 (Downtown)	6.0 m	30.0 m	200 m <sup>2</sup>	n/a
UC2 (Capri /Landmark)	40.0 m except 13.0 m if <u>site abuts a lane</u> .	30.0 m	1,200 m <sup>2</sup> except 460 m <sup>2</sup> if <u>site abuts a lane</u> .	n/a
UC3 (Midtown)				
UC4 (Rutland)				
UC5 (Pandosy)				
I1	40.0 m	35.0 m	2,000 m <sup>2</sup>	n/a
I2			4,000 m <sup>2</sup>	n/a
I3			8,000 m <sup>2</sup>	n/a
I4	100.0 m	1000.0 m	10,000 m <sup>2</sup>	n/a
P1	13.0 m	30.0 m	460 m <sup>2</sup>	n/a
P2	18.0 m	30.0 m	660 m <sup>2</sup>	n/a
P3	n/a	n/a	n/a	
P4	n/a	n/a	n/a	
P5	13.0 m	30.0 m	460 m <sup>2</sup>	n/a
HD1	30.0 m	30.0 m	n/a	
HD2	30.0 m	30.0 m	900 m <sup>2</sup>	
W1	n/a	n/a	n/a	
W2	n/a	n/a	n/a	

# ZONING



Section 14.10 – Subdivision Regulations				
m = metres / m <sup>2</sup> = square metres				
Zones	Minimum <u>Lot Width</u>	Minimum <u>Lot Depth</u>	Minimum <u>Lot Area</u> <sup>.1</sup>	Maximum <u>Lot Area</u>
<b>FOOTNOTES (Section 14.10.):</b> <sup>.1</sup> The minimum <b>lot area</b> listed in the table above only applies to <b>lots</b> that have a connection to the <b>community sanitary sewer</b> system (as described within the <b>City of Kelowna's Subdivision and Servicing Bylaw 7900</b> ). If a <b>lot</b> does not have an installed connection to the <b>community sanitary sewer</b> system, then the minimum <b>lot area</b> is 10,000 m <sup>2</sup> .				

Section 14.11 – Commercial and Urban Centre Zone Development Regulations									
m = metres / m <sup>2</sup> = square metres									
Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
<b>Max. Site Coverage</b> of all <b>Buildings</b>	50%	65%	75%	75%	100%	100% or 85% .13	100% or 85% .13	100% or 85% .13	100% or 85% <sup>.13</sup>
<b>Max. Site Coverage</b> of all <b>Buildings, Structures, and Impermeable Surfaces</b>	70%	85%	85%	85%	100%	100% or 90% <sup>.9</sup>	100% or 90% <sup>.9</sup>	100% or 90% <sup>.9</sup>	100% or 90% <sup>.9</sup>
<b>Max. Density and Max. Height</b>	See Section 14.14 for Density and Height Regulations								
<b>Min. Front Yard and Flanking Side Yard Setback</b>	2.0 m .12	2.0 m .12	3.0 m .1, .12	3.0 m .1, .12	0.0 m .2, .12	3.0 m .1, .2, .12	3.0 m .1, .2, .12	3.0 m .1, .2, .12	3.0 m .1, .2, .12
<b>Min. Building Stepback from Front Yard and Flanking Side Yard</b>	n/a	n/a	3.0 m .14	3.0 m .14	n/a	n/a	n/a	n/a	n/a
<b>Min. Side Yard Setback</b>	3.0 m	0.0 m .3	3.0 m	3.0 m .6, .8	0.0 m .2, .3	0.0 m .2, .3	3.0 m .2, .3	0.0 m .2, .3	0.0 m .2, .3
<b>Min. Rear Yard Setback</b>	3.0 m .4	0.0 m .4	4.5 m .5, .7	4.5 m .7, .8	0.0 m .2	0.0 m .2, .4	3.0 m .2, .4	0.0 m .2, .4	0.0 m .2, .4
<b>Min. Common and Private Amenity Space</b>	n/a	n/a	7.5 m <sup>2</sup> per bachelor <b>dwelling unit</b> 15.0 m <sup>2</sup> per 1-bedroom <b>dwelling unit</b> 25 m <sup>2</sup> per <b>dwelling unit</b> with more than 1-bedroom <sup>.11</sup>						
<b>Min. Accessory Buildings / Structures Setbacks</b>	An <b>accessory building or structure</b> shall follow the setbacks within that zone except the setback shall not be less than 1.6 m when <b>abutting</b> a urban residential or <b>rural residential zone</b> .								

# ZONING

Section 14.11 – Commercial and Urban Centre Zone Development Regulations									
m = metres / m <sup>2</sup> = square metres									
Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
Upper Floor Setbacks	For any portion of a <b>building abutting a street</b> a 3.0 m setback is required for any portion of the <b>building</b> above the lesser of 16 m or four <b>storeys</b> .								
Corner Lots	For any <b>building</b> greater than 18.0 m or 4.5 <b>storeys</b> and located on a <b>corner lot</b> , there shall be a triangular setback 4.5 m in length along the <b>lot lines</b> that meet at each corner of an intersection. This setback will only be required at the first <b>storey</b> . See <b>Visual Example of Corner Lot Setbacks (Figure 9.11.1)</b> .								
Urban Plazas	Any site within an <b>urban centre</b> larger than 1 acre with a <b>building</b> length larger than 100 m shall provide an <b>urban plaza</b> at grade.								
Tall Building Regulations	For tower and podium regulations refer to <b>Section 9.11 Tall Building Regulations</b> .								
Min. and Max. Commercial or Residential Floor Area based on Fronting Street Type	<p>The commercial and residential <b>principal use</b> floor area restriction is based on street type as defined in the <b>City of Kelowna’s Official Community Plan</b> (See Maps: <b>4.2 Downtown</b>, <b>4.4 Capri-Landmark</b>, <b>4.6 Pandosy</b>, <b>4.8 Rutland</b>, &amp; <b>4.10 Midtown</b>). <b>Secondary uses</b> are permitted in accordance with <b>Section 14.9</b>. Any <b>building</b> on streets classified as a:</p> <ul style="list-style-type: none"> <li>• High Streets or Retail Streets shall provide ground-floor commercial <b>principal uses</b>, which must occupy a minimum of 90% of the street <b>frontages</b>. Access driveways or other portions of the street <b>frontage</b> not used as a <b>building</b> will not be considered for the purpose of this calculation. Any combination of commercial and residential <b>principal uses</b> is permitted above the ground-floor.</li> <li>• Mixed Streets can contain any combination of commercial and residential <b>principal uses</b> at the ground floor and above.</li> <li>• Mixed Residential Streets can contain any combination of ground-floor commercial or residential <b>principal uses</b>. One hundred percent (100%) of the floor area above the ground-floor shall be residential <b>principal uses</b>.</li> <li>• Residential Streets shall contain one hundred percent (100%) of the floor area as residential <b>principal uses</b>.</li> </ul>								
Max. Parkade Exposure	On the first floor, there shall be no parkade exposure to the primary <b>street</b> and the secondary <b>street</b> may have up to 25% of that <b>frontage</b> (access driveways will not be considered as exposure).								

# ZONING

Section 14.14 – Density and Height					
m = metres / m <sup>2</sup> = square metres					
Zones	Min. Density (if applicable) & Max. Base Density FAR <sup>4,7</sup>	Max. Public Amenity & Streetscape Bonus FAR	Max. Rental or Affordable Housing Bonus FAR	Max. Base Height <sup>1,7</sup>	Max. Height with Bonus FAR
	For areas identified as PARK = 0.5 FAR <sup>9</sup> For areas identified as 6 storeys = 1.8 FAR <sup>9</sup> For areas identified as 12 storeys = 3.3 FAR <sup>9</sup> For areas identified as 18 storeys = 4.9 FAR <sup>9</sup>  For site specific areas = See Section 14.15 Site Specific Parcels  See Underground Parking Base FAR Adjustments <sup>12</sup>	For areas identified as PARK = no bonus <sup>3</sup> For areas identified as 6 storeys = 0.25 additional FAR <sup>3</sup> For areas identified as 12 storeys = 0.5 additional FAR <sup>3</sup> For areas identified as 18 storeys = 0.5 additional FAR <sup>3</sup> For site specific areas = See Section 14.15 Site Specific Parcels <sup>11</sup>	An additional 0.3 FAR for rental only projects or affordable housing <sup>3</sup>  For rental only projects or projects with affordable housing <sup>3</sup> that are 12 storeys and taller the FAR bonus rate is 0.05 FAR per storey <sup>10,11</sup>	For areas identified as PARK = 2 storeys For areas identified as 6 storeys = 6 storeys & 22 m  For areas identified as 12 storeys = 12 storeys & 44 m For areas identified as 18 storeys = 18 storeys & 66 m For site specific areas = See Section 14.15 Site Specific Parcels	For areas identified as PARK = No additional height For Areas identified as 6 storeys = No additional height For areas identified as 12 storeys = 3 additional storeys & 12 m <sup>3</sup> For areas identified as 18 storeys = 4 additional storeys & 16 m <sup>3</sup> For site specific areas = See Section 14.15 Site Specific Parcels <sup>11</sup>
The areas are identified in Map 4.7 within the OCP (UC4 Rutland) 					
UC4 (Rutland)	For areas identified as PARK = 0.5 FAR <sup>9</sup> For areas identified as 4 storeys = 1.6 FAR <sup>9</sup> For areas identified as 6 storeys = 1.8 FAR <sup>9</sup> For areas identified as 12 storeys = 3.3 FAR <sup>9</sup>  See Underground Parking Base FAR Adjustments <sup>12</sup>	For areas identified as PARK = no bonus <sup>3</sup> For areas identified as 4 storeys = 0.5 additional FAR <sup>3</sup> For areas identified as 6 storeys = 0.5 additional FAR <sup>3</sup> For areas identified as 12 storeys = 0.5 additional FAR <sup>3</sup>	An additional 0.3 FAR for rental only projects or affordable housing <sup>3</sup>  For rental only projects or projects with affordable housing <sup>3</sup> that are 12 storeys and taller the FAR bonus rate is 0.05 FAR per storey <sup>10</sup>	For areas identified as PARK = 2 storeys For areas identified as 4 storeys = 4 storeys & 18 m For areas identified as 6 storeys = 6 storeys & 22 m For areas identified as 12 storeys = 12 storeys & 44 m	For areas identified as PARK = No additional height For areas identified as 4 storeys = 2 additional storeys & 8 m <sup>3</sup> For areas identified as 6 storeys = 3 additional storeys & 12 m <sup>3</sup> For areas identified as 12 storeys = 3 additional storeys & 12 m <sup>3</sup>
The areas are identified in Map 4.5 within the OCP (UC5 Pandosy) 					
UC5 (Pandosy)	For areas identified as PARK = 0.5 FAR <sup>9</sup> For areas identified as 3 storeys = 1.5 FAR <sup>9</sup> For areas identified as 4 storeys = 1.6 FAR <sup>9</sup> For areas identified as 6 storeys = 1.8 FAR <sup>9</sup> For areas identified as 8 storeys = 2.35 FAR <sup>9</sup> For areas identified as 14 storeys = 3.9 FAR <sup>9</sup>  See Underground Parking Base FAR Adjustments <sup>12</sup>	For areas identified as PARK = no bonus <sup>3</sup> For areas identified as 3 storeys = no bonus <sup>3</sup> For areas identified as 4 storeys = 0.1 additional FAR <sup>3</sup> For areas identified as 6 storeys = 0.25 additional FAR <sup>3</sup> For areas identified as 8 storeys = 0.3 additional FAR <sup>3</sup> For areas identified as 14 storeys = 0.5 additional FAR <sup>3</sup>	An additional 0.3 FAR for rental only projects or affordable housing <sup>3</sup>  For rental only projects or projects with affordable housing <sup>3</sup> that are 12 storeys and taller the FAR bonus rate is 0.05 FAR per storey <sup>10</sup>	For areas identified as PARK = 2 storeys For areas identified as 3 storeys = 3 storeys & 12 m For areas identified as 4 storeys = 4 storeys & 18 m For areas identified as 6 storeys = 6 storeys & 22 m For areas identified as 8 storeys = 8 storeys & 31 m For areas identified as 14 storeys = 14 storeys & 52 m	For areas identified as PARK = No additional height For areas identified as 3 storeys = No additional height For areas identified as 4 storeys = No additional height For areas identified as 6 storeys = 2 additional storeys & 8 m <sup>3</sup> For areas identified as 8 storeys = 3 additional storeys & 12 m <sup>3</sup> For areas identified as 14 storeys = No additional height

# KELOWNA & AREA

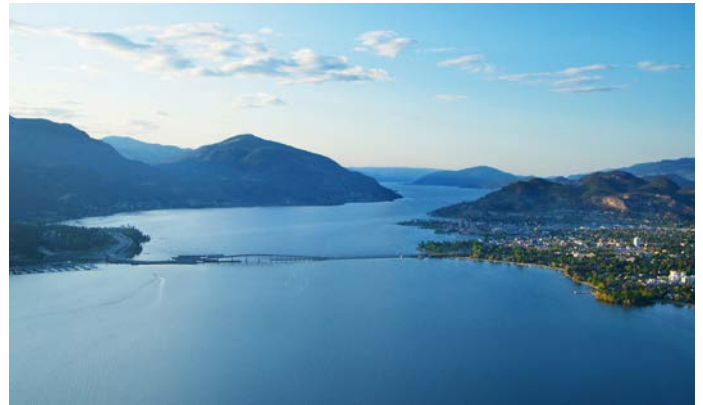
Kelowna, located in the heart of the Okanagan Valley, is a growing economic hub named the top entrepreneurial city in Canada this year by the Financial Post.

Kelowna is a recreational lakeside paradise with acres of scenic parkland and sandy beaches. Cradled within a range of breathtaking mountains, this urban sanctuary is bolstered by a pristine lake, pine forests, orchards, vineyards, sandy beaches, and unparalleled amenities.

Kelowna has the fastest growing population in British Columbia and the fourth fastest in Canada. With a regional population of approximately 190,000 in the Central Okanagan, an overall trading area of 520,000, and infrastructure to support business, Kelowna is the largest urban centre between Vancouver and Calgary.

Diversification and proximity to world markets are among Kelowna's greatest economic strengths. Agriculture, Tourism, Manufacturing, Health, and Technology are important industries in the region. Kelowna General Hospital is the largest healthcare facility in the Interior of BC.

As an active and vibrant recreation centre, Kelowna plays host to many visitors from all over the world. Kelowna International Airport, Canada's 10th busiest, easily connects visitors to major North American cities including direct flights to Vancouver, Calgary, Edmonton, Fort McMurray, Prince George, Seattle, Los Angeles, San Francisco, and Tofino. Visitors can enjoy renown wineries, golf courses and ski resorts. In short Kelowna is a four-season lakeside playground.



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AND IT WORKS.**

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