



# COMMERCIAL STRATA UNITS AT A LUXURY RESORT-STYLE DEVELOPMENT

Zara at Lakestone | Lake Country, BC

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**For Lease**





# Location Overview

*ZARA AT LAKESTONE IS LOCATED IN LAKE COUNTRY, POSITIONED ALONG THE AREA'S SOUGHT-AFTER WATERFRONT SETTING.*

The District of Lake Country is located in the rapidly growing Central Okanagan area, which has seen record numbers of building permits issued over the past several years.

According to Canadian Census data, Lake Country was British Columbia's fastest-growing municipality in 2014 and 2021, with a population increase of 22% since 2016.

The natural environment of Lake Country is characterized by lakes, orchards, vineyards, and beautiful landscapes. Residents enjoy a healthy lifestyle focused on outdoor activities.

## PROPERTY FEATURES



*Kelowna International Airport (YLW)*

10 min

*Lake Country*

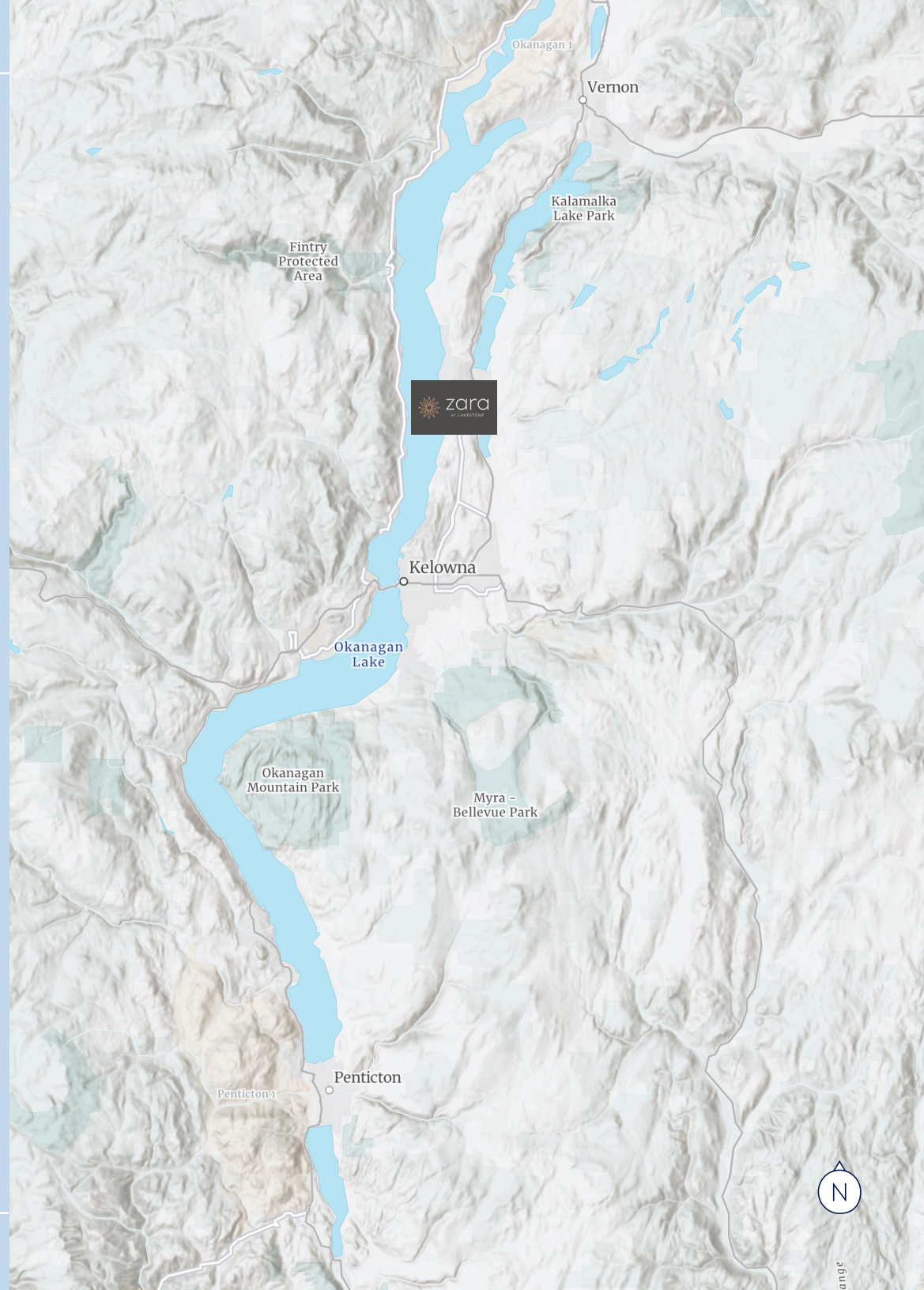
7 min

*Downtown Vernon*

28 min

*Downtown Kelowna*

28 min







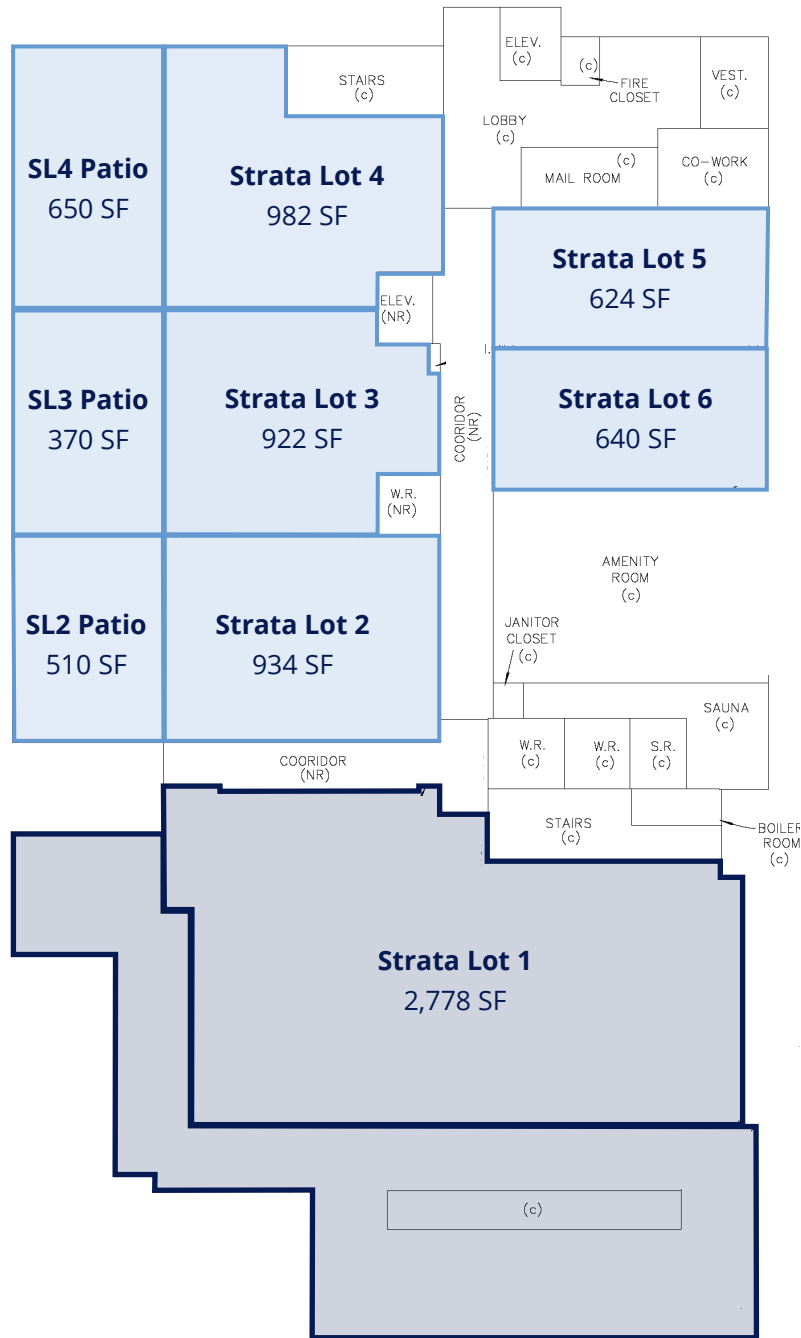
## THE OPPORTUNITY

Located in the heart of the Lakestone community, these versatile commercial units in Lake Country's newest luxury resort-style development offer a rare opportunity to establish your business in a vibrant and upscale neighbourhood. Ideal for a wide range of uses—including a pharmacy, coffee shop, boutique, spa/salon, liquor store, and various professional services such as medical, physio, or legal offices. With community amenities like pickleball and tennis courts just steps away, there's strong potential for specialty retail that aligns with the active, health-focused lifestyle of this growing area.

The Lakestone community itself features upscale residences and a distinctly outdoor-oriented way of life, thanks to its close proximity to lakes, scenic trails, and world-class winerie - making it a destination for both locals and visitors alike.

## SALIENT FACTS

<b>Civic Address</b>	Strata Lots 2-6, 9654 Benchland Dr.   Lake Country, BC V4V 1N3
<b>Legal Address</b>	LOT 94 SECTION 9 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN EPP74823
<b>Zoning</b>	DC# - Direct Control Zone 3 (Lakestone)
<b>Unit Size:</b>	624 - 2,778 SF
<b>*Asking Rent:</b>	\$24.50 PSF + NNN <i>*Tenant incentives available with flexible lease terms</i>



## SITE PLAN

TOTAL COMMERCIAL AREA

**8,410 SF**

COMMERCIAL STRATA UNITS

**UP TO 6**

Strata Lot 1 2,778 SF\*  
*poolside restaurant opportunity*

Strata Lot 2 934 SF + 510 SF Patio\*

Strata Lot 3 922 SF + 370 SF Patio\*

Strata Lot 4 982 SF + 650 SF Patio\*

Strata Lot 5 624 SF\*

Strata Lot 6 640 SF\*

*\*Measurements are approximate*



9654 BENCHLAND DRIVE | LAKE COUNTRY, BC

Lease rate starting at:

\$24.50 PSF + NNN

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