

**FOR SALE**

# **408 VICTORIA STREET KAMLOOPS, BC**

A rare acquisition opportunity in the heart of  
Downtown Kamloops.



# THE OFFERING

Cushman & Wakefield ULC is pleased to present the opportunity to acquire a versatile mixed-use commercial property in the heart of Downtown Kamloops. Comprising two legal addresses 402 & 408 Victoria Street, this offering provides a rare chance to secure a high-exposure asset in one of the city's most dynamic business corridors. The property features flexible leasing options, including private offices and shared workspaces, catering to a wide range of professional and retail tenants such as restaurants, boutique retailers, legal and financial services, wellness practitioners, and creative enterprises. With its adaptable layout and central location, the asset is well-positioned to deliver stable income and long-term growth in a rapidly evolving urban market.



## INVESTMENT HIGHLIGHTS



Prime downtown location



Sale lease back opportunity provides flexibility to owner occupier or investors



Diverse tenant mix, retail, professional services, and food & beverage tenants



Stable income stream anchored by national franchise and long-term tenants



Flexible zoning (CBD) allows for a wide range of commercial uses including office, retail, and multi-family



Strong rental demand with high occupancy and demand for downtown commercial space



Assumable lease options with renewal potential offer immediate cash flow



Transit & parking Accessibility

# THE LOCATION

Nestled in the vibrant core of Downtown Kamloops, 402 & 408 Victoria Street benefit from exceptional visibility, high pedestrian traffic, and proximity to key amenities including cafés, banks, hotels, and public transit. The area is a lively mix of heritage charm and modern development, attracting both local residents and visitors year-round.

Located within the City's Downtown Plan and designated under the 2025 Official Community Plan as part of the Central Business District, the property is surrounded by transformative civic and private projects that are set to elevate the neighbourhood's appeal. With walkable surroundings, a supportive business environment, and strong connectivity, this location offers unmatched potential for tenants and investors alike.



## PROPERTY SUMMARY

<b>Municipal Address</b>	402 & 408 Victoria Street, Kamloops, BC
<b>PIDS</b>	001-993-542, 001-993-551
<b>Legal Description</b>	Lot 19 & 20 Block 36 District Lot 232 Kamloops Division Yale District Plan 193
<b>Site Size</b>	Approximately 100 Feet x 108 Feet = 10,800 SF
<b>Zoning</b>	CBD Central Business District
<b>OCP Designation</b>	City Centre
<b>Gross Building Area</b>	<b>Main Floor - 8,220 SF</b> <b>Second Floor - 7,100 SF</b> <b>Sub-total - 15,320 SF</b> <b>Basement - 2,800 SF</b> <b>Total - 18,120 SF</b>
<b>Leasable Area</b>	Office Space 6,569 SF + Retail Space 5,321 SF Total: 11,890 SF
<b>Occupancy</b>	100% leased
<b>Tenant Count</b>	13
<b>Parking</b>	9 Designated stalls in the rear parking lot
<b>Net Operating Income</b>	Contact Listing Agents
<b>Asking Price</b>	\$5,295,000



# OCP EXPLANATION

The City of Kamloops’ 2025 Official Community Plan (OCP) designates 402 & 408 Victoria Street within the Central Business District (CBD), supporting a vibrant mix of commercial, residential, cultural, and institutional uses. This designation aligns seamlessly with the property’s existing mixed-use character and encourages high-density development, pedestrian-oriented design, and transit accessibility. The OCP envisions downtown Kamloops as a hub for economic activity, housing diversity, and public realm improvements, with policies that promote redevelopment, job creation, and infrastructure efficiency. As such, 402 & 408 Victoria Street offers long-term adaptability and upside potential, making it a compelling opportunity for investors seeking alignment with the City’s growth and revitalization strategy.

# NEIGHBOURHOOD REDEVELOPMENT MASTER PLAN

Located in the heart of downtown Kamloops, 402 & 408 Victoria Street sits within a rapidly evolving urban core targeted for transformative redevelopment under the City’s Downtown Plan and 2025 Official Community Plan. The area is slated for significant streetscape upgrades, including a \$3.1 million redesign of the 500 block to enhance pedestrian zones, landscaping, and public amenities. Surrounding developments such as the City Gardens towers, the proposed Performing Arts Centre, and new mixed-use residential projects are expected to bring thousands of new residents and visitors to the area. These initiatives will dramatically increase foot traffic, elevate the public realm, and drive demand for retail and service offerings—positioning 402 & 408 Victoria Street as a strategic and high-potential investment opportunity.

# DEMOGRAPHICS

	1km	3km	5km
Population	5,818	31,957	65,425
Population Growth (Next 5 Years)	6.9%	6.8%	5.9%
Median Age	57	50	52
Average Household Income	\$92,623.00	\$103,241.00	\$112,861.00

# PROPERTY GALLERY



# NEARBY AMENITIES

1. Freshslice Pizza
2. Hello Toast
3. Dorian Greek House
4. Cordo Resto & Bar
5. The Noble Pig
6. Jacob's Noodle & Cutlet
7. Far + Wide
8. Instinct Adornment
9. Mittz Kitchen
10. Main Street Clothing Co.
11. CML Properties
12. Maurya's Restaurant
13. Brownstone Restaurant



Walk Score  
Car Dependent

40



Bike Score  
Somewhat Bikeable

26



Transit Score  
Some Transit

32



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