



# For lease

**Westbank** Hub North

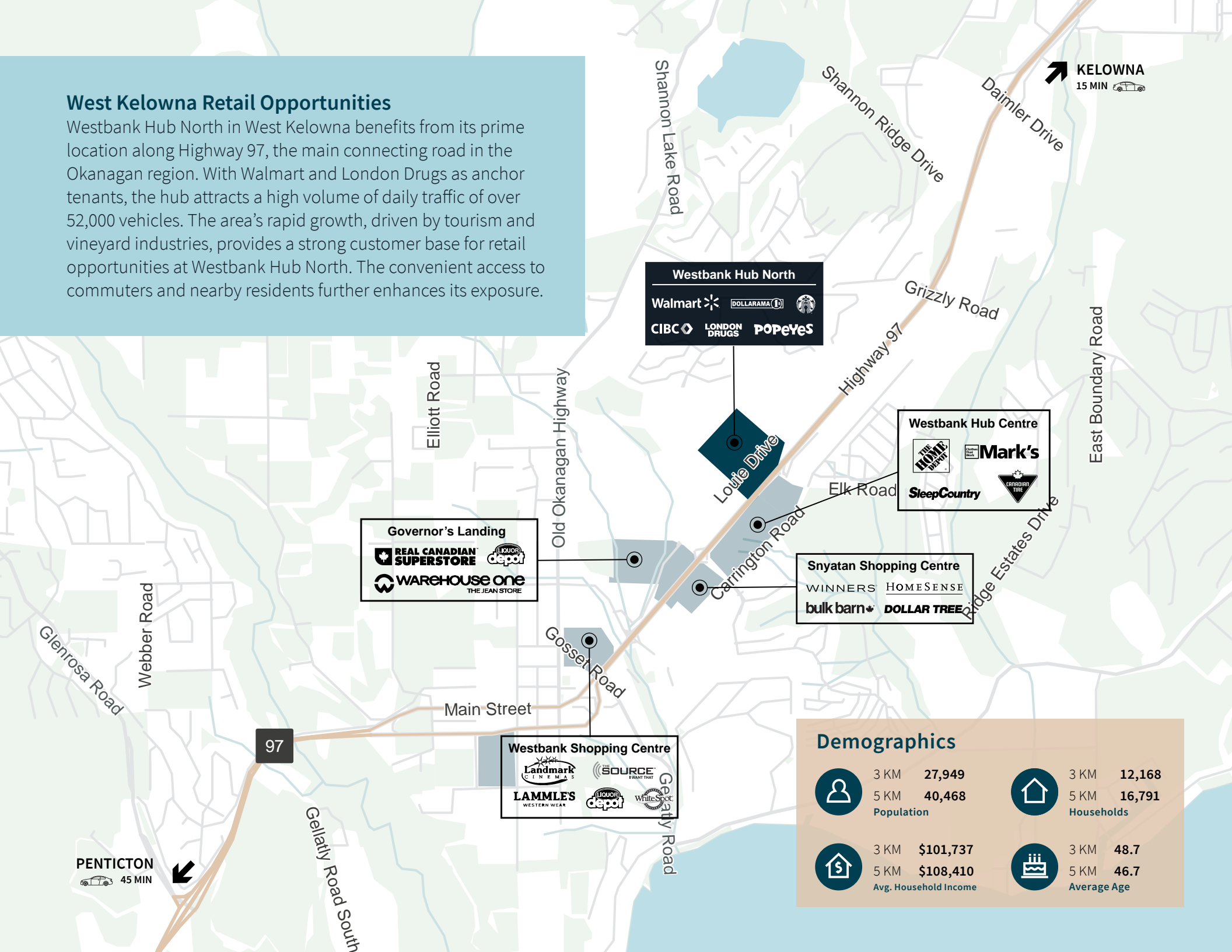
2170 Louie Drive, West Kelowna, BC

Join notable tenants including:



## West Kelowna Retail Opportunities

Westbank Hub North in West Kelowna benefits from its prime location along Highway 97, the main connecting road in the Okanagan region. With Walmart and London Drugs as anchor tenants, the hub attracts a high volume of daily traffic of over 52,000 vehicles. The area's rapid growth, driven by tourism and vineyard industries, provides a strong customer base for retail opportunities at Westbank Hub North. The convenient access to commuters and nearby residents further enhances its exposure.



## Demographics

	3 KM	27,949		3 KM	12,168
	5 KM	40,468		5 KM	16,791
		Population			Households
	3 KM	\$101,737		3 KM	48.7
	5 KM	\$108,410		5 KM	46.7
		Avg. Household Income			Average Age





# Westbank Hub North

CURRENT OPPORTUNITIES

8c 2,075 sq ft

**Walmart**   
Save money. Live better.

**LONDON  
DRUGS**



Highway 97

← 52,995 VPD →

WESTBANK HUB CENTRE



## Net Rent

Contact leasing team

## CAM:

\$ 7.92 per sq ft

## TAX:

\$ 5.73 per sq ft

## Management Fee:

5 % of Gross Rent



# Westbank Hub North

2170 Louie Drive, West Kelowna, BC



**Madeleine Byblow**

*Associate Vice President*

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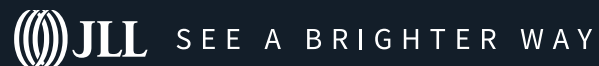
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