

FOR SUBLEASE

BRANDT'S CREEK CROSSING CORNER UNIT

#210 - 1970 Kane Road
Kelowna, BC



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*The Commercial
Real Estate Experts*



Property Details

Civic Address:

Unit 210 - 1970 Kane Road, Kelowna, BC

Legal Description:

Lot C, Plan EPP18422, Section 33, Township 26, ODYD

Location:

Located on the north side of Kane Rd on the northeast corner of Kane Rd and Drysdale Blvd

Total Space Available:

Approx. 1,658 SF

Current Configuration:

L-shaped retail area with sales counter, rear prep room, side storage room & 3 in-suite washrooms

Zoning:

VC1 - Village Centre

Parking:

Complex has approx. 169 parking stalls and there is abundant street parking in the area

Sublease Rate:

\$38/SF (escalating through sublease term) plus management fees, additional rents of \$10.58/SF (estimated for 2024) & applicable taxes

Sublease Term:

Expires May 31, 2032 with the potential for extension available at market rates

Premium Retail Unit for Sublease in a High Profile Location in Brandt's Creek Crossing

Opportunity:

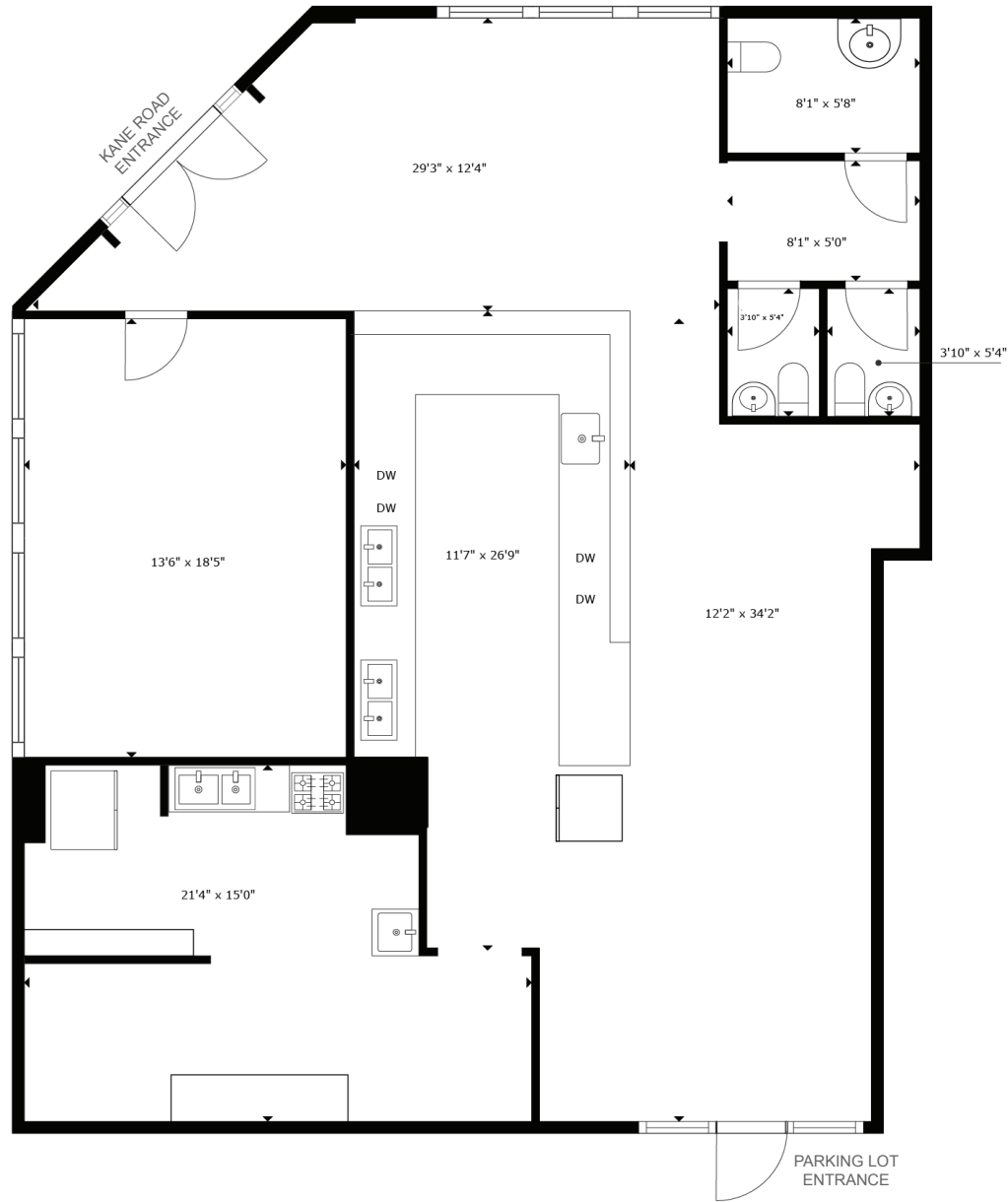
RE/MAX Commercial - RE/MAX Kelowna presents this outstanding opportunity to sublease a high profile retail unit at the corner of Kane Rd & Drysdale Blvd in Glenmore.

Features:

Premium retail unit located in Brandt's Creek Crossing, one of largest shopping centres in the Glenmore area of Kelowna anchored by Save-On-Foods and Shoppers Drug Mart.

- ▶ ±1,658 SF retail unit prominently located in a high traffic area of the shopping centre, unit faces the signalized intersection of Kane Rd and Drysdale Blvd
- ▶ Unit features dual entrances (one street facing & the other facing the interior complex parking lot, oversized windows and glass doors & outdoor seating potential
- ▶ Plenty of adjustable track lighting throughout and stylish pendant lighting over the counter area
- ▶ Potential to remove the storage room along Kane Rd to increase seating capacity and to open up the retail space
- ▶ 3 well equipped in-suite washrooms
- ▶ Possibility to expand seating outdoors to either side of the main street entrance
- ▶ Highly visible signage opportunities on both sides of the unit as well as on the complex pylon (pylon signage is at an additional cost)
- ▶ Restaurant equipment and fixtures available at an additional costs, contact listing agent for a list of available equipment
- ▶ Brandt's Creek Crossing is a major community shopping centre in Glenmore with almost 45,000 SF of retail space and 169 parking stalls, tenants include Save-On-Foods + Pharmacy, Shopper's Drug Mart, Interior Savings, Bosleys Pet Foods and more
- ▶ Sublease expires May 31, 2032 with potential for extension available at market rates
- ▶ For more information or to arrange a tour of this unit contact Kris McLaughlin Personal Real Estate Corporation of RE/MAX Commercial - RE/MAX Kelowna at 250 870 2165 or by email at kris@commercialbc.com

Floor Plan



Note: Floor plan has been derived, is approximate and may not be to scale. If important, information and configuration should be verified.

Interior Photos



Interior Photos



Exterior Photos - Street Side



FOR SUBLEASE: Unit 210 - 1970 Kane Road, Kelowna, BC

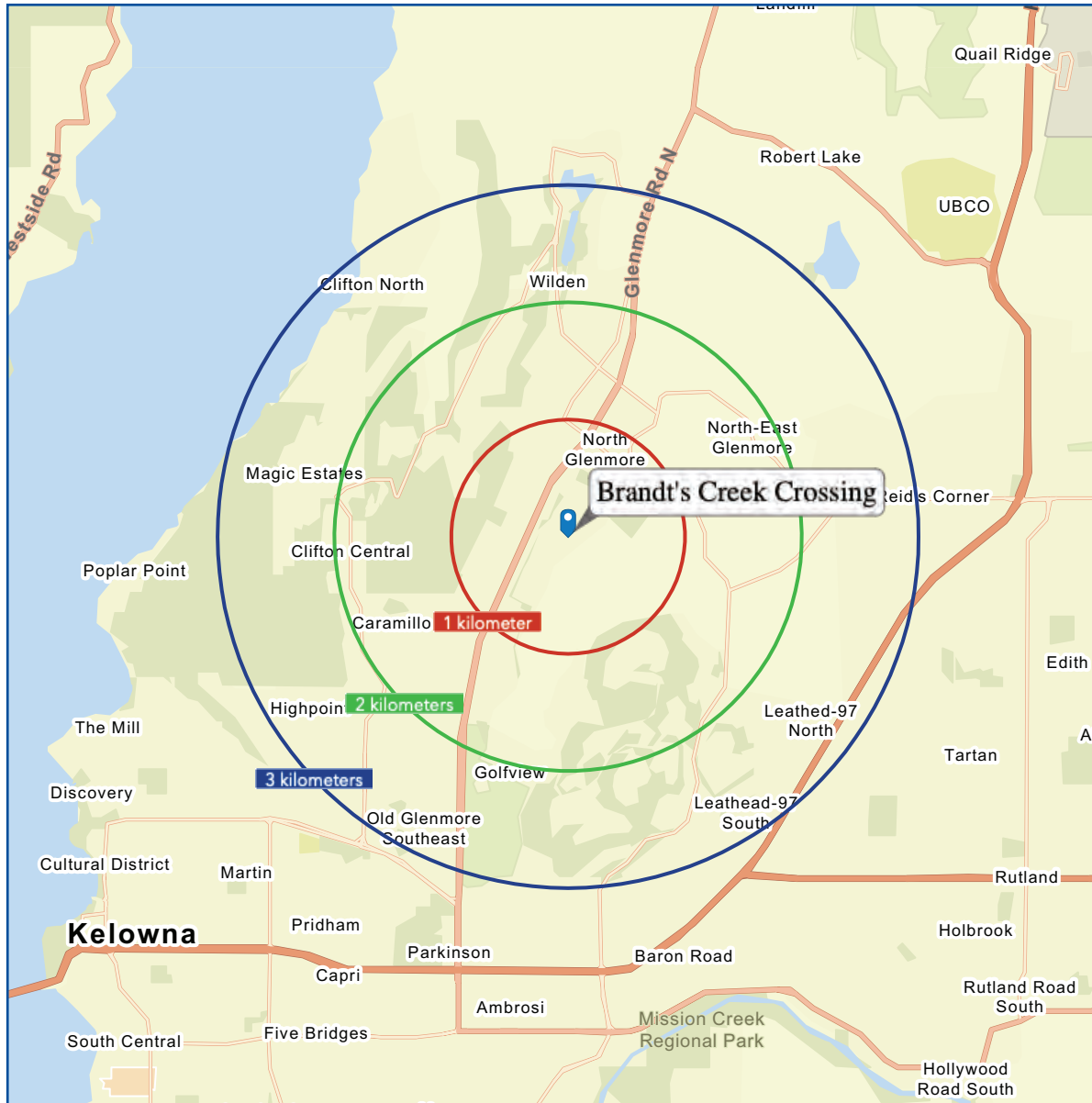
Exterior Photos - Parking Lot Side



Complex Photos



Demographics



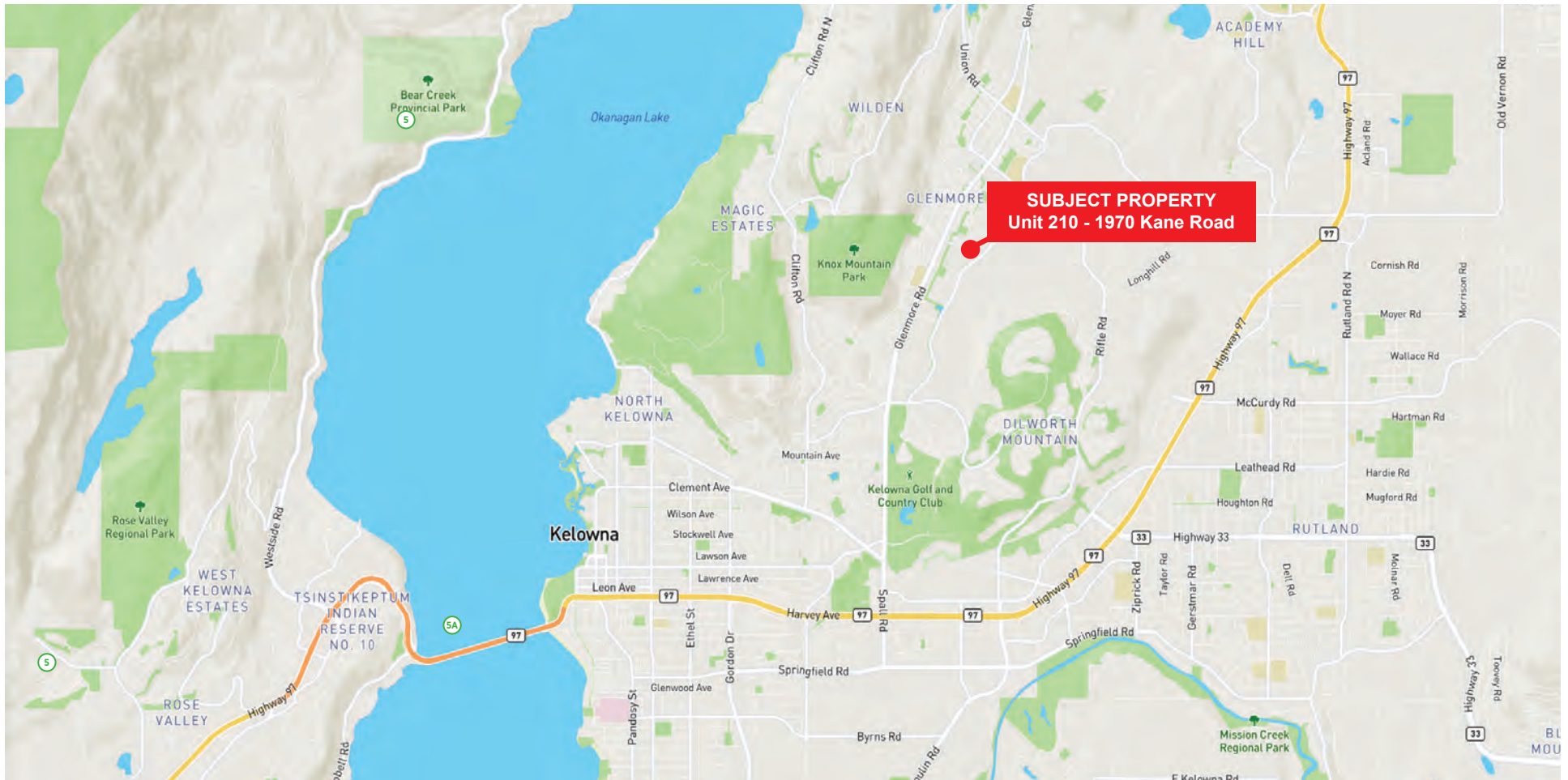
Demographic Information			
Summary	1 km	2 km	3 km
Population			
2023 Population	6,231	16,333	25,688
2028 Population	6,545	17,794	28,480
Average Growth Rate	.99%	1.73%	2.09%
Households			
2023 Households	2,766	6,746	10,307
2028 Households	2,885	7,290	11,380
Average Growth Rate	.85%	1.56%	2.00%
Household Income			
2023 Household Income	\$97,024	\$116,284	\$127,179
2028 Household Income	\$109,732	\$132,930	\$146,403
Expenditures			
Average Spent	\$112,954	\$141,552	\$157,080

Glenmore Highlights

- Highly desirable residential area of Kelowna benefiting from infill and densification
- Well established residential community made up of single family homes, townhouses, gated communities and condo complexes
- Growing number of multi-family complexes being built and planned for the area surrounding Brandt's Creek Crossing
- New and expanding recreational destinations planned around Glenmore Recreation Park with it's local dog park
- Multiple schools in the area attracting young and growing families to the area
- Direct access to and from UBC Okanagan via the John Hindle Way Connector

Note: Demographic information obtained through ESRI - DEP Market Profile Canada

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