

FOR SUBLEASE

CENTRAL PARK POWER CENTRE
1500 BANKS ROAD, KELOWNA, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



34,405 SF RETAIL | FORMER HOME OUTFITTERS LOCATION

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FOR SUBLEASE | 34,405 SF RETAIL OPPORTUNITY

CENTRAL PARK POWER CENTRE

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Opportunity

Lee & Associates is pleased to present an opportunity to sublease a 34,405 square foot big box retail space in Kelowna's largest power centre. The property is shadow anchored by Walmart and Home Depot and adjacent to Costco in Kelowna's busiest shopping precinct. Other co-tenants include Cactus Club, HomeSense, and Urban Barn.

Location

The location is high profile with excellent exposure, access and egress to over 70,000 vehicles per day along the intersection of Highway 97 and Banks Road. The centre is also accessible at the rear via Enterprise Way.

PROPERTY DETAILS

Civic Address	1500 Banks Road, Kelowna, BC
Building Size	34,405 SF (total shopping centre 150,697 SF)
Sublease Term	October 31, 2023 (longer lease term negotiable)
Availability	Immediate
Lease Rate	Contact listing agent
CAM & Taxes	\$6.20 PSF (2020 estimate)
Parking Stalls	683
Loading	Dock level rear loading



DEMOGRAPHICS	5 km	10 km	15 km	10 min drive
Population	91,761	138,958	172,238	85,140
Median Age	42.6	43.2	43.9	42.7
Families with Children at Home	31.9%	34.7%	35.3%	30.7%
Total Households	40,396	59,047	72,344	38,008
Persons per Household	2.19	2.29	2.33	2.15
Average Household Income	\$89,815	\$104,373	\$107,895	\$85,637
Total Daytime Population	106,412	144,375	169,343	102,547

Source: Environics Analytics 2019





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