



**CUSHMAN &  
WAKEFIELD**

# FOR LEASE

## NEW RETAIL PREMISES

# ROBSON MEWS

225 RUTLAND ROAD, KELOWNA, BC

**NEW RETAIL / STUDENT HOUSING**

**22 UNITS / 82 STUDENTS**

**100% RESIDENTIAL OCCUPANCY**



## AREA DEMOGRAPHICS



*WITHIN  
2 KILOMETERS*

<b>561</b>	Businesses
<b>6,830</b>	Daytime Working Population
<b>26,243</b>	Residents
<b>4.8%</b>	Projected Growth (2015 - 2020)
<b>10,441</b>	Households
<b>4.3%</b>	Projected Growth (2015 - 2020)
Ages:	<b>19.9%</b> < 19 <b>63.5%</b> 20 - 64 <b>16.6%</b> > 65 <b>39.4</b> Median Age
<b>\$75,822</b>	Average Household Income



*WITHIN  
3 KILOMETERS*

<b>1,207</b>	Businesses
<b>16,342</b>	Daytime Working Population
<b>34,591</b>	Residents
<b>5.5%</b>	Projected Growth (2015 - 2020)
<b>13,475</b>	Households
<b>5.1%</b>	Projected Growth (2015 - 2020)
Ages:	<b>19.7%</b> < 19 <b>63.3%</b> 20 - 64 <b>16.9%</b> > 65 <b>40.5</b> Median Age
<b>\$81,230</b>	Average Household Income

### Eric Walker

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### Kyle Wilson

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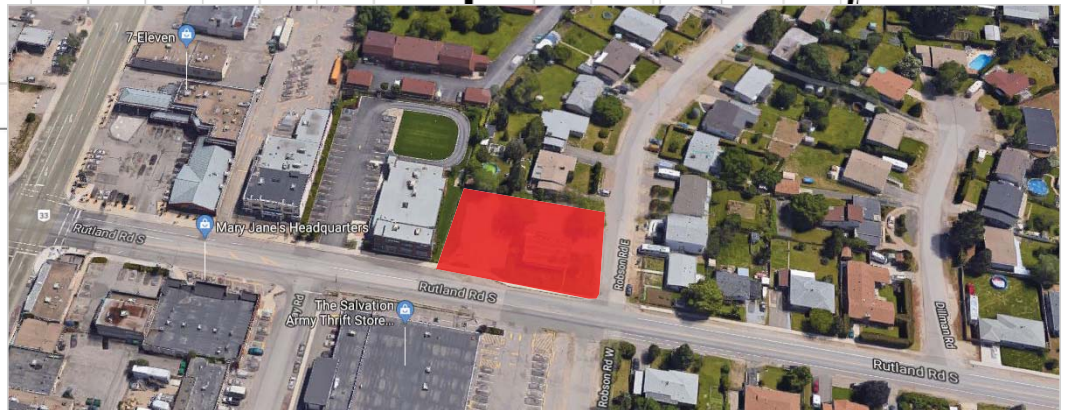
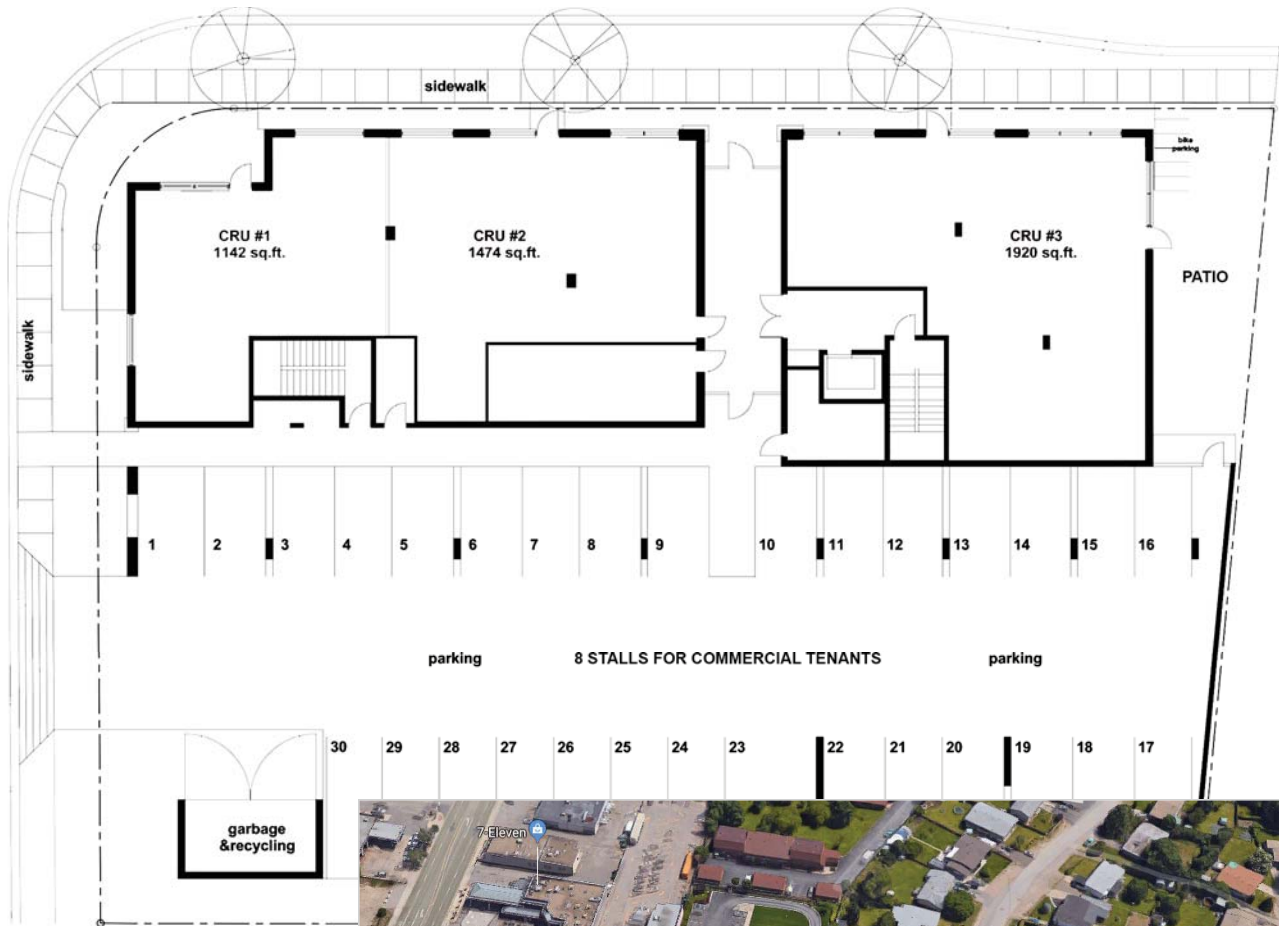
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## NEW RETAIL PREMISES

### ROBSON MEWS

225 RUTLAND ROAD, KELOWNA, BC



VACANCY	AREA	NET RENT	ADDITIONAL RENT	ESTIMATED MONTHLY GROSS COST**
CRU #1	1,142 sf	\$22.50 psf	\$9.80 psf	\$3,073.88
CRU #2*	1,474 sf	\$22.50 psf	\$9.80 psf	\$3,967.52
CRU #3 + PATIO	1,920 sf	\$22.50 psf	\$9.80 psf	\$5,168.00

\* May be combined with CRU #1 for 2,616 sf

\*\* Before GST and utilities

#### OCCUPANCY

Upon signing lease and providing evidence of insurance.

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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC 07/18 bg