



**Westridge Shopping Centre | 2484 Main Street, West Kelowna, BC**



# CALLAHAN PROPERTY GROUP




**HIGHWAY 97**

Anchored by Pharmasave, Lordco and the Okanagan Regional Library, Westridge Shopping Centre has a +/- 1,746 sf unit coming available for lease, located on the corner of Highway 97 and Elliot Road in the heart of Downtown West Kelowna. The unit boasts abundant free parking, excellent pedestrian and vehicle access at the corner of a light controlled intersection, and close proximity to all major amenities including the Rapid Bus transit loop across the street. With the highest median total household income in the Central Okanagan and a population growth rate higher than the national and provincial averages, West Kelowna is a rapidly-growing and prosperous community.

 +/- 1,746 sf retail unit available for lease

#### Ideal Retail Location

- Centrally located on Highway 97 in Downtown West Kelowna with an average daily traffic count of approximately 29,119
- +/- 30 feet of building frontage facing the parking lot
- Excellent pedestrian and vehicle access at the corner of the light-controlled intersection at Highway 97 and Elliot Road
- Surrounded by all major amenities and walking distance to Rapid Bus transit loop connecting to all major transit routes
- Within 5km of six elementary, middle and high schools

 **Abundant Parking** – Convenient free customer/staff parking, with 213 parking stalls and an above market parking ratio of +/- 4 stalls per 1,000 sf

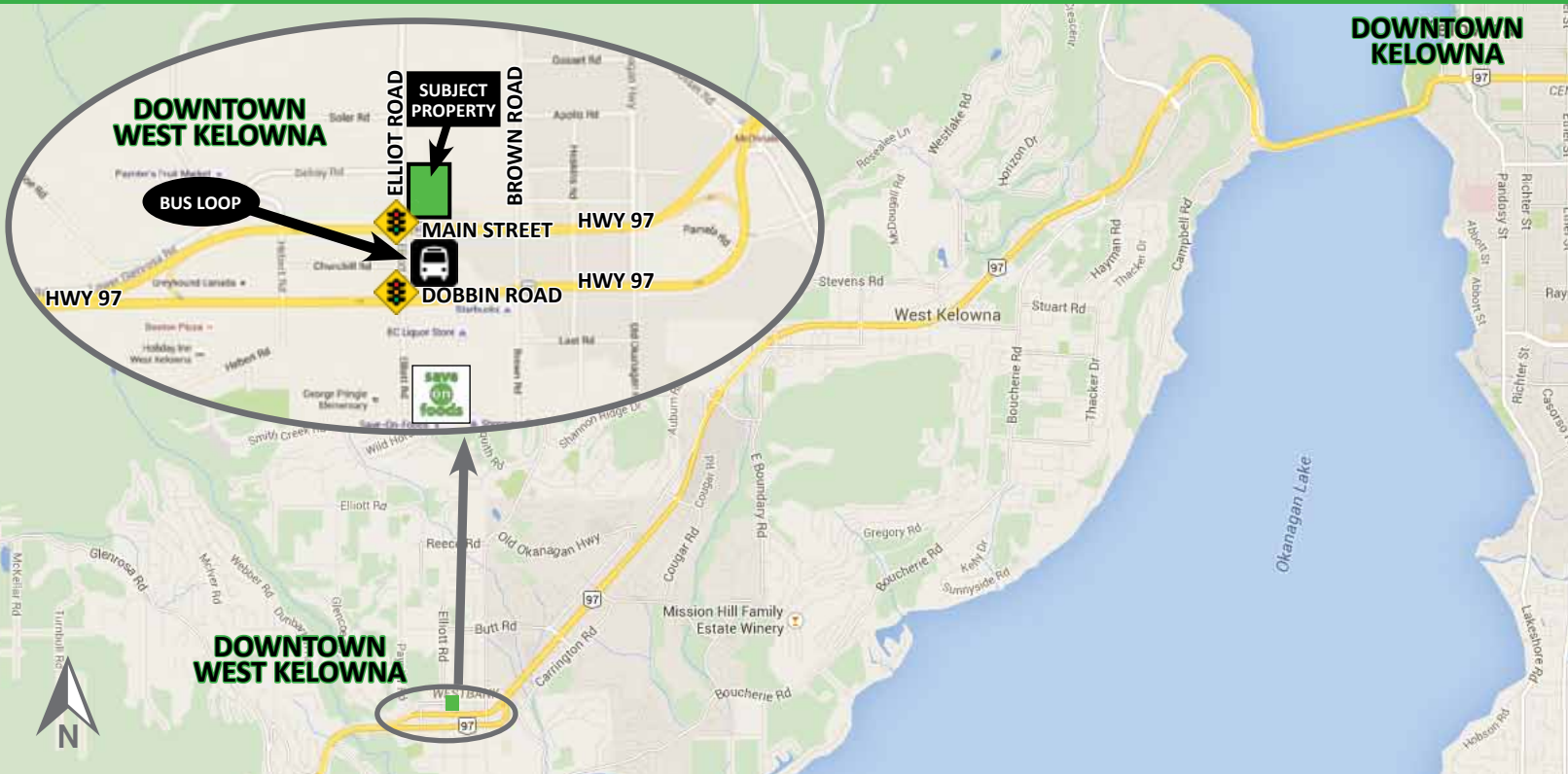
#### Rapidly-Growing Prosperous Community

- West Kelowna households have the highest median total income of any jurisdiction in the Central Okanagan
- Population growth rate of 5.7% – higher than both the provincial and national averages, making West Kelowna one of the most populous municipalities in the Region
- Multiple residential developments in progress and planned will soon add over 700 new units within a 2km radius

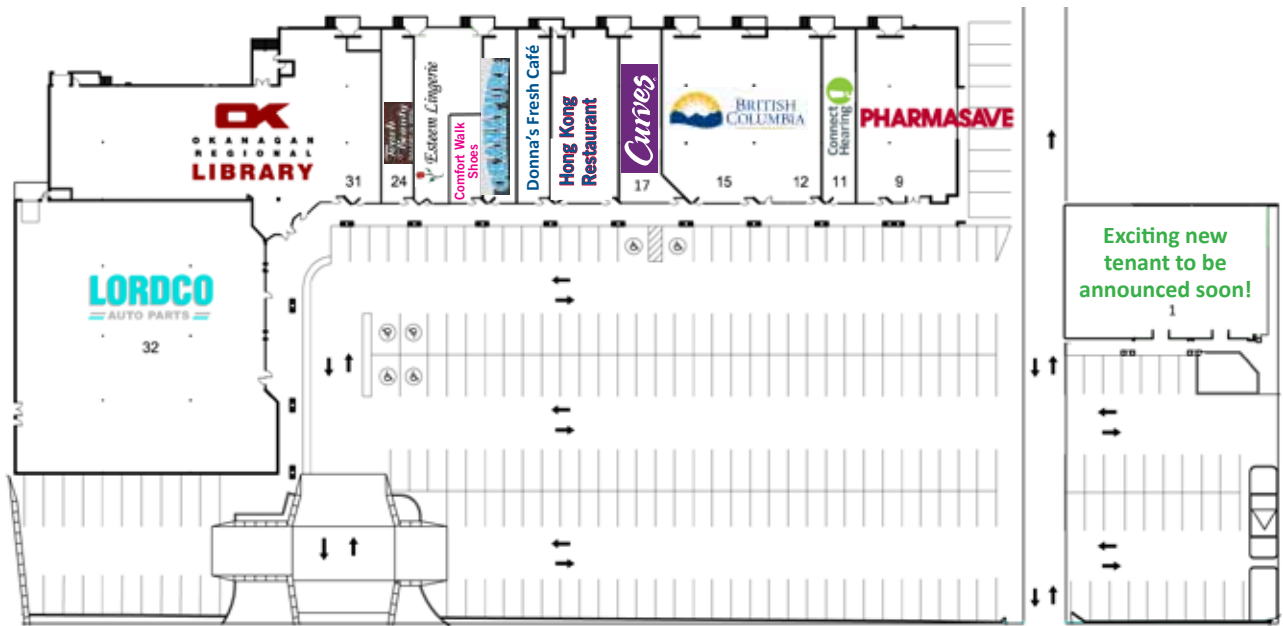
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Elliot Road

Highway 97

