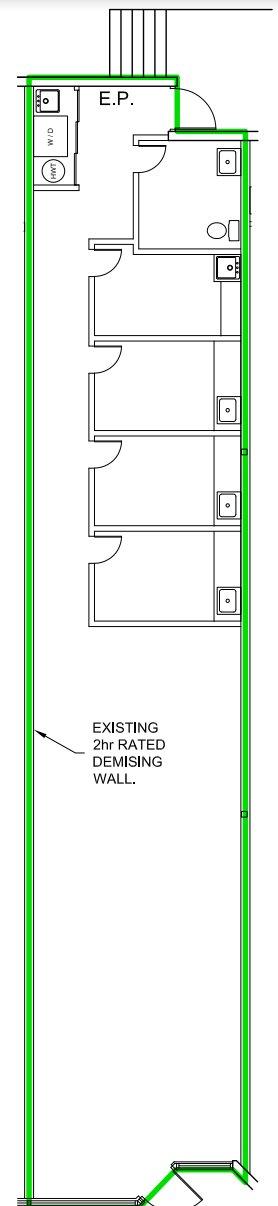


**Westridge Shopping Centre**  
2484 Main Street  
West Kelowna, BC

**±1,317 SF UNIT IN EXCELLENT RETAIL LOCATION**

Westridge Shopping Centre has a ± 1,317 sf retail unit available for lease. Centrally located in the **heart of West Kelowna**, on the corner of Highway 97 and Elliot Road. Access to rear loading, suitable for a single axle truck. Westridge Shopping Centre offers an abundance of parking.

**UNIT 24**



## PROPERTY HIGHLIGHTS

### WESTRIDGE

With  $\pm 4$  stalls per 1,000 sf, Westridge Shopping Centre provides above average parking for customers and staff. Excellent vehicle and pedestrian access at the corner of a light-controlled intersection at Highway 97 and Elliot Road. Walking distance to Westbank Centre Exchange, a major transit hub in Kelowna and West Kelowna's public transport network. Westridge Shopping Centre is the home of the weekly Westbank Farmer's Market.

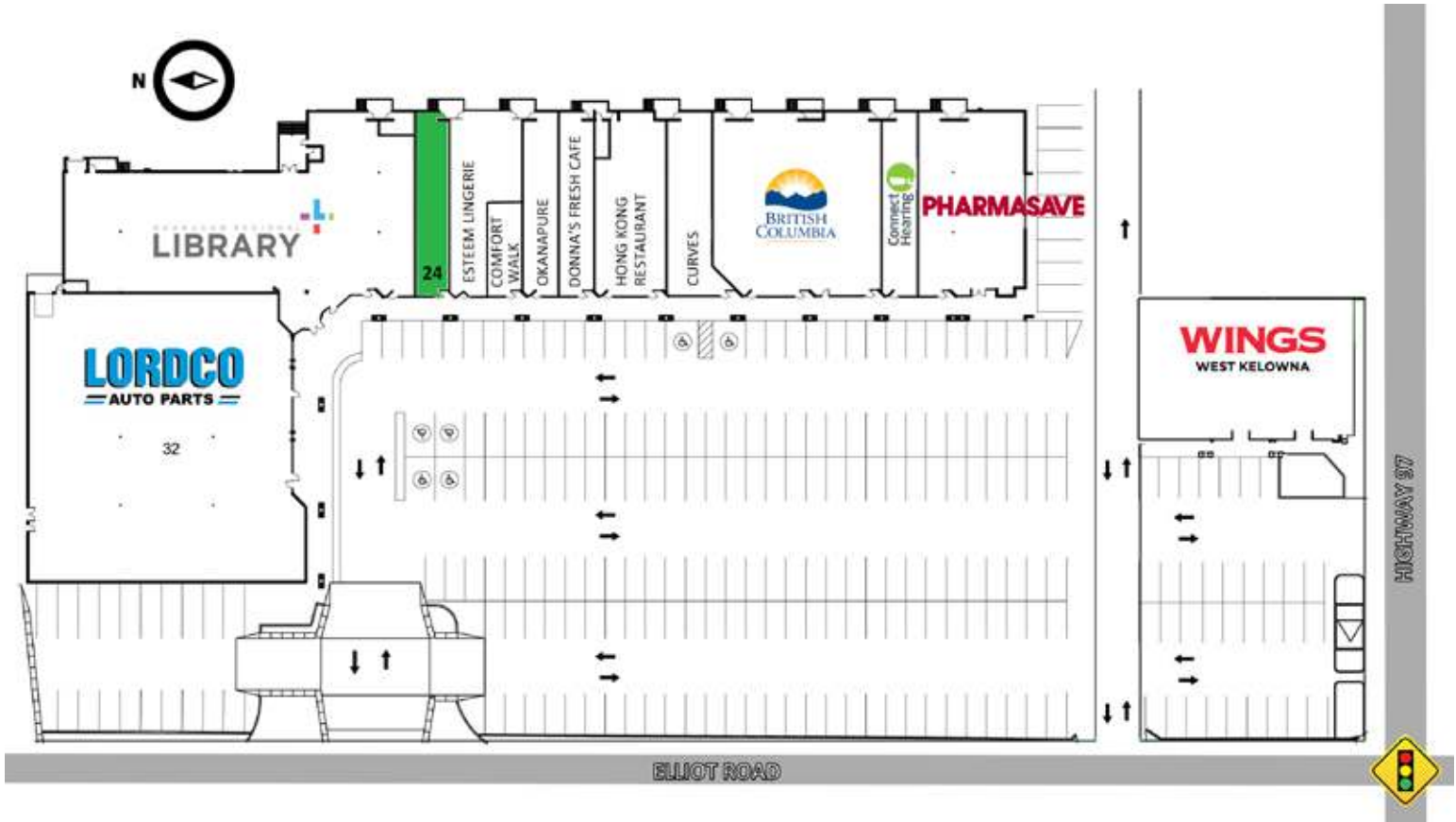


Westridge Shopping Centre





# CALLAHAN PROPERTY GROUP



## AREA HIGHLIGHTS

### THE LOCATION

Westridge Shopping Centre is within 5 kilometres of six elementary and high schools, surrounded by all major amenities, including financial institutions, full service restaurants, fast food, grocery stores, gas stations, hotels, child care, and fitness facilities. West Kelowna is a rapidly-growing and prosperous community, with 12% population increase (Census 2011-2016).



Directly behind Westridge Shopping Centre are a retirement facility with 160 residents, and currently under construction a 193 unit multi-family development.