

# RETAIL LEASING OPPORTUNITIES

ORCHARDS WALK PLAZA - VALLEYVIEW, KAMLOOPS, BC



## FAST FACTS

- Trans-Canada Highway frontage with approx. 28,879 passing vehicles per day.
- Direct access from Trans-Canada Hwy. via fully signaled, controlled intersection.
- 27,500 square feet of commercial space.
- Approximately 153 parking stalls.
- Brand new construction, will build to suit.

Leasing Broker: Mike Shannon, Royal LePage Kamloops - 250-374-8403  
[www.orchardswalk.com](http://www.orchardswalk.com)

**ORCHARDS**  
WALK

# ORCHARDS WALK PLAZA

VALLEYVIEW, KAMLOOPS, BC

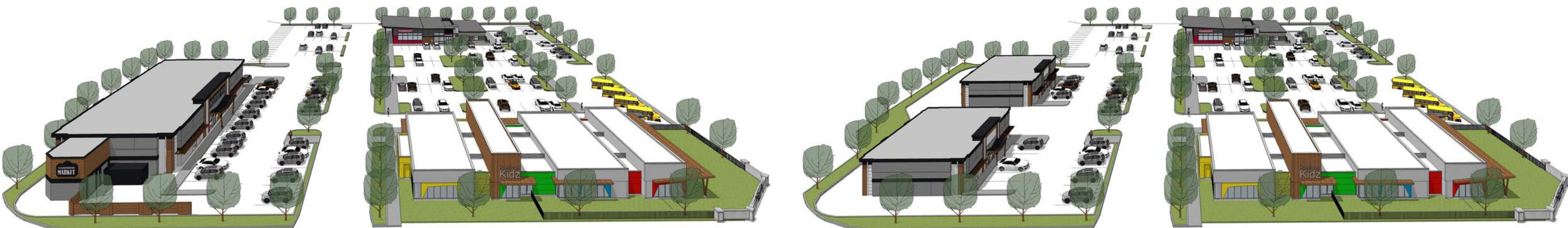
## OPPORTUNITY

Orchards Walk Plaza is Kamloops' newest and most exciting commercial retail leasing opportunity. With incredibly easy access and high traffic flow from the East Trans-Canada Highway, the Plaza offers 27,500 square feet of available space and can be built to suit. When Orchards Walk is built out completely, there will be approximately 894 units, including the retirement residence of 191 units, apartment blocks with 140 units all within walking distance of the Plaza. In addition, the residential communities of Barnhartvale, Dallas, Campbell Creek, and Rivershore have over 5,000 residents, most of them driving past the Plaza each day when heading west into the City Centre.

## LOCATION

Orchards Walk Plaza is centrally located at the corner of Grand Boulevard and the East Trans-Canada Highway. On the doorstep of this commercial space, the Orchards Walk development continues to grow and once completed, will house approximately 5,000 residents with an estimated annual household income of \$72,000.\* Drive-by traffic volume has been estimated at 28,879\*\* vehicles per day, making this a prime location.

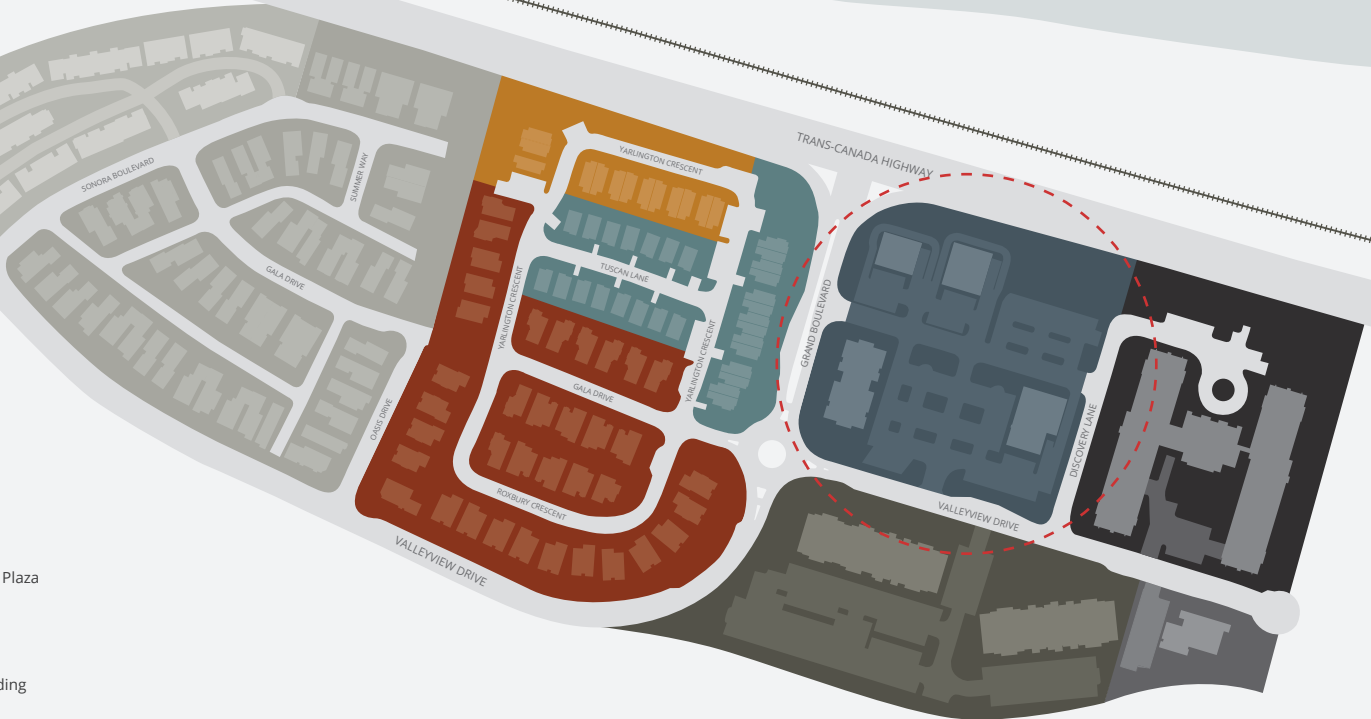
\*Source: Stats Canada \*\*Source: Ministry of Transportation & Infrastructure





Orchards Walk Admin Office

- Cortland Park (SOLD OUT)
- Braeburn (SOLD OUT)
- Cameo (NOW SELLING)
- Monarch (NOW SELLING)
- Tydeman (NOW SELLING)
- Orchards Walk Plaza (NOW LEASING)
- The Residence (NOW LEASING)
- Apartments (PROPOSED)
- Amenities Building (COMING SOON)



# ORCHARDS WALK PLAZA

VALLEYVIEW, KAMLOOPS, BC

## PLAZA AREA

- 1 x 9,500 sq.ft. - leased
- 1 x 7,000 sq.ft. - leased
- 1 x 5,000 sq.ft. - available
- 1 x 6,000 sq.ft. - available

## LEASE RATES

Contact listing broker for lease rates.

## PARKING

153 surface spots

## NEW HOUSING

894 new single and multi-family homes subdivision in progress.

## TRAFFIC VOLUMES

28,879 vehicles per day along East Trans-Canada Hwy.

## ESTIMATED POSSESSION FOR FIXTURING

Q4 2018



**Mike Shannon**  
Royal LePage Kamloops, 250-374-8403

The developers of Orchards Walk are pleased to work with Mike Shannon and his team at Royal LePage Kamloops. Mike and his team are knowledgeable about Kamloops and the Orchards Walk development.

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