# RETAIL LEASING OPPORTUNITIES

ORCHARDS WALK PLAZA - VALLEYVIEW, KAMLOOPS, BC

## FAST FACTS

- Trans-Canada Highway frontage with approx. 45,995 passing vehicles per day.
- Direct access from Trans-Canada Hwy. via fully signaled, controlled intersection.
- Approximately 142 parking stalls.
- Brand new construction, will build to suit.

Leasing Broker: Mike Shannon, Royal LePage Kamloops - 250-374-8403

**www.orchardswalk.com**

ORCHARDS
WALK

# ORCHARDS WALK PLAZA

VALLEYVIEW, KAMLOOPS, BC

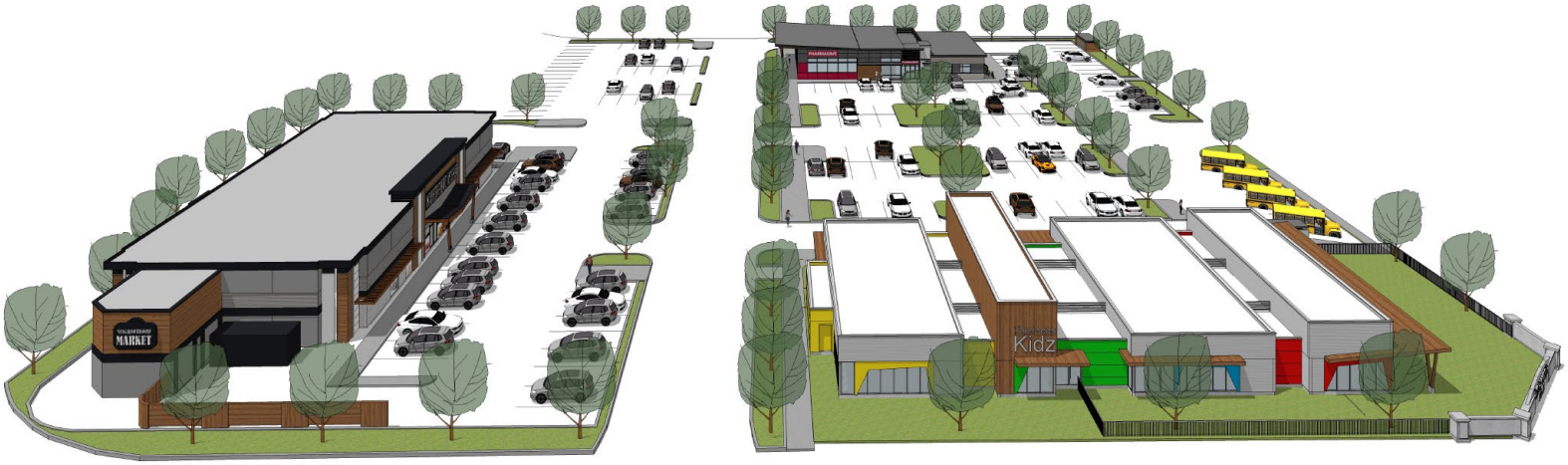
## OPPORTUNITY

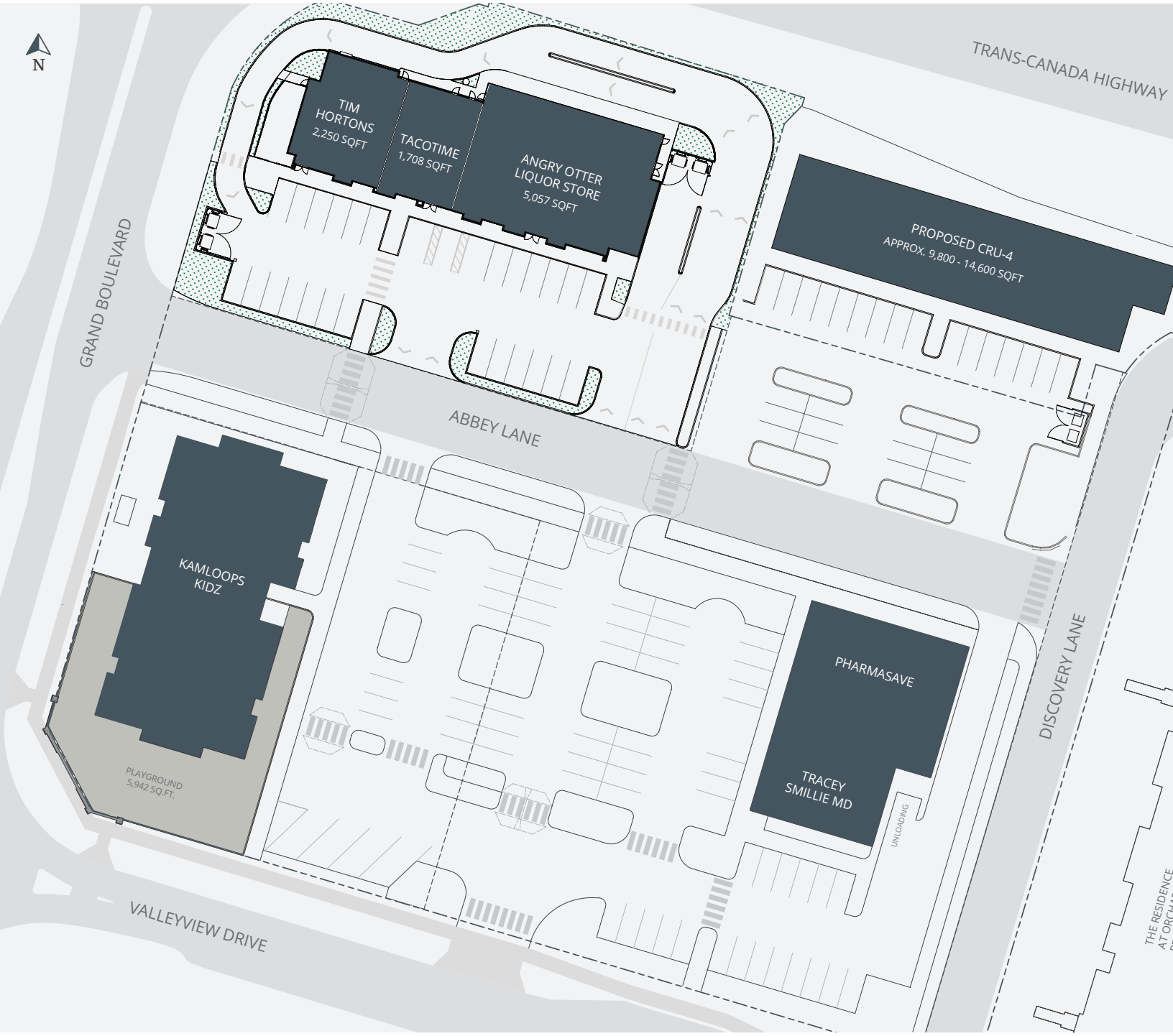
Orchards Walk Plaza is Kamloops' fastest growing commercial retail leasing opportunity. With incredibly easy access and high traffic flow from the East Trans-Canada Highway. When Orchards Walk is built out completely, there will be approximately 997 units, including the retirement residence of 208 units, apartment blocks with 380 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 $124,000.* Drive-by traffic volume has been estimated at 45,995** vehicles per day, making this a prime location.

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

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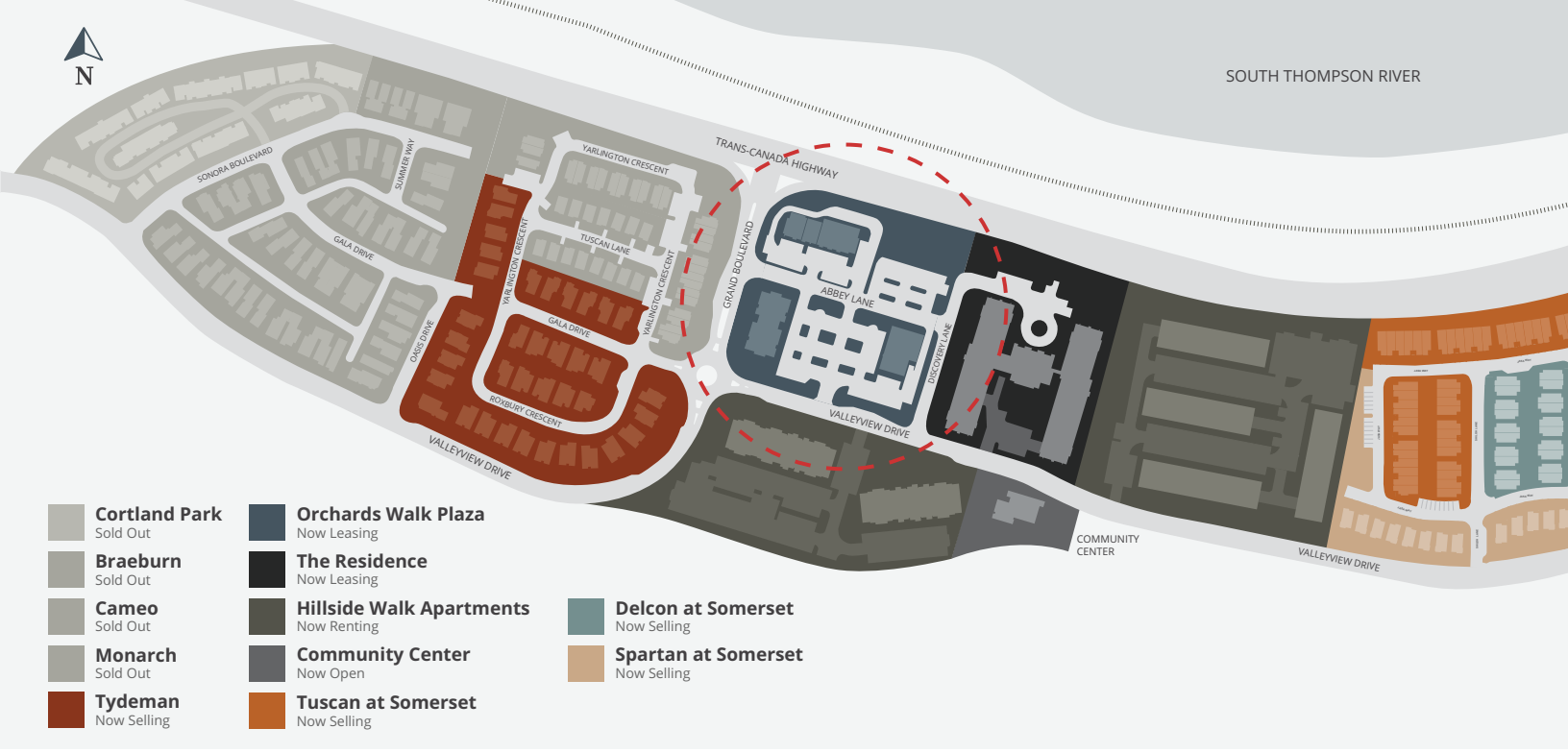
TRANS-CANADA HIGHWAY
GRAND BOULEVARD
TIM HORTONS
2,250 SQFT
TACOTIME
1,708 SQFT
ANGRY OTTER LIQUOR STORE
5,057 SQFT
PROPOSED CRU-4
APPROX. 9,800 - 14,600 SQFT
ABBEY LANE
KAMLOOPS KIDZ
PLAYGROUND
5,942 SQ.FT.
PHARMASAVE
TRACEY SMILLIE MD
UNLOADING
DISCOVERY LANE
VALLEYVIEW DRIVE




# ORCHARDS WALK PLAZA

VALLEYVIEW, KAMLOOPS, BC

## PLAZA AREA

1 x 2,250 sq.ft. - leased
1 x 5,057 sq.ft. - leased
1 x 1,708 sq.ft. - leased
9,800 - 14,600 sq.ft. - available

## LEASE RATES

Contact listing broker for lease rates.

## PARKING

142 surface spots

## NEW HOUSING

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

## TRAFFIC VOLUMES

45,995 vehicles per day along East Trans-Canada Hwy.

ROYAL LEPAGE COMMERCIAL

**Mike Shannon**
**Royal LePage Kamloops, 250-819-3324**

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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