

HIGH TRAFFIC RETAIL SPACE FOR LEASE

Vintage View Center

101 – 3480 Carrington Road, Westbank

- 1162 ft.² of corner ground level retail with large windows
- Join Nature's Fare, Tim Horton's, Marriott Inn & Suites, Kelly O'Bryan's, Western Financial Group, Sovereign Cycle...
- This Centre features abundant parking, high-end architecture and extensive glazing
- Highway pylon signage opportunities available
- Zoned HC allowing for a variety of commercial uses
- Available January 1, 2027

Unit	Deemed Size (Rentable sf)	Base Rent* (/sf/yr)	Triple Net & Utilities (/sf/yr)	"All In" Monthly Rent	Additional costs
101	1,162	\$34.00	\$10.47	\$4,306	GST & Utilities

* Base Rent to increase 3% annually to cover inflation



**DIRECTLY BESIDE TIM
HORTONS DRIVE THRU!**

**Corporate
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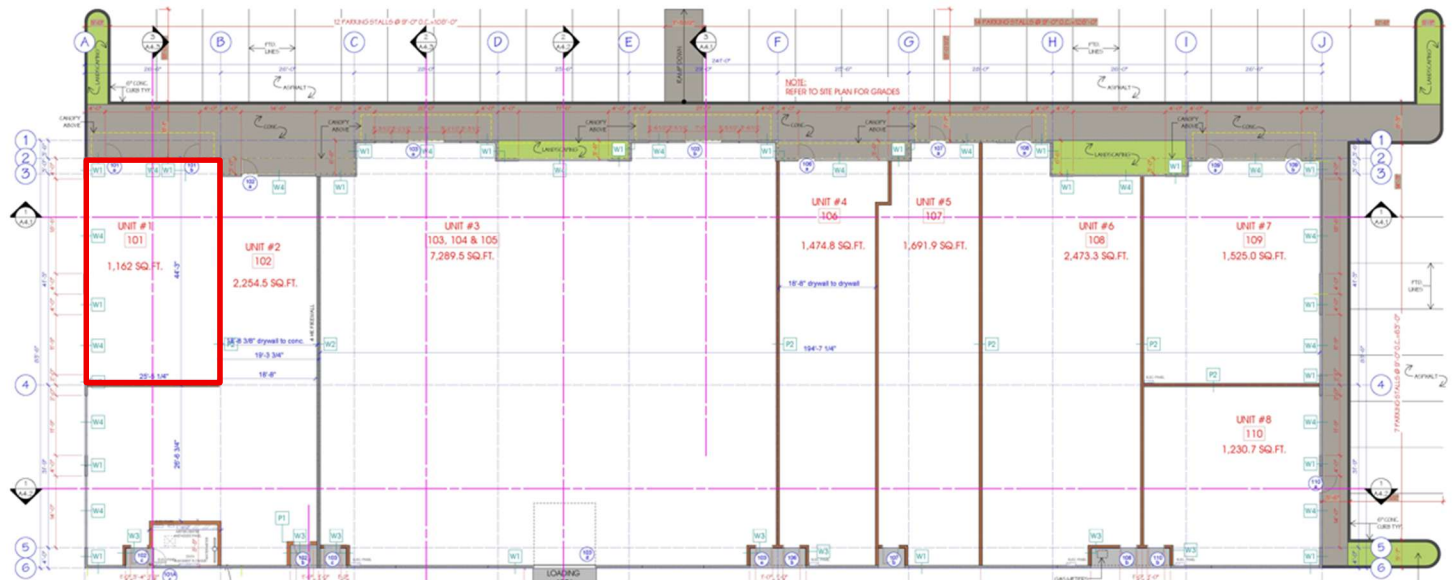
Aerial of Property



Located in West Kelowna's Retail Core!



Unit Location (Ground Floor)



Directly Beside Tim Hortons Drive Thru!



Interior Photos



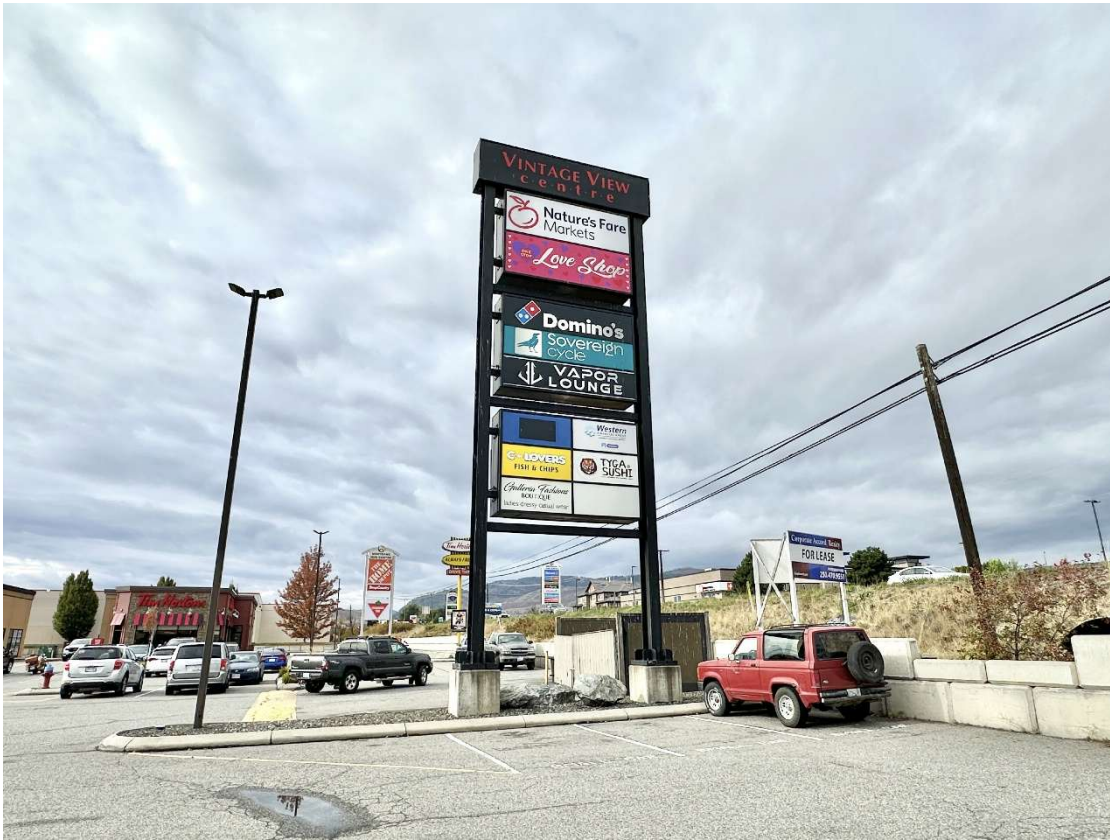
Interior Photos: Continued



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Pylon Signage Available



HC Zoning Per WFN Land Use Law No 2007-01 (Subject to Change)

HC – HIGHWAY COMMERCIAL

Permitted Uses

The following uses and no others are permitted in the HC Designation:

- .1 Highway commercial use;
- .2 Entertainment or recreation establishment, indoor;
- .3 Personal service establishment;
- .4 Hotel or motel; and
- .5 Accessory use, building or structure.