

RETAIL FOR LEASE

1560 Pandosy Street, Kelowna

- 930 ft.² with front retail area, two rear offices, private washroom and storage
- Attractive glass storefront on Pandosy just off Bernard Avenue
- Featuring attractive wood style flooring
- Excellent building signage
- Retractable front roller gate security system included
- Available Immediately | UC1 zoning allows for most retail/office uses (see attached)

Unit	Main Floor (ft. ²)	Base Rent* (/sf/yr)	Triple Net (/ sf/yr)	"All In" Rent Per Month**
1560	930	\$26.50	\$10.02	\$2830

*Base rent increases 3% per year to cover inflation | **Plus GST and electricity



Cameron Bouchard, B.Comm.
Owner | Deal Analyst | Commercial Realtor
250.300.3658 | Cam@CorpAccord.com

Peter Bouchard, B.Comm.
Owner | Managing Broker | Commercial Realtor
250.470.9551 | Peter@CorpAccord.com

www.CorpAccord.com | 500 Sarsons Road, Kelowna, BC V1W 1C2

partition plan general notes

1. unless indicated otherwise all dimensions to center line of partitions & doors
2. contractor to confirm all overall dimensions & report discrepancies to designer
3. access panels in walls to be castle access panels & frame inc., secondary access panel, paper roll holder corner, painted to match adjacent surface, door as required
4. provide 1/2" thick elevated shelf backing within partitions at each backing location of (but not limited to) partition mounted washroom accessories, door does, cabinets, mllwork, fittings and equipment throughout
5. provide moisture resistant gypsum board in all wall locations
6. provide sealant at top and bottom of partitions extended to underside of structure and penetrations within partition as indicated:
 - acoustic partitions - acoustic sealant
 - fire rated partitions - fire rated sealant

partition plan legend

	1/2" gwb both sides
	curvature to match existing interior partitions, height to suit of existing door opening
	new door
	existing base building wall to remain
	existing base building door to remain

partition plan keynotes

	new mllwork, see elevation series to S.S for further details
	new plumbing fixture - toilet
	location of existing electrical panel
	new partition built out to cover extent of any wall damage from removal of mllwork unit
	relocated existing mllwork and sink
	see elevation series for opening for new vent pipe pipe
	existing furnace
	contractor to review storage room and upgrade as per the inspector's requirements, client to provide documentation to contractor
	relocated existing upper and lower mllwork

door schedule

door no.	location	door type	door frame material	door frame fin	hardware type	width	height	door style	door finish	door handle, room type of door, stainless steel finish	notes
d1	placard 101	sliding door, 101	wood	match existing	1	7'-0"	7'-0"	yes	yes	yes	painted to match trim
d2	exam room 102	sliding door, 102	wood	match existing	1	7'-0"	7'-0"	yes	yes	yes	painted to match trim
d3	washroom 103	sliding door, 103	wood	match existing	1	7'-0"	7'-0"	yes	yes	yes	painted to match trim

door schedule general notes

1. verify all door widths and heights
2. unless indicated otherwise all door handles to meet barrier free standards
3. refer to page 3.1 for door locations
4. contractor to ensure all required components for panic hardware with the alarm panel are supplied & installed
5. all unspecified door hardware, including but not limited to door handles, hinges, stops etc. to have stainless steel finish
6. where locking hardware specified, provide master key
7. all new door doors to be concealed type
8. all new doors painted to match existing trim, provide paint sample to designer for review and approval
9. all new doors painted to match existing trim, provide paint sample to designer for review and approval
10. unless indicated otherwise all door frame finishes to match base and case
11. unless indicated otherwise finish all window and door casings and frames to match existing paint finish

hardware schedule

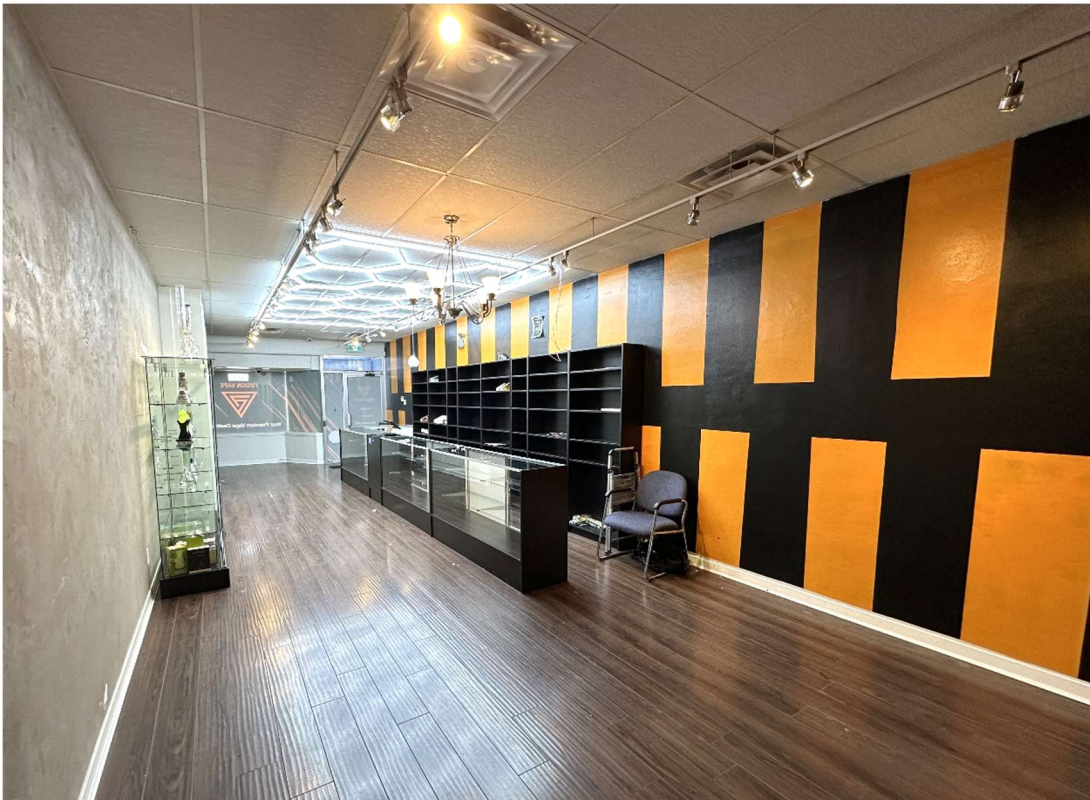
type	manufacturer	product	finish
type 1, office set, keyed lock	hagerman	hagerman round case	stainless steel
type 1, office set, keyed lock	hagerman	hagerman round case	stainless steel
type 1, office set, keyed lock	hagerman	hagerman round case	stainless steel
type 1, office set, keyed lock	hagerman	hagerman round case	stainless steel
type 1, office set, keyed lock	hagerman	hagerman round case	stainless steel
type 1, office set, keyed lock	hagerman	hagerman round case	stainless steel
type 1, office set, keyed lock	hagerman	hagerman round case	stainless steel
type 1, office set, keyed lock	hagerman	hagerman round case	stainless steel
type 1, office set, keyed lock	hagerman	hagerman round case	stainless steel
type 1, office set, keyed lock	hagerman	hagerman round case	stainless steel

partition plan
scale: 1/4" = 1'-0"

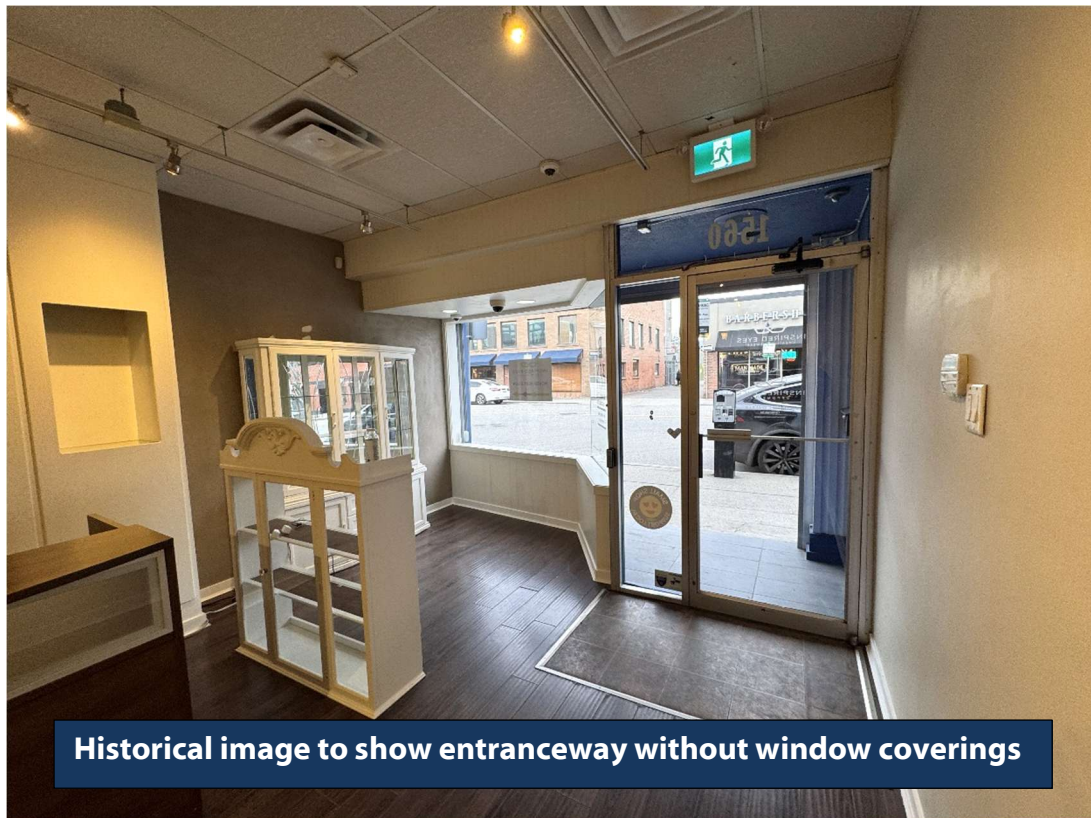
PANDOSY STREET

inspired eyes
1300 pandosy st
pandosa, ca 94064
tel: 925.466.1000
www.inspiredeyes.com

Interior Photos



Interior Photos



Storage room and roll-down security gate



An aerial photograph of a city block in Vancouver, British Columbia. The image shows a grid of streets with various buildings. A red arrow points to a specific building at the intersection of Bernard Street and Pandosy Street. The street names 'BERNARD' and 'PANDOSY' are written in white, slanted text across the image. The building at the intersection is a multi-story structure with a blue facade. The surrounding area includes other commercial buildings, parking lots, and some trees.

14.9 - Permitted Principal and Secondary Land Uses in Core Area and Other Zones

[illegible]

Continued: UC1 Zoning Uses Per Bylaw 12375 (Subject to change):

Section 14.9 – Principal and Secondary Land Uses												
Uses		Zones										
		('P' Principal Use, 'S' Secondary Use)										
		C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2
23	Education Services	-	P	P	P	P	P	P	P	P	-	-
24	Emergency and Protective Services	P	P	P	P	P	P	P	P	P	P	P
25	Exhibition and Convention Facilities	-	-	-	-	P	P	P	P	P	-	-
26	Fleet Services	-	P	-	-	-	-	-	-	-	-	P
27	Food Primary Establishment	P ⁵	P	P	P	P	P	P	P	P	P ⁵	P ⁵
28	Gaming Facilities	-	-	-	-	P ⁸	P ⁸	-	-	-	-	-
29	Gas Bar	P ¹²	P ¹²	-	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	-	P ¹²
30	General Industrial Use	-	-	-	-	-	-	-	-	-	P	P
31	Greenhouses and Plant Nurseries	P	P	-	-	-	-	-	-	-	-	-
32	Group Home	-	-	-	-	-	-	-	-	-	-	-
33	Health Services	P	P	P	P	P	P	P	P	P	-	-
34	Home-Based Business, Major	-	-	S ¹⁰	S ¹⁰	S ¹⁰	S ¹⁰	S ¹⁰	S ¹⁰	S ¹⁰	-	-
35	Home-Based Business, Minor	-	-	S	S	S	S	S	S	S	-	-
36	Hospitals	-	-	-	-	-	-	-	-	-	-	-
37	Hotels / Motels	-	P	P	P	P	P	P	P	P	-	-
38	Liquor Primary Establishment	P ^{4, 5}	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁵	P ⁵
39	Marinas	-	-	-	-	-	-	-	-	-	-	-
40	Moorage, Permanent	-	-	-	-	-	-	-	-	-	-	-
41	Moorage, Temporary	-	-	-	-	-	-	-	-	-	-	-
42	Natural Resource Extraction	-	-	-	-	-	-	-	-	-	-	-
43	Non-Accessory Parking	-	P	P	P	P	P	P	P	P	-	P
44	Offices	P ⁶	P ⁶	P	S	P	P	P	P	P	-	-
45	Outdoor Storage	-	-	-	-	-	-	-	-	-	-	P
46	Parks	-	-	S	S	S	S	S	S	S	-	-
47	Participant Recreation Services, Indoor	P	P	P	P	P	P	P	P	P	P	P
48	Participant Recreation Services, Outdoor	-	-	-	P	-	-	-	-	-	-	-
49	Personal Service Establishment	P	P	P	P	P	P	P	P	P	-	-
50	Professional Services	P	P	P	P	P	P	P	P	P	-	-
51	Recreational Water Activities	-	-	-	-	-	-	-	-	-	-	-
52	Recycling Depots	-	-	-	-	-	-	-	-	-	-	P
53	Recycling Drop-Offs	P	P	P	P	P	P	P	P	P	P	P
54	Recycling Plants	-	-	-	-	-	-	-	-	-	-	-
55	Religious Assemblies	P	P	P	P	P	P	P	P	P	-	-
56	Residential Security / Operator Unit	S	S	-	-	-	-	-	-	-	S	S
57	Retail	P	P	P	P	P	P	P	P	P	-	-
58	Retail Cannabis Sales	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	S ⁹	S ⁹
59	Secondary Suite	-	-	-	-	S ¹⁵	S ¹⁵	S ¹⁵	S ¹⁵	S ¹⁵	-	-
60	Single Detached Housing	-	-	-	-	P	P	P	P	P	-	-
61	Spectator Sports Establishments	-	-	-	-	P	P	P	P	P	-	-
62	Stacked Townhouses	-	-	P	P	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	-	-
63	Temporary Shelter Services	-	P	P	P	P	P	P	P	P	-	P
64	Townhouses	-	-	P	P	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	-	-
65	Utility Services, Infrastructure	-	-	-	-	-	-	-	-	-	-	-
66	Warehousing	-	P	-	-	-	-	-	-	-	P	P
67	Wrecking Yards	-	-	-	-	-	-	-	-	-	-	-