



WAREHOUSE LEASING OPPORTUNITY

WAREHOUSE UNIT #176

1876 COOPER RD, KELOWNA, BRITISH COLUMBIA

LOCATED IN ORCHARD PLAZA SHOPPING CENTRE



WAREHOUSE FEATURES



LOCATION

Orchard Plaza
Shopping Centre



LOADING

12' x 12' overhead door
with loading ramp



USE

Ideal for storage
or warehouse users



ACCESS

Dual storage entrances

THE NUMBERS



SIZE

±3,000 SF to
±9,450 SF



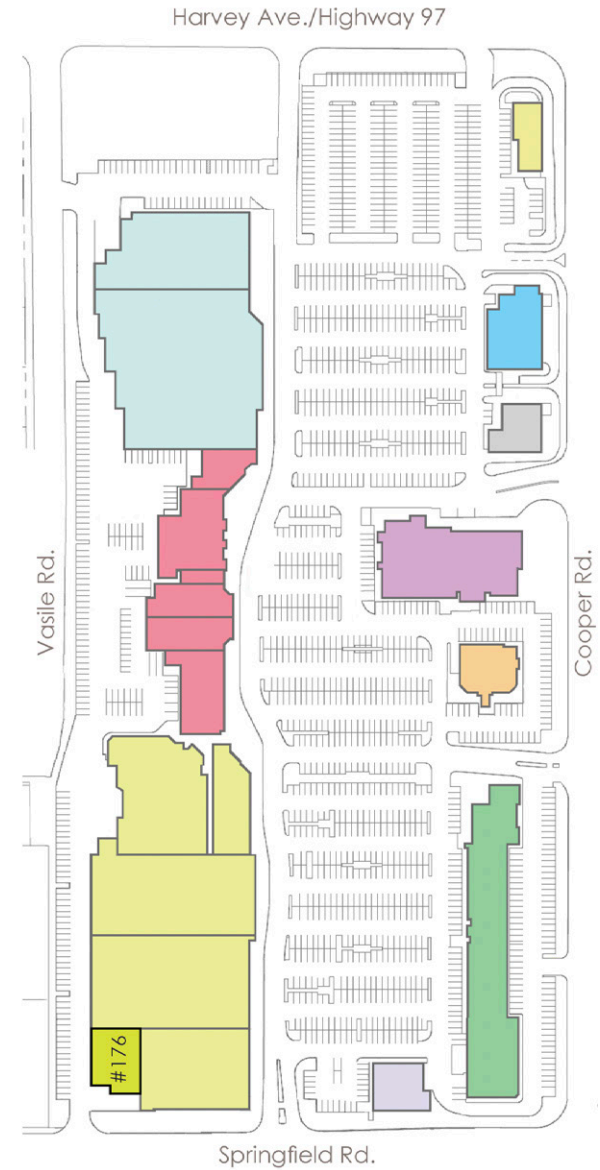
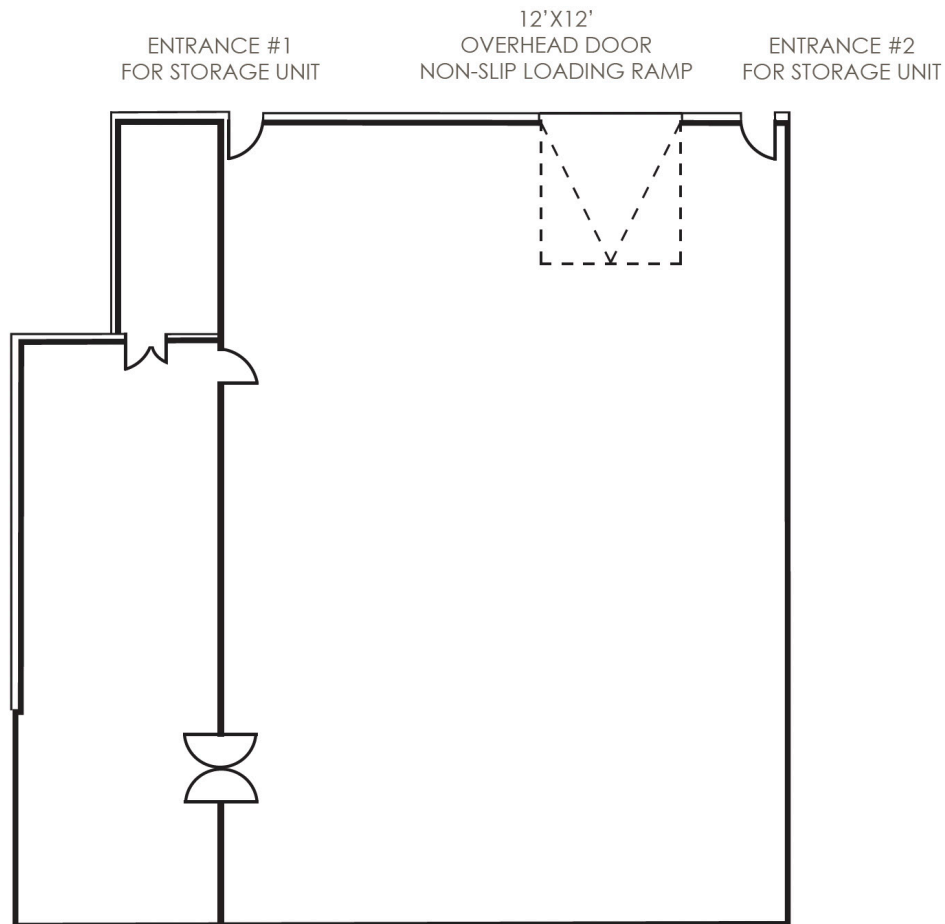
PRICE

Net Rent: Contact listing
agent
Est. NNN: \$4.50-5.00/SF

This flexible warehouse opportunity at Orchard Plaza offers approximately ±3,000 SF to ±9,450 SF of warehouse and storage space in a central Kelowna location. Featuring a 12' x 12' overhead door with a non-slip loading ramp, dual storage entrances, and convenient Highway 97 access, the property is well suited for a variety of users.

Located within one of Kelowna's most established commercial centres, tenants benefit from excellent accessibility, on-site parking, and close proximity to major transportation routes, retailers, and commercial amenities. This is a rare opportunity to secure flexible warehouse space in one of the city's most sought-after business locations.

FLOOR PLAN





PLAZA FEATURES



ANCHOR TENANTS

Home to Save-On-Foods, Winners, Cineplex, MEC, JYSK and other leading retailers



RETAIL DESTINATION

One of Kelowna's busiest shopping destinations with strong daily consumer traffic



LOCATION

Prime corner of Cooper Road & Springfield Road, directly across from Orchard Park Shopping Centre



TRADE AREA

Serving Midtown, Central Kelowna & surrounding neighbourhoods



ACCESS

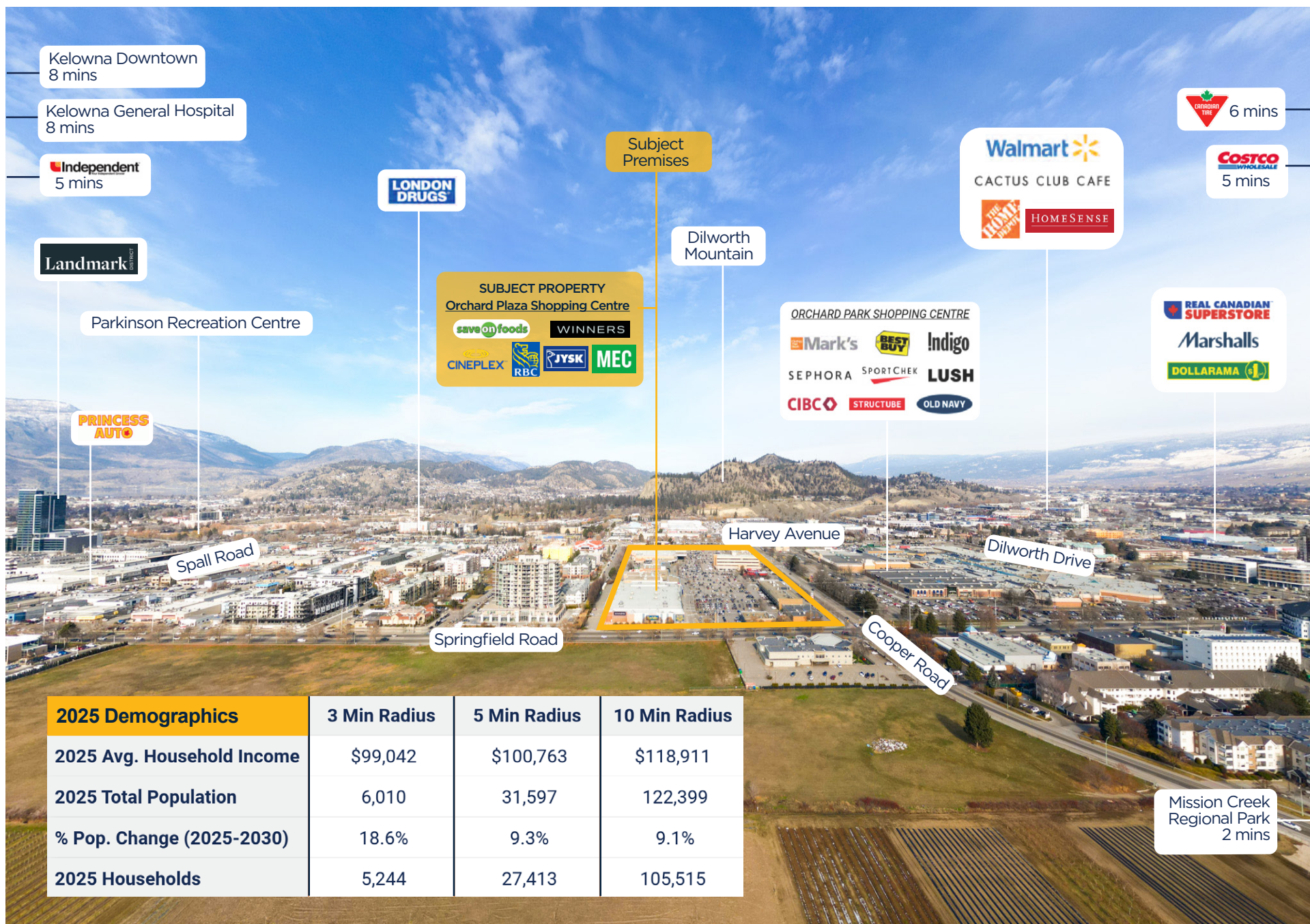
Five convenient ingress/egress points with on-site parking

Retail opportunities at Orchard Plaza are rarely available. Home to a diverse mix of national, regional, and local businesses, the centre has built a reputation as one of Kelowna's most established shopping destinations, benefiting from long-term tenant success and a loyal customer base.

Serving the surrounding Midtown, Central Kelowna, and neighbouring residential communities, Orchard Plaza draws consistent daily shoppers seeking everything from groceries and entertainment to specialty retail and professional services.

Whether expanding an existing business or opening a new location, tenants benefit from exceptional visibility, a complementary retail environment, and exposure to one of Kelowna's busiest commercial corridors. With flexible leasing options, abundant surface parking, and units ranging from boutique retail spaces to large-format opportunities, Orchard Plaza offers businesses the opportunity to establish or grow in one of the region's most recognized shopping centres.







Venture Commercial was born from a competitive vision to reimagine and elevate the practices of commercial real estate.

Our clients benefit from the expertise of one of the largest commercial real estate brokerages in the Okanagan and the flexible, collaborative and creative representation of a boutique real estate firm.

Our highly driven team is dedicated to building longstanding relationships and uncovering opportunity for our clients. As industry leaders, we aim to guide you through the process with wisdom, fairness and transparency every step of the way.

Success for us is not the next commission; rather, it is defined by establishing partnerships throughout the complete life cycle of our client's business.



For over 30 years, McIntosh Properties Ltd. has been part of the fabric of the Okanagan Valley. As a generational, family-owned business, McIntosh is built on integrity, care and a commitment to doing what is right for its clients and community.

With decades of experience and a forward-thinking entrepreneurial spirit, the team manages the full cycle of real estate development, from transforming raw land into thriving communities to managing industrial, office and retail properties.

Proud to live where they work, the McIntosh team contributes meaningfully to the region through industry involvement and support for local organizations. More than a company, McIntosh Properties is a trusted community partner driven by character, connection and a shared vision for the future.

For leasing inquiries, contact:

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