

RETAIL LEASING OPPORTUNITIES

ORCHARD PLAZA SHOPPING CENTRE

KELOWNA, BRITISH COLUMBIA

ONE OF KELOWNA'S PREMIER SHOPPING CENTRES







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.

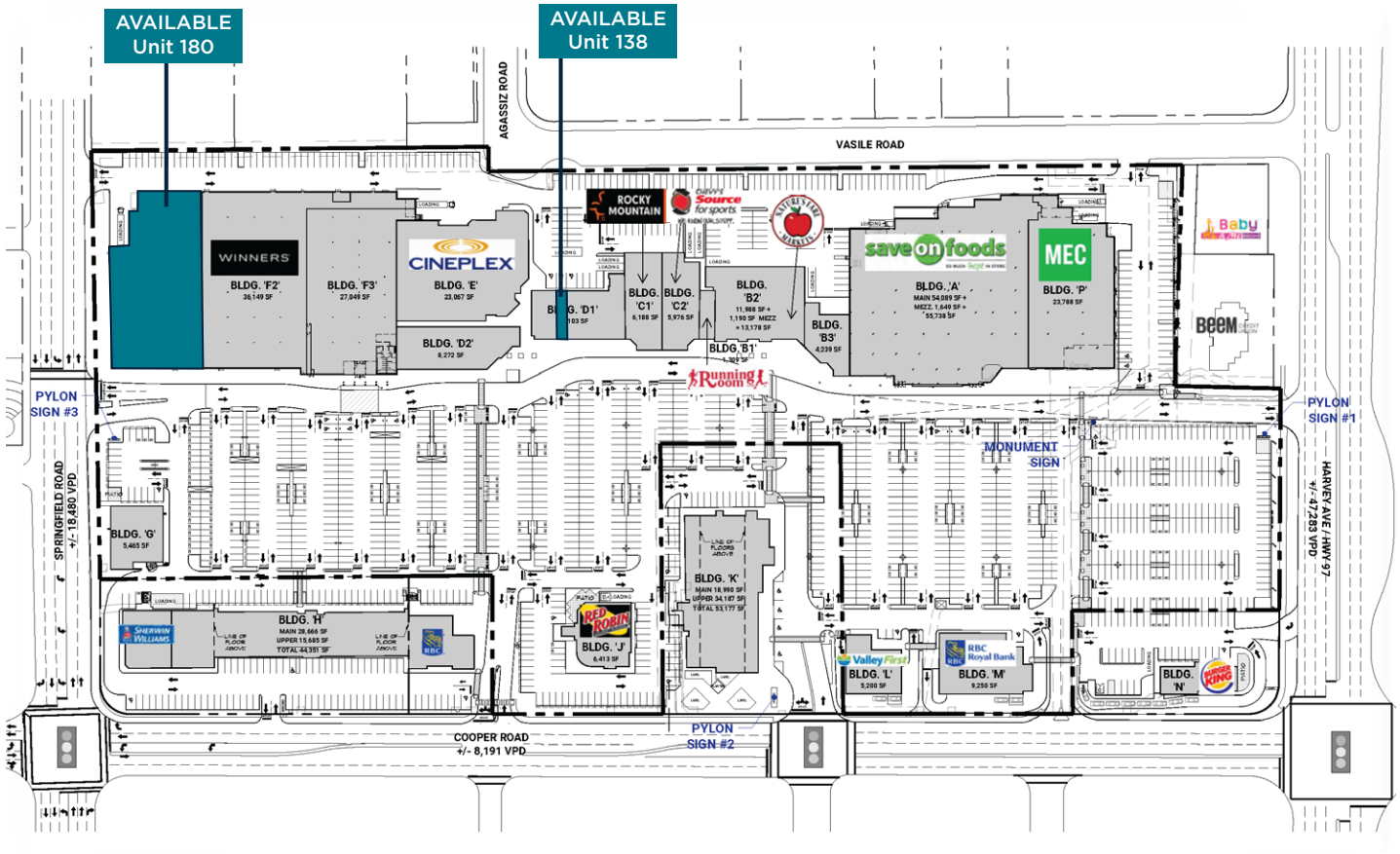

CINEPLEX CINEMAS
UNWIND AND RECLINE
Get comfortable in fully reclining luxury seats.
YURY SALONS


WINNERS
JYSK


ROCKY MOUNTAIN
PROUDLY OWNED BY FLAMAN FITNESS
FITNESS
EQUIPMENT
SOURCE FOR SPORTS
EVERYTHING FOR THE GAME


PLAN. GROW. PROTECT.
IDEAL PROTEIN

SITE PLAN



UNIT #	ADDRESS	TOTAL SF	STATUS
138	1876 Cooper Rd.	± 1,300	Available
180	1876 Cooper Rd.	± 17,052 SF – ±26,502 SF	Available



UNIT 138 - 1876 COOPER ROAD

This ±1,300 SF retail unit offers exceptional visibility, convenient access, and strong pedestrian and vehicular traffic in one of Kelowna's premier retail destinations.

Featuring an open-concept layout, expansive storefront glazing, and excellent frontage, the space is well suited for a variety of retail, service, or specialty commercial users.

SIZE

±1,300 SF

PRICE

Base Rent: $34.00/SF
Est. NNN: $7.50/SF







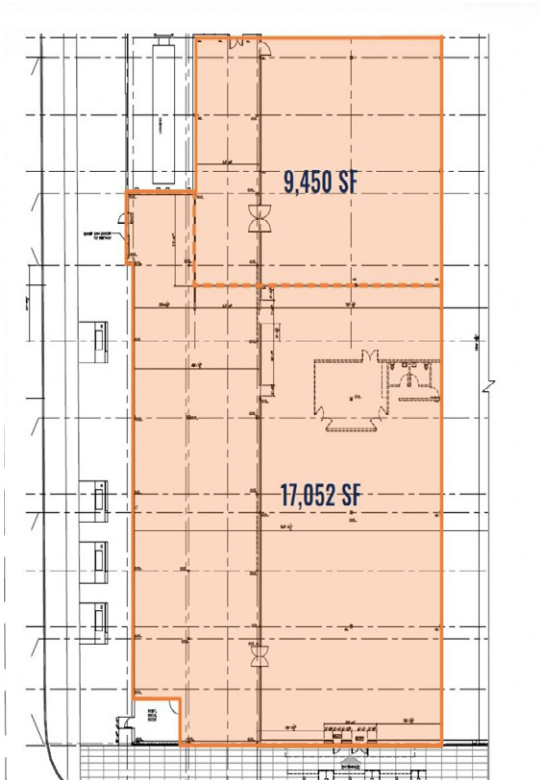


UNIT 180 - 1876 COOPER ROAD

This large-format retail opportunity offers ±17,052 SF to ±26,502 SF of highly adaptable space within Orchard Plaza Shopping Centre.

Located at the prominent intersection of Springfield Road and Cooper Road, the premises benefit from exceptional visibility, strong traffic counts, and direct access to one of Kelowna's busiest retail corridors.

Flexible demising options, expansive floorplates, and prominent signage opportunities make this an ideal location for national retailers, specialty retailers, fitness, entertainment, showroom, or destination retail concepts.

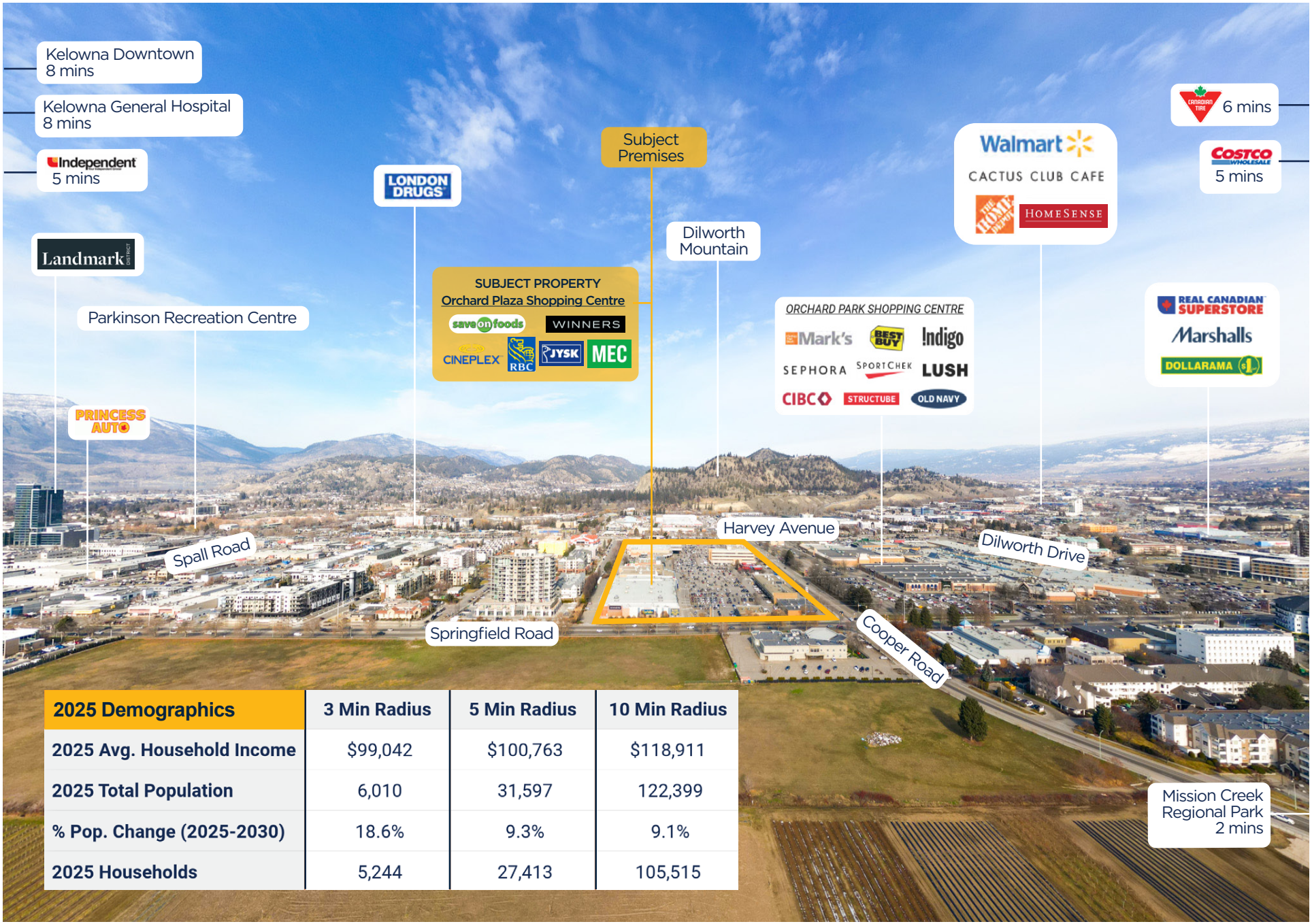


SIZE
±17,052 SF to ±26,502 SF

Demising options available

PRICE
Contact listing agent

View Brochure



2025 Demographics	3 Min Radius	5 Min Radius	10 Min Radius
2025 Avg. Household Income	$99,042	$100,763	$118,911
2025 Total Population	6,010	31,597	122,399
% Pop. Change (2025-2030)	18.6%	9.3%	9.1%
2025 Households	5,244	27,413	105,515

VENTURE COMMERCIAL
A DIVISION OF **VENTURE REALTY** CORP

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 byestablishing partnerships throughout the complete life cycle of our client's business.

McINTOSH PROPERTIES LTD

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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