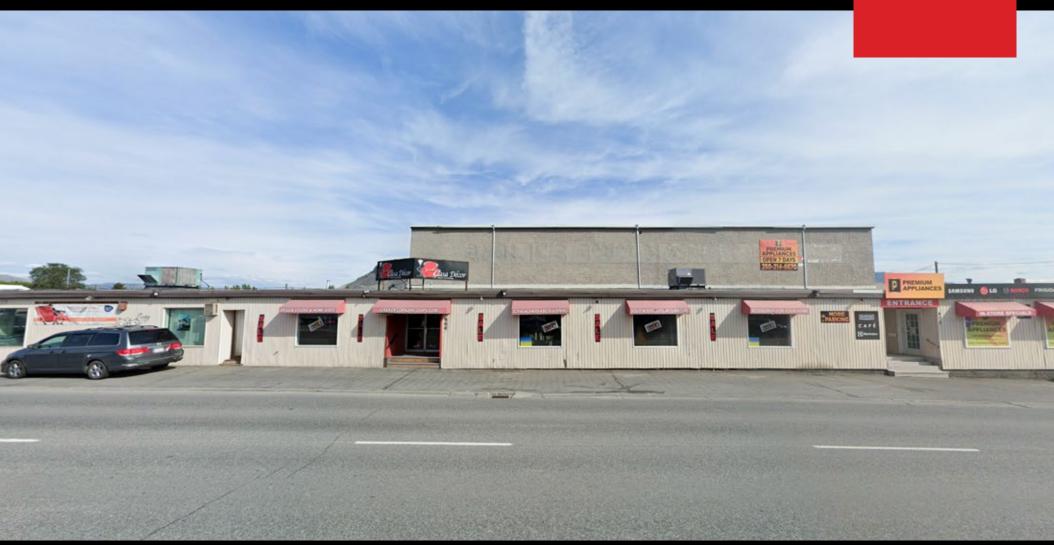
# 960 VICTORIA STREET, KAMLOOPS

VERSATILE COMMERCIAL SPACE FROM 800-10,000 SF





**MARIANNE DECOTIIS** 

PERSONAL REAL ESTATE CORPORATION marianne@williamwright.ca 236.425.1617









**LOT SIZE** 

+/- 2 Acres

**BUILDING SIZE** 

+/- 800-10,000 SF

**PARKING**Ample

**ZONING** C6

**BASIC RENT** \$20.00/FT

**ADD. RENT** \$2.50/FT

# FOR LEASE 960 VICTORIA STREET, KAMLOOPS

Versatile commercial space ranging in size from 800-10,000 SF of space. Ideal for retail or office purposes. Conveniently located near downtown Kamloops on a major road with great signage exposure. Benefit from flexible C6 zoning accommodating a wide range of commercial uses.











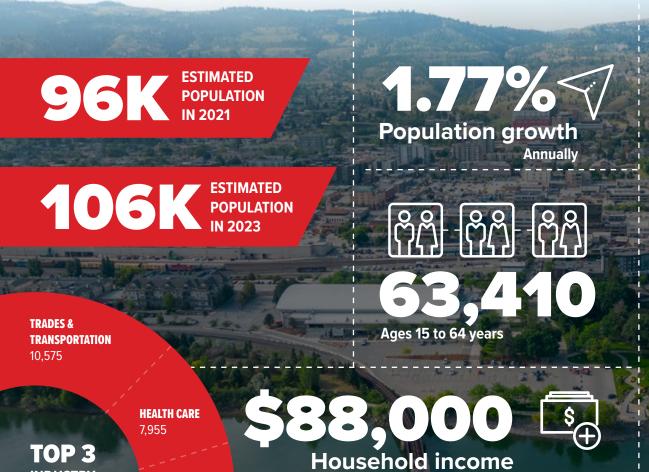
INDUSTRY SECTORS

**RETAIL** 6.950

# THE THIRD LARGEST CITY IN BRITISH COLUMBIA

Kamloops is the third largest city in British Columbia, with an estimated population of 106,664 in 2023. In 2012, the population of Kamloops was 88,523. Kamloops has grown by 1.77% annually. Residents enjoy a relaxed lifestyle with a warm climate and over 2,000 hours of sunshine annually. Its desert plateaus, lush river valleys, pine forests, lakes, and mountains provide a beautiful backdrop to the outdoor recreational activities of its residents. The city also has the highest concentration of golf courses per capita in Canada, and is a haven for Canada's nature lovers, families, business professionals, and adventure-seekers.

Kamloops enjoys a diverse economy without relying on one sector to facilitate steady growth. Some firms in the city are over 125 years old, while other businesses in finance, technology, and healthcare are relatively new. The lifestyle, proximity, and economic conditions allow them to flourish while providing employment opportunities for newcomers to set down roots. Kamloops' education and hands-on training to continue to grow with its post-secondary institutions.



# Tournament Capital of Canada Canada's Premier Host Centres Sports & Tournaments Cultural Events Training Camps

**National & International** 

**Competitions** 

# Minutes away from Downtown

### **FOOD & DRINK**

Alchemy Brewing Company Amplified Cafe Brownstone Carlos O'Bryans Cordo Resto & Bar

Frankly Coffee & Bistro Fresh Slice Pizza

Frick & Frack Taphouse

Hello Toast

Jacob's Noodle & Cutlet

Kekuli Cafe

Kelly O'Bryans

Maurya's Rest, Bar & Banquet

Mittz Kitchen

Moxies

Oriental Gardens

Peter's Pasta

Red Collar Brewing Co.

Scoopz Ice Cream Parlour

Shark Club Bar & Grill

Starbucks

The Art We Are Cafe

The Noble Pig

The Vic Downtown

Tim Hortons

Underbelly by the Pig

# **HEALTH & FITNESS**

Aina Organic Spa Ardeo Spa Salon Blowfish Hair Studio Enhanced Reflection Medi Spa F3FIT

Infusion Fitness

Kamloops Community YMCA-YWCA K Spin Indoor Cycling Studio

Son Mai Spa

Stride Spin Studio

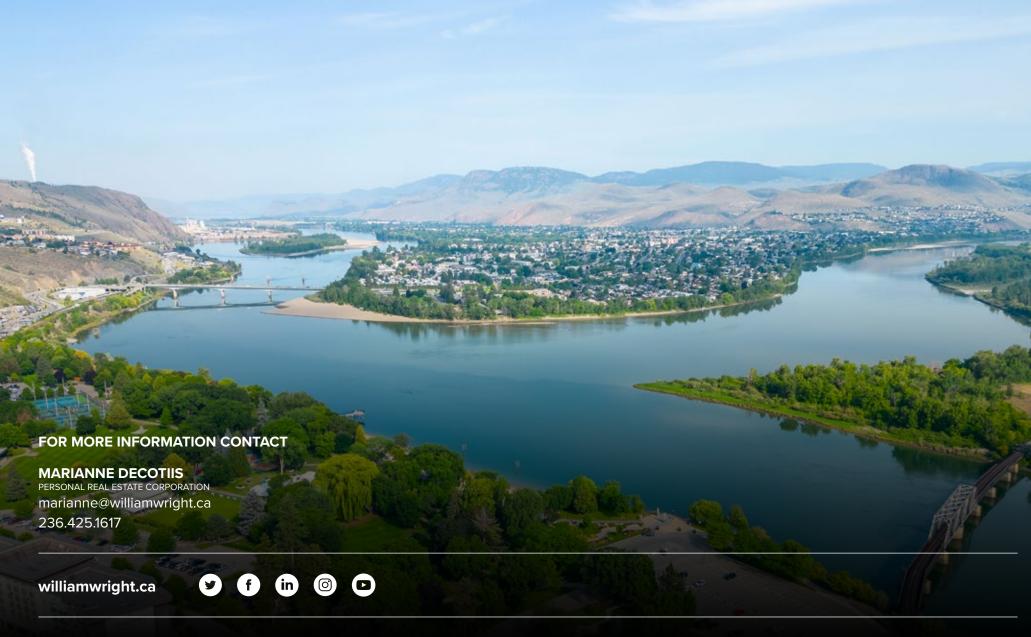
Sugar & Spice Beauty Bar

The Pilates Tree

## **SHOPPING & PHARMACY**

Far + Wide Jardine's Domaine Kamloops Farmers' Market London Drugs Mainstreet Clothing Co. Save-On-Foods





Vancouver Office

1340-605 Robson Street Vancouver, BC 604.428.5255 New Westminster Office 350-522 7th Street New Westminster, BC 604.545.0636 **Fraser Valley Office** 210-8029 199th Street Langley, BC 604.546.5555 Victoria Office 843 Johnson Street Victoria, BC 250.590.5797 Central Island Office 100B-154 Memorial Avenue Parksville, BC 250.586.1226 **Kelowna Office** 205-478 Bernard Avenue Kelowna, BC 236.420.3558 Kamloops Office 406-121 5th Avenue Kamloops, BC 236.425.1617

E.8.O.E. This communication is not intended to cause or induce breach of an existing agency agreement. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services and its listing client and/or clients make no guarantees or warranties of any kind, expressed or implied, regarding the information including but not limited to warranties of content, accuracy, completeness, and reliability, and do not accept or assume any responsibility or liability, consequential or direct, for the recipient's reliance upon the information. Any recipient and/or interested party should undertake their own appropriate and independent due diligence and inquiries to the accuracy of the information, which is subject to errors, omissions, and changes, including changes to price or withdrawal, without notice. Sizes are approximate and based on architectural measurements. William Wright Commercial Real Estate Services and its listing client and/or clients exclude unequivocally all inferred or implied terms, conditions, and warranties arising out of this document and exclude all liability for loss and/or damages arising therefrom. This publication is the copyrighted property of William Wright Commercial Real Estate Services. All rights reserved.

William Wright Commercial Real Estate Services Inc. #406-121 5th Avenue, Kamloops T 236.425.1617 | F 604.428.5254 williamwright.ca