

THE SHOPS AT MISSION HEIGHTS

For Lease

**CRU #1 - 3
2241 SPRINGFIELD ROAD
KELOWNA**

Up to seven retail CRU's at
the mixed-use development,
Mission Heights



WILLIAM | WRIGHT





The Opportunity

Leasing opportunity of up to seven retail CRU's at the mixed-use development, Mission Heights. Upon completion, the +/- 4.5 acre site will house five purpose built rental buildings, totaling approximately 495 units, and one standalone commercial building. CRU's 1-3 will be located at the entrance of the complex with frontage along Springfield Road and Benvoulin Court. Units will range in size from +/- 782 to 4,777 sqft with a total gross offering of +/- 8,000 sqft. Occupancy is estimated to be Q4 2024.

Estimated Possession
Q4 2024

Up to 7 Retail Units
± 8,000 SQFT



Mission Heights Development

At just under 4.5 acres, the sprawling Mission Heights development site at 2241 Springfield Road will soon house 5 mid-rise apartment buildings. In total, over 400 residential units and +/- 8,000 sqft of commercial space will welcome hundreds of residents starting in early 2025. The commercial units fronting Springfield Road and Benvoulin Court will range in size from +/- 800 to +/- 4,700 sqft, well suited for a variety of uses, including but not limited to, professional and personal services, food users and medical clinics.

Located directly across the street from Orchard Park Shopping Centre, Mission Heights is situated on one of the most recognizable intersections in the city. The development is incredibly well located for transit, pedestrian and vehicle access, with exposure to +/- 50,000 vehicles per day.



Size Breakdown

High density mixed-use development

Excellent frontage along Springfield Road

Estimated occupancy Q4 2024



CRU 1

Size / Up to 4,777 SF

Power / 600 amps (200 amps per demisable unit)

Basic Rent / Starting at \$32.00/SF

Additional Rent / \$11.00/SF

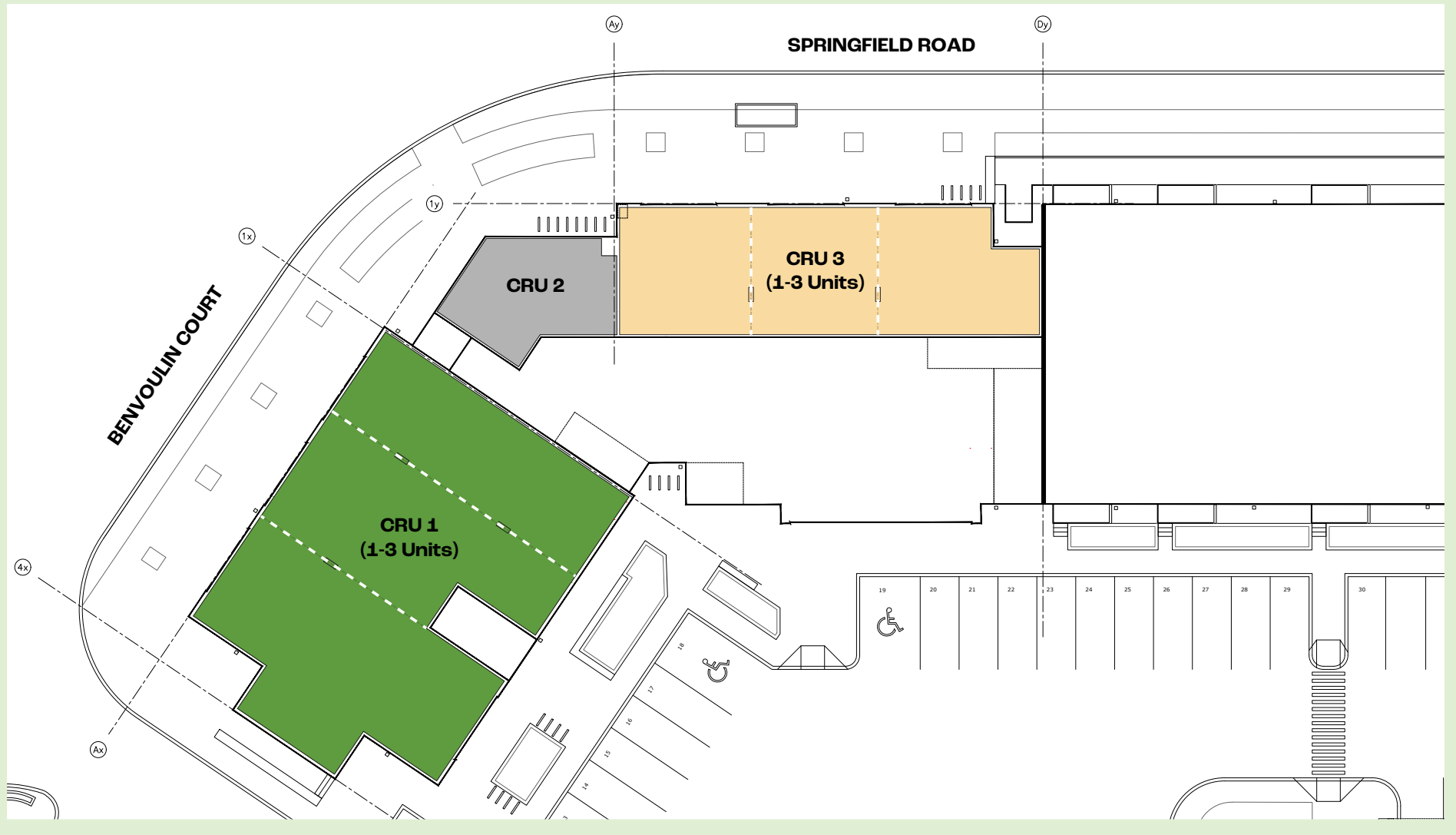
CRU 2

Size / 782 SF

Power / 200 amps

Basic Rent / Starting at \$35.00/SF

Additional Rent / \$11.00/SF



CRU 3

Size / Up to 2,473 SF

Power / 600 amps (200 amps per demisable unit)

Basic Rent / Starting at \$32.00/SF

Additional Rent / \$11.00/SF



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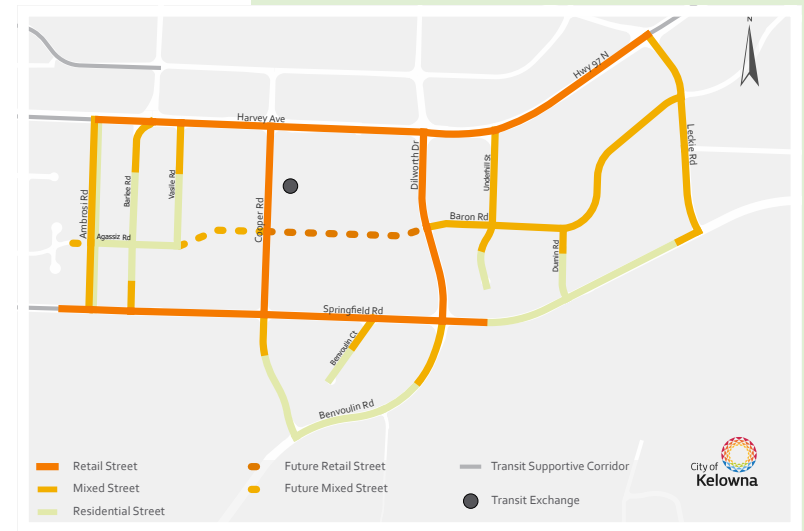
Orchard Park Shopping Centre

UC3R ZONING

+ 50,000 VEHICLE TRAFFIC DAILY

Midtown Urban Centre

The Midtown Urban Centre, located within the geographical borders of Highway 97 (North), Leckie Road (East), Benvoulin Road (South) and Ambrosi Road (West) is identified as a strategic development zone within the City's current OCP. The plan prioritizes improved east-west connectivity, a more pedestrian-friendly environment and a diverse housing mix. With over 1,000 residential units currently under construction within this Urban Centre, the Midtown neighbourhood is poised to see a large influx of residents seeking a variety of amenities including retailers, restaurants, medical clinics and personal services within walking distance from where they live, work and play. Also located within Midtown is Orchard Park Shopping Centre, the largest regional mall between Calgary and Vancouver. Daily traffic counts are estimated to reach well over 50,000 vehicles per day within this corridor of the City.



Location

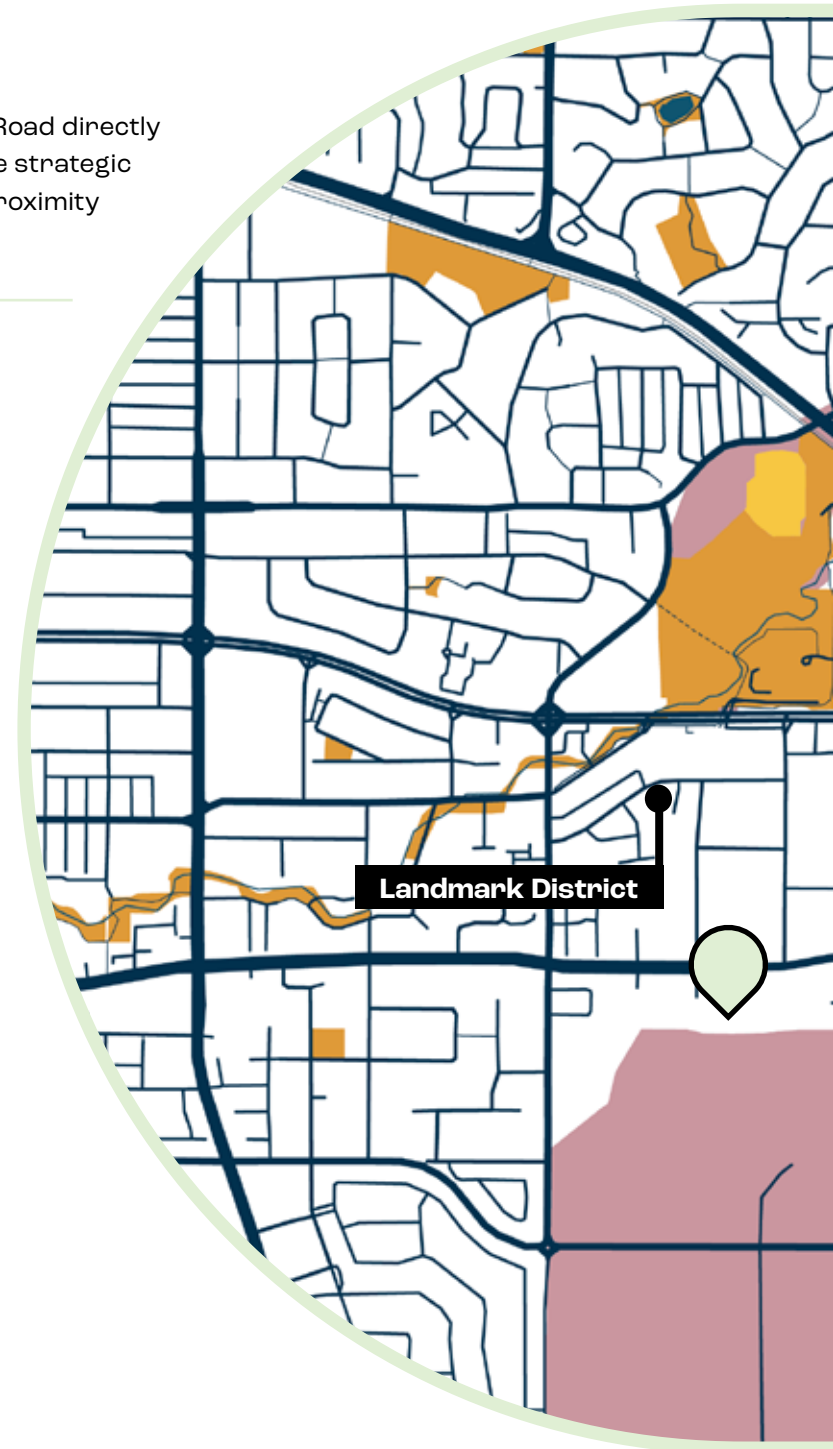
Centrally located at one of Kelowna's busiest intersections, Springfield Road and Benvoulin Road directly across from Orchard Park Shopping Centre. The Midtown Urban Centre will continue to see strategic growth over the next few years as the City pushes for high density development due to it's proximity to neighbouring communities and accessibility to retail amenities.

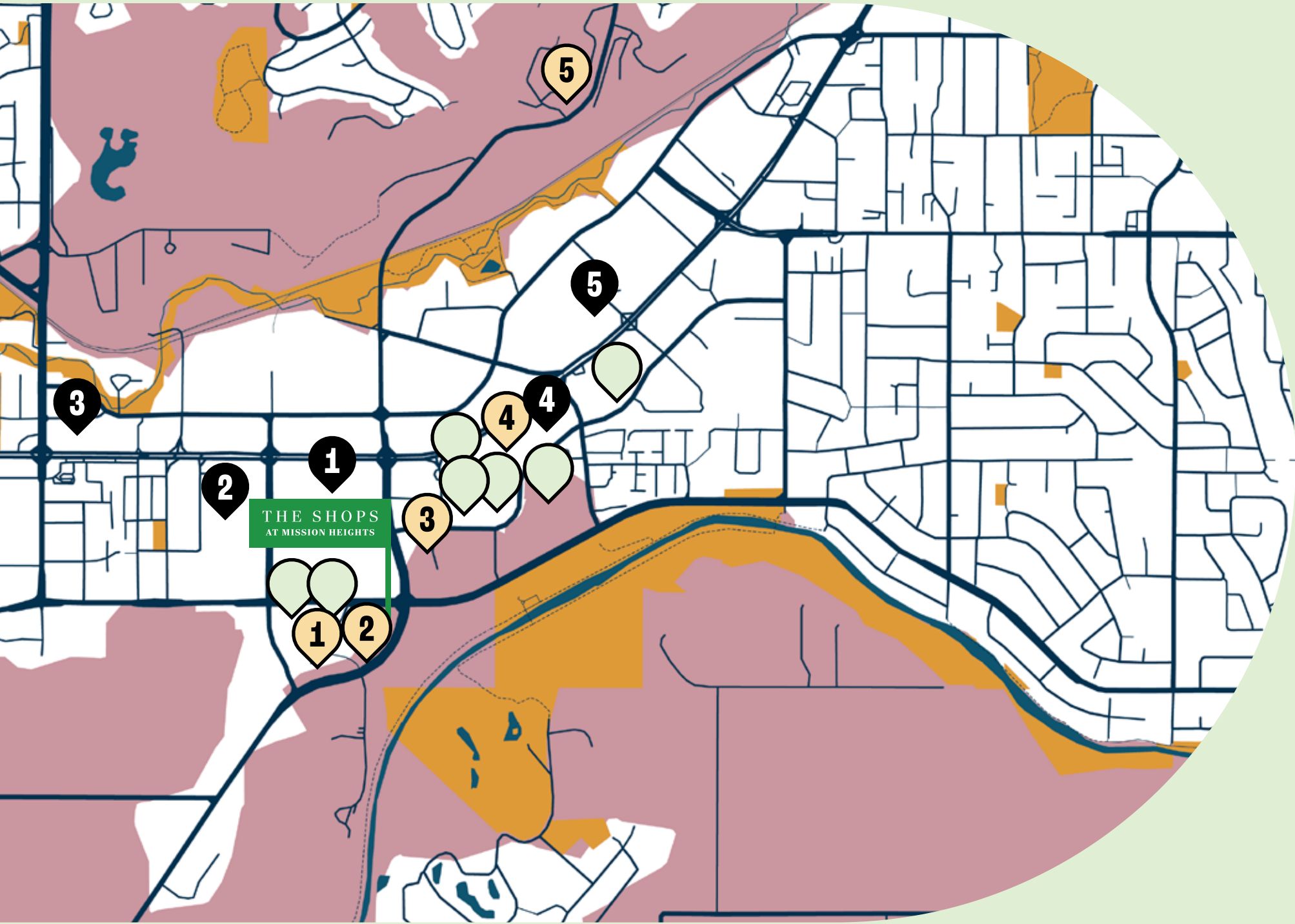
Nearby Amenities

- 1 Orchard Park Mall**
 - Best Buy
 - Sport Chek
 - The Bay
 - Structube
 - Indigo
 - Mark's
 - Old Navy
- 2 Orchard Plaza**
 - Save-on-Foods
 - Cineplex Cinemas
 - Winners
 - Nature's Fare
- 3 Spall Plaza**
 - London Drugs
 - Home Alive Pets
 - Toys R Us
- 4 Dilworth Shopping Centre**
 - Staples
 - FreshCo
- 5 Central Park Shopping Centre**
 - Walmart
 - Michaels
 - PetSmart
 - HomeSense
 - The Home Depot
- 6**
 - Canadian Tire
 - RONA
 - Marshalls
 - Real Canadian Superstore
 - The Keg
 - Costco
 - Andre's Electronics
 - Bamboo Chopsticks

Nearby Developments

- 1 2169 Mayer Road** --- 187 units
- 2 2175 Benvoulin Road** --- 122 units
- 3 1940 Underhill Street** --- 294 units
- 4 2339 Highway 97** --- 490 units
- 5 1094 Dilworth Drive** --- 650 units





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3

2

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1

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FOR MORE INFORMATION CONTACT

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