



INNOVATION DISTRICT
PENTICTON



WHERE
CONNECTIVITY
AND COMMUNITY
THRIVE

**REQUEST FOR EXPRESSIONS
OF INTEREST:**
DENTAL GROUPS AND
PHARMACIES

A WORLD IN ONE

THE INNOVATION DISTRICT IS PENTICTON'S NEWEST COMMERCIAL AND RESIDENTIAL HUB

Welcome to the Innovation District. 10 acres, homes for over 2000 people, restaurants, cafes, medical services and clinics, offices, childcare and more will come together to create a way of life where you can live, work and play without ever leaving home.

The Innovation District in Penticton is the future of business in the Okanagan. This ambitious development will transform the area into a bustling hub of economic, cultural, and social activity.



SEAMLESSLY CONNECTED COMMUNITY

VIBRANT RETAIL AND AMENITIES

Imagine starting your day with a freshly brewed coffee from a local café, enjoying a mid-afternoon break at a nearby brewery, or picking up a beautiful bouquet from the florist on the way home. An on-site daycare provides peace of mind for working parents, ensuring their children are well cared for while they focus on their day. Whether grabbing a quick lunch, running errands, or indulging in a little retail therapy, the diverse retail offerings at THE INNOVATION DISTRICT enhance daily routines, creating a seamless blend of work and leisure in a thriving community setting.

HEALTHCARE EXCELLENCE

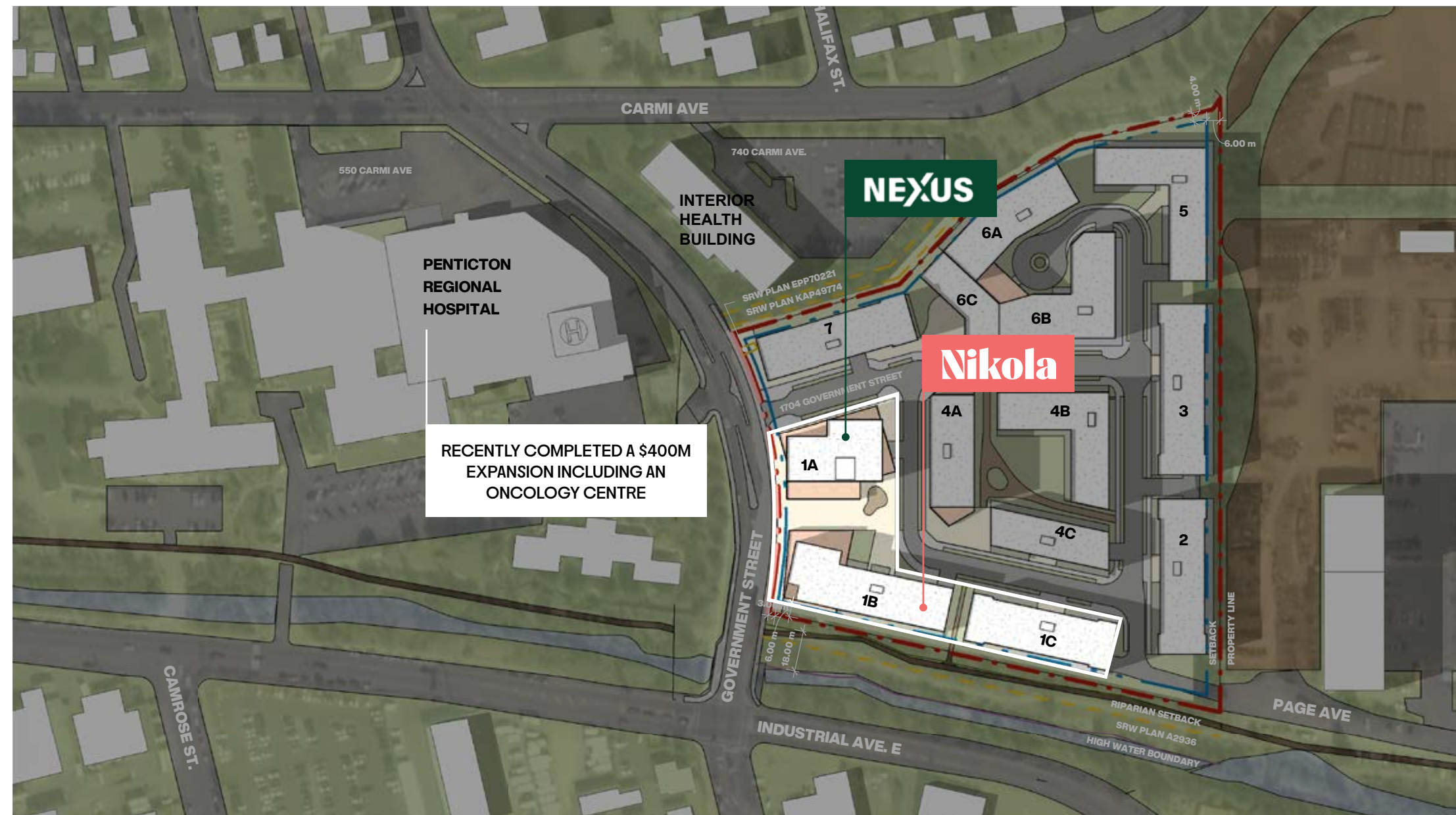
Situated directly across from Penticton Regional Hospital, with nearly \$400M expansion including an oncology centre, Nexus offers unparalleled convenience for medical practitioners. This prime location ensures easy access for both healthcare professionals and patients alike.

EFFORTLESS COMMUTES

Enjoy your commute with access to bike lanes and e-scooters, promoting a healthy and eco-friendly lifestyle. Experience the convenience of seamless travel to and from work, making your journey as efficient and enjoyable as your workspace.

UNMATCHED CONVENIENCE

Situated just minutes from major highways and the Penticton Regional Airport, The Innovation District provides easy access for clients, employees, and partners alike.



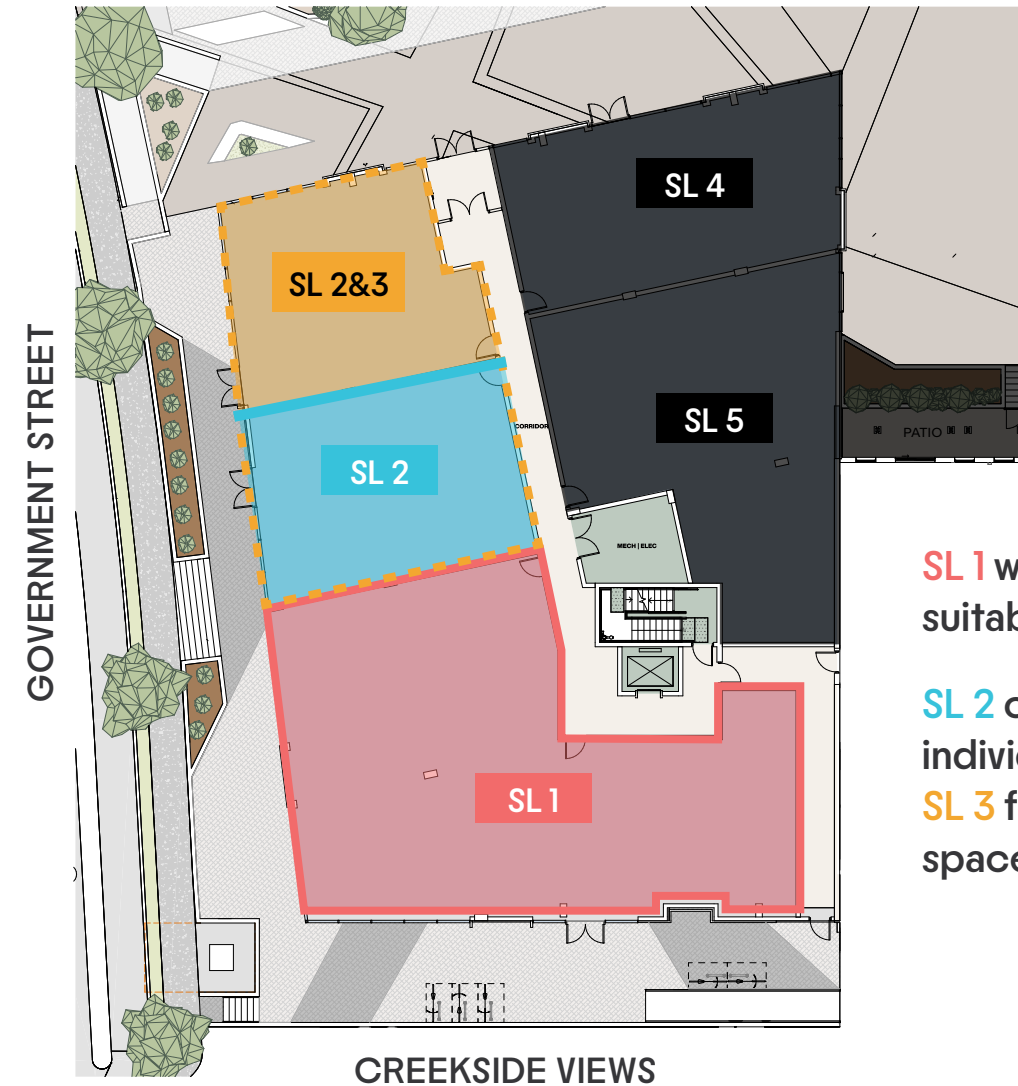
RETAIL STRATA LOTS AT NIKOLA



VISUAL RENDERING ONLY

Designated parking stalls

Designated commercial elevator for customers and staff



SL	UNIT SIZE
1	± 3,255 SF
2	± 1,221 SF
2 & 3	± 2,260 SF

SL 1 with 3,255 SF of space is suitable for a dental practice.

SL 2 can be purchased individually or combined with **SL 3** for a total of 2,260 SF of space suitable for a pharmacy.

A ONE-OF-ONE OPPORTUNITY FOR YOUR DENTAL PRACTICE OR PHARMACY

Seize the rare opportunity to establish your business in a premium location with a **guaranteed competitive edge**. The developer is offering exclusive rights for either a **dental practice or pharmacy**, ensuring you are the **sole provider** of your services within the development.

UNMATCHED EXCLUSIVITY, SECURED IN TITLE

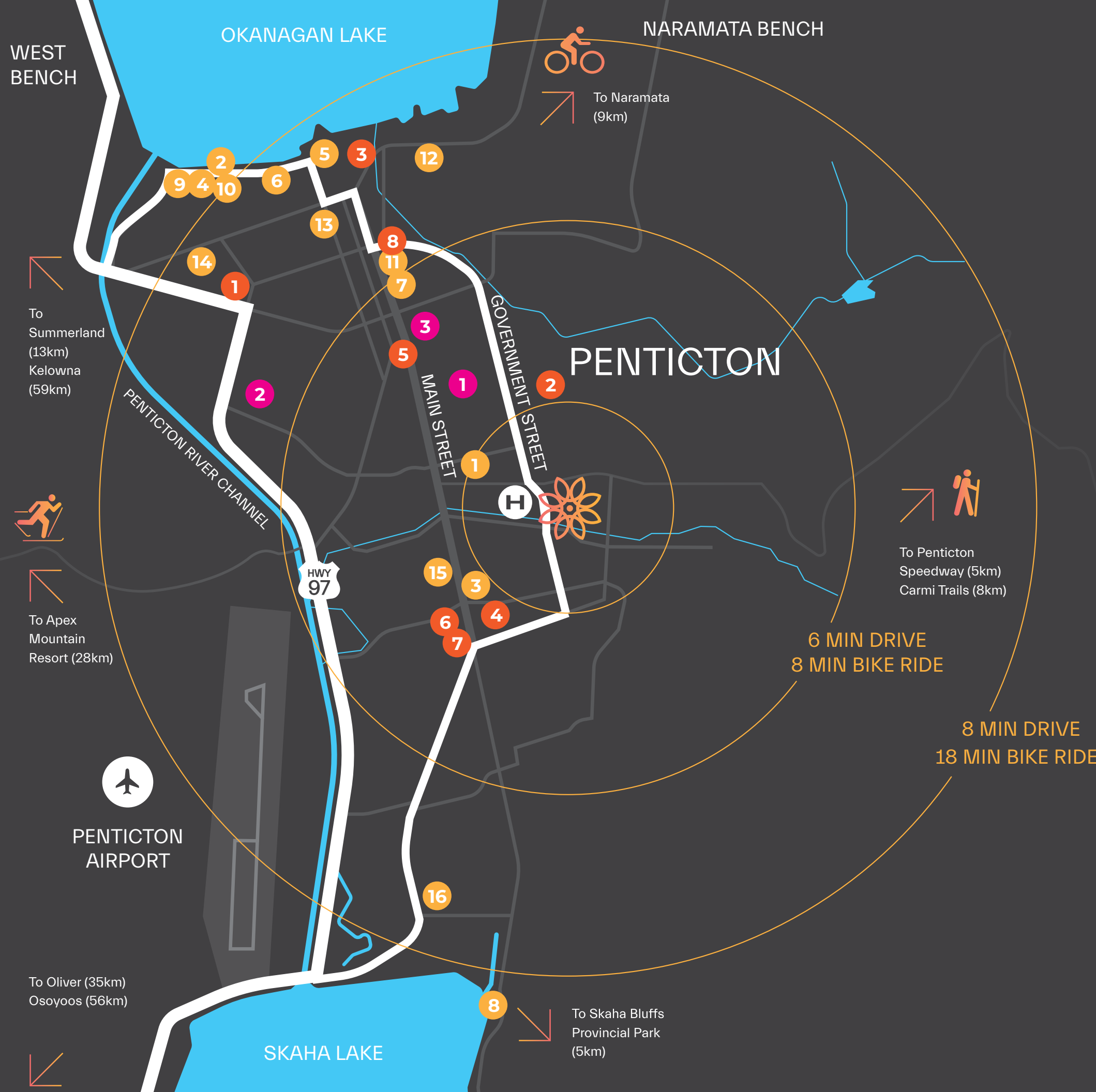
To safeguard your business, the developer will **work with purchasers to generate exclusivities** for dental or pharmacy operations within the project. This **one-of-one** opportunity ensures you dominate your market without direct competition within the project, giving you a **built-in patient or customer base** from day one.

STRATEGIC LOCATION & GROWTH POTENTIAL

- **Prime location** in a high-traffic, rapidly growing community
- **Modern, purpose-built space** designed to elevate your brand
- **Guaranteed exclusivity**, driving demand and long-term business success

WHY THIS OPPORTUNITY WON'T LAST

Such exclusivity in a premier development is **extremely rare**—once secured, no other competitor can enter. If you're looking to establish or expand your practice with **zero competition and maximum visibility**, this is your chance.



AN URBAN HUB

SCHOOLS

- 1 KVR Middle School
- 2 Okanagan College - Penticton Campus
- 3 Penticton Secondary

SHOPPING / SERVICES

- 1 South Okanagan Events Center
- 2 IGA - Penticton
- 3 Penticton Farmers' Market
- 4 Superstore
- 5 Penticton Public Library
- 6 Save on Foods
- 7 London Drugs
- 8 Penticton Physiotherapy & IMS Clinic

RESTAURANTS

- 1 BRODO Kitchen
- 2 Cambo Beach Restaurant
- 3 Earls Kitchen & Bar
- 4 Elma
- 5 Hooded Merganser Restaurant
- 6 KOYA Penticton
- 7 Lachi
- 8 Vallarta Grill
- 9 Salty's Beach House
- 10 Socialē Enoteca Ristorante
- 11 Tequila Vallarta Restaurante Mexicano
- 12 The Bench Market
- 13 The Black Antler
- 14 The Vault Bar & Grill
- 15 Shades on Main Restaurant
- 16 Kojo Penticton

6 MIN DRIVE
8 MIN BIKE RIDE

8 MIN DRIVE
18 MIN BIKE RIDE

NARAMATA BENCH

WEST BENCH

OKANAGAN LAKE

To Naramata
(9km)

To Summerland
(13km)
Kelowna
(59km)

To Apex
Mountain
Resort (28km)

To Penticton
Speedway (5km)
Carmi Trails (8km)

To Oliver (35km)
Osoyoos (56km)

To Skaha Bluffs
Provincial Park
(5km)

PENTICTON

GOVERNMENT STREET

MAIN STREET

PENTICTON RIVER CHANNEL

HWY 97

PENTICTON
AIRPORT

SKAHA LAKE

REQUEST FOR EXPRESSIONS OF INTEREST PROCESS

TARGET BUYERS

Established dental and/or pharmacy operators seeking 1,200-4,000 square feet in Penticton, BC.

SUBMISSIONS DUE

April 5, 2025

REVIEW OF RFPS AND UNIT SELECTION

14 days

Submission Contact: Jeff Brown and Nick Renton

PHONE:

236-420-3558

EMAIL

jeff.brown@williamwright.ca

EMAIL

nick.renton@williamwright.ca

EXPERTS IN FORM & FUNCTION



Developed By

Tien Sher Group

The company's highly focused team of specialists oversees every aspect of project development, including acquisition, planning, design, construction, marketing, sales, and customer care, with a commitment to building lasting value for homeowners and the community. Founded in 2005, Tien Sher has steadily grown to become one of the most innovative and progressive developers in the region, contributing to the urban renewal of the historic Whalley District, and many arts and cultural initiatives that go beyond real estate development.



Developed By

Stryke Group

With over 60 years of combined real estate experience, Stryke Group possesses knowledge and insights that can be applied to every project in which the team is involved in. Stryke Group is deeply committed to creating sustainable and thriving communities through real estate development. By combining a long-term vision, extensive experience, and a strong network, Stryke lays a strong foundation for success in navigating the complexities of developing real estate.

WILLIAM | WRIGHT

Commercial Leasing By

William Wright Commercial

William Wright Commercial is a modern, full service commercial brokerage offering more dedicated commercial real estate offices in BC than anyone else. From landlord and tenant services to investment sales and project marketing, we strive to connect our clients to their goals and help them build their business, one transaction at a time.



INNOVATION DISTRICT

PENTICTON

FOR MORE INFORMATION CONTACT

williamwright.ca     

WILLIAM | WRIGHT

JEFF BROWN

250.575.8768

jeff.brown@williamwright.ca

VICTORIA MITCHELL

250.300.4705

victoria.mitchell@williamwright.ca

SHELBY KOSTYSHEN

250.808.1442

shelby.kostyshen@williamwright.ca

NICK RENTON

778.584.5308

nick.renton@williamwright.ca

KELOWNA OFFICE

236.420.3558

Vancouver Office

1340-605 Robson St
Vancouver, BC
604.428.5255

Tri-Cities Office

370-2755 Lougheed Hwy
Port Coquitlam, BC
604.545.0636

Fraser Valley Office

180-8621 201 St
Langley, BC
604.546.5555

Victoria Office

843 Johnson St
Victoria, BC
250.590.5797

Central Island Office

100B-154 Memorial Ave
Parksville, BC
250.586.1226

Kelowna Office

205-478 Bernard Ave
Kelowna, BC
236.420.3558

Kamloops Office

406-121 5th Ave
Kamloops, BC
236.425.1617

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