

For Lease

Newly Built Retail & Warehouse Space

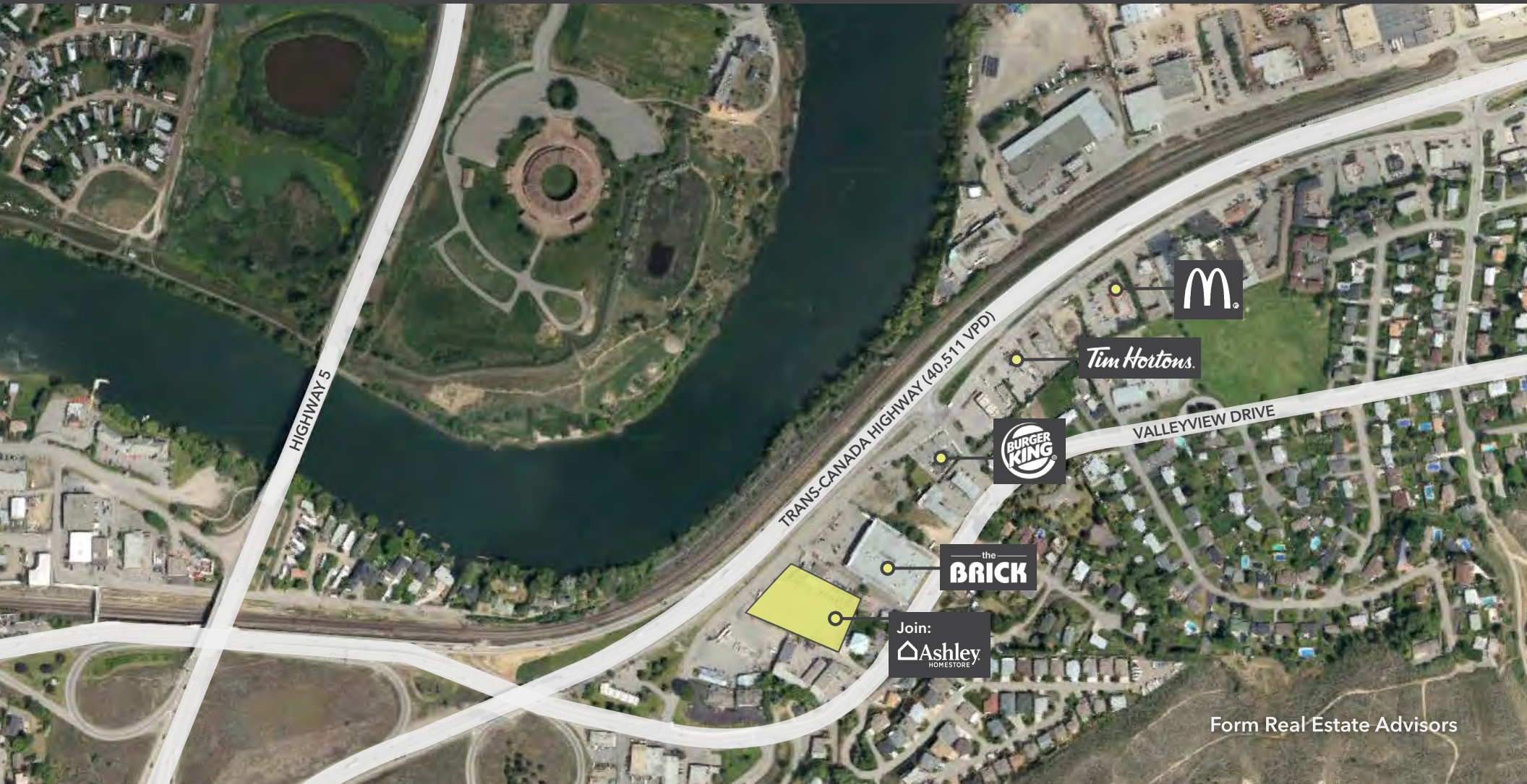
FORM

Location

1663 Trans Canada Highway East
Kamloops
British Columbia

Contact

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Form Real Estate Advisors

For Lease

1663 Trans-Canada Highway East
Kamloops, BC

Average Household Income (5km radius)

\$81,177

C6 Zoning

Allows for a Variety of Uses

Kamloops is the

Largest City

In the Thompson-Nicola Region



Opportunity

Opportunity to lease 6,458 SF of retail space with up to 2,921 SF of warehouse and mezzanine space in a newly constructed mixed-use development. With excellent exposure to 40,555 vehicles per day along the Trans-Canada Highway, the centre will appeal to both locals and tourists alike in all seasons. Tenants will join Ashley Furniture and benefit from Kamloops being the largest city within the Thompson-Nicola Region as well as the strong pull of neighboring national tenants such as The Brick and Burger King.

C-6 Arterial Commercial zoning allows for a wide variety of uses including but not limited to: Retail sales, minor financial institutions, gas bars, offices, recreational vehicle sales, recreation facilities liquor stores and education centres. *to be verified by the tenant with the city.

Highlights

Excellent exposure along the Trans-Canada Highway with 40,555 VPD

6,458 SF of retail space with up to 2,921 SF of storage and mezzanine space

\$81,177 average household income within a 5km radius and a population growth of 3.6% from 2013-2018

C-6 Zoning offers tenants a wide range of potential uses

Abundant on-site parking available

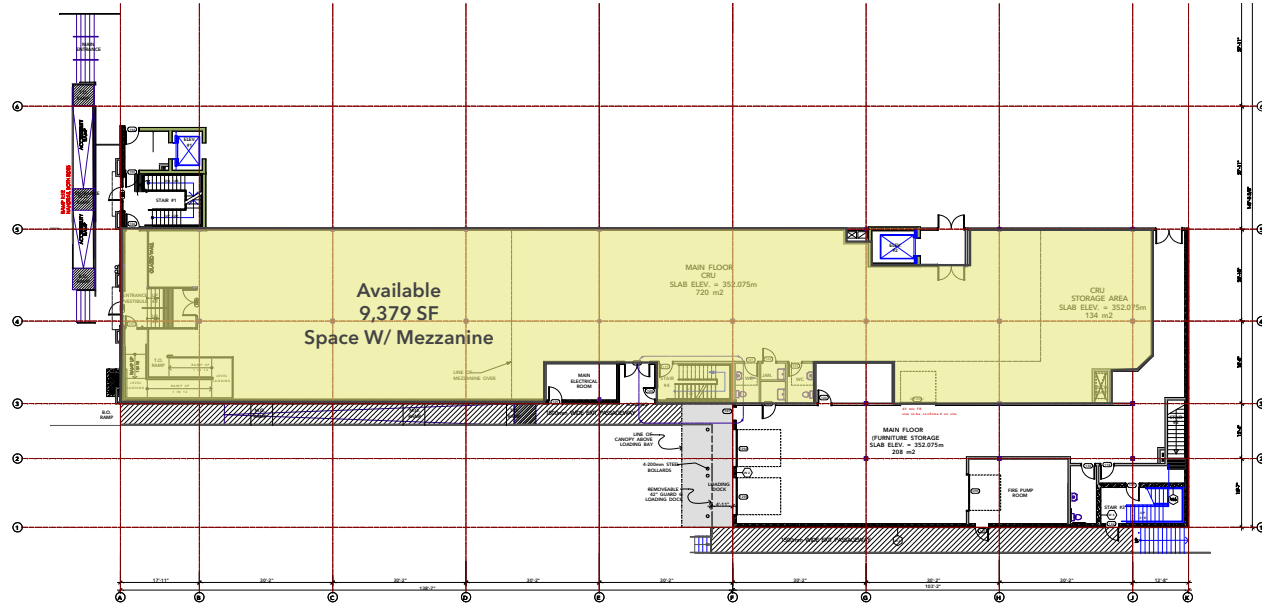
Salient Details

Availability:	Retail: 6,458 SF Warehouse: 1,274 SF Mezzanine: 1,647 SF Total: 9,379 SF
Possession:	February 2019
Zoning:	C-6 Arterial Commercial
Traffic Count:	Trans-Canada Highway - 40,511 VPD (2018)
Additional Rent:	TBD
Basic Rent:	Contact listing agent

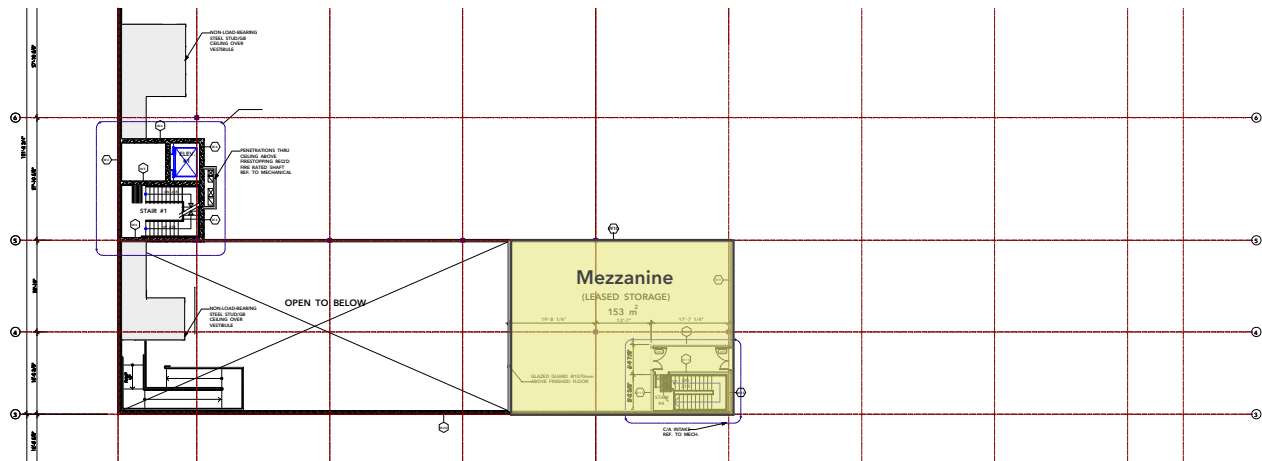
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1663 Trans-Canada Highway East
Kamloops, BC

Main Floor Plan



Second Floor Plan



For Lease

1663 Trans-Canada Highway East
Kamloops, BC



2018 Estimates & Projections	1 KM	3 KM	5 KM
Population	1,109	11,728	34,326
Households	494	5,773	15,352
Average Household Income	\$73,301	\$77,660	\$81,177

- | | | |
|---------------------------|--------------------|----------------------|
| 1. Subject Site | 7. Tim Hortons | 13. Rivercity Cycle |
| 2. Petro-Pass Truck Stop | 8. McDonald's | 14. Chevron |
| 3. Citation RV & Trailers | 9. Top40 Woodworks | 15. Levitt Machinery |
| 4. The Brick | 10. Finning Canada | 16. Husky |
| 5. Burger King | 11. Motel 6 | 17. Tim Hortons |
| 6. Shell | 12. Arby's | 18. A&W |
| | | 19. Kal Tire |



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All communications and inquiries related to this opportunity, or requests for additional information or requests regarding procedures, must be made to the Form Retail Advisors Inc. agents named on the first page. No personnel of the Vendor or any of its affiliates should be contacted directly under any circumstance.

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