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RETAIL FOR LEASE

301 HIGHWAY 33W, KELOWNA, BC

- Well established grocery anchored shopping centre, located off Highway 33
- Options available for restaurant, medical, fitness, childcare, basement storage, and sit down cafe
- Prominent highway, transit access and ample parking
- Join Save On Foods, Shoppers Drug Mart, RBC, TD and more

PROPERTY FEATURES



CONVENIENCE &
DESTINATION RETAIL



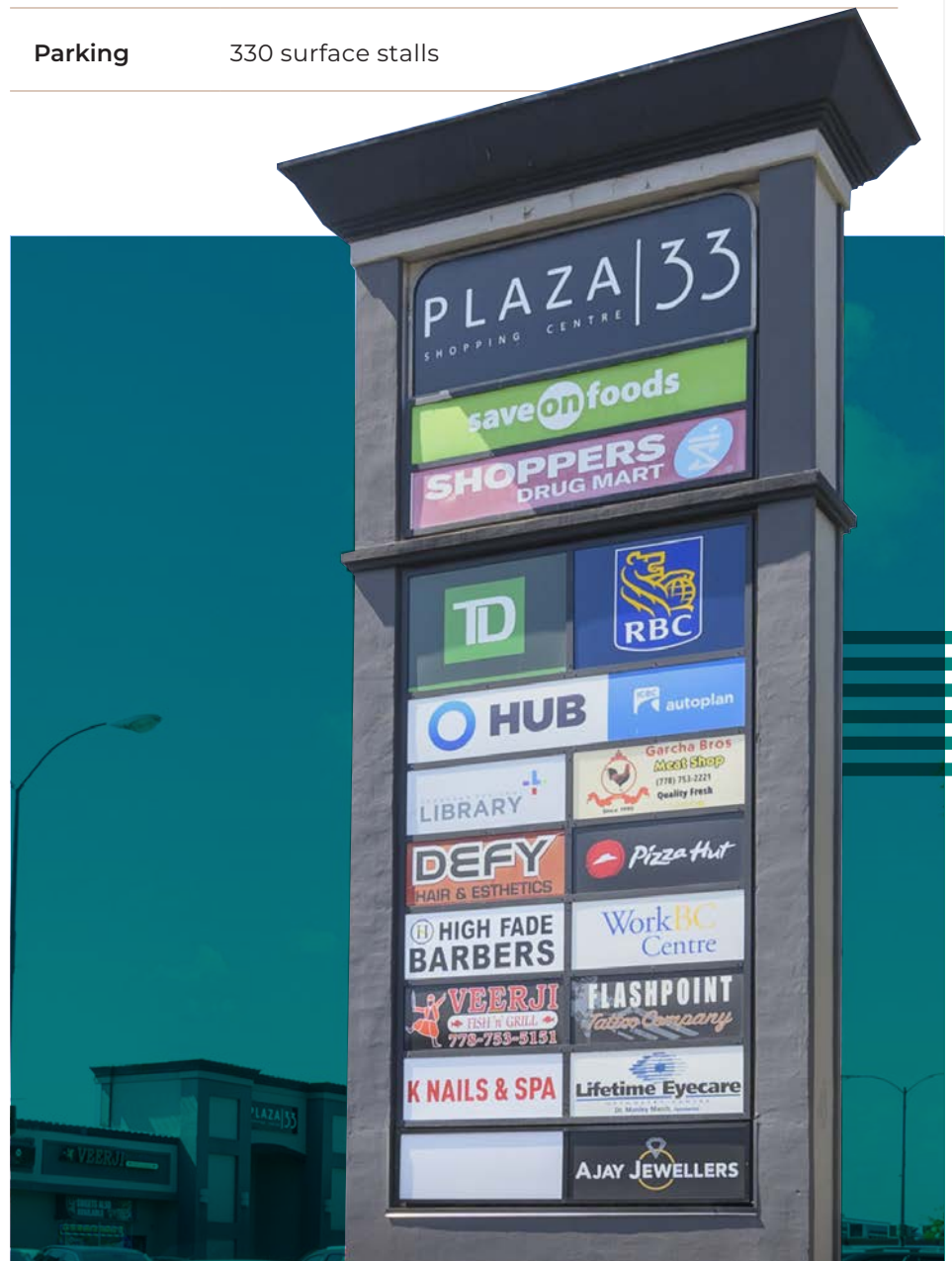
KELOWNA'S LARGEST &
FASTEST-GROWING NEIGHBORHOOD



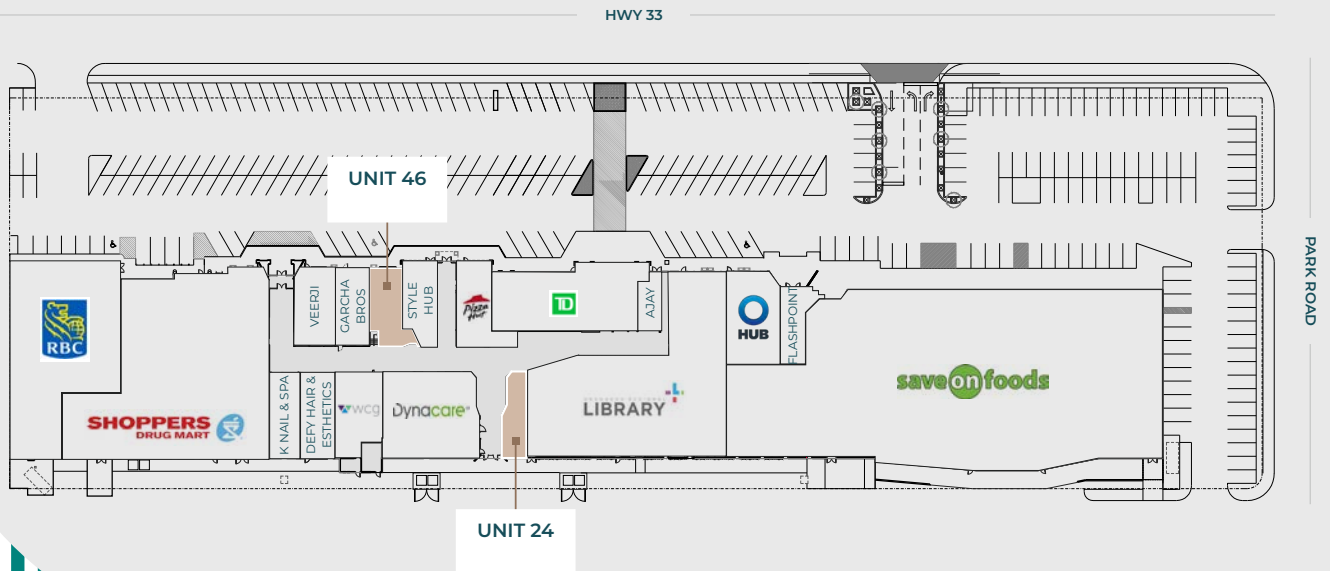
GROCERY
ANCHORED



Available	Unit 46 – 1,158 SF Unit 24 – 850 SF
Municipal	301 Highway 33W, Kelowna, BC V1X 1X8
Asking Rate	Negotiable
CAM / Tax	\$11.60 (2026 est.)
Legal	EAST: Lot 2, Section 23, Township 26, ODYD, Plan 18858 WEST: Lot A, Section 23, Township 26, ODYD, Plan 23415
Zoning	UC4
Parking	330 surface stalls



PLAZA 33 – SITE PLAN



MARKET INSIGHT

Rutland has a projected population growth rate of approximately 9.2%, with an average household income above the provincial average and 36.0% of residents between the ages of 20 and 39 - a key demographic for food and beverage, medical, and convenience-oriented retail.

Despite the growing population of Rutland, the area has seen relatively little new commercial growth, positioning Plaza 33 as one of the primary retail destinations for the neighborhood. This is further reinforced by strong accessibility, with the area being well-served by public transit, including more than 10 bus stops located within a five-minute walk from the centre.

The site also benefits from exposure and connectivity via Highway 33 and Rutland Road, the intersection which carries approximately 15,000 vehicles per day (VPD). These arterial linkages support both neighborhood and pass-by traffic, positioning the site to capture local demand while maintaining city-wide accessibility.



AREA DEMOGRAPHICS

2 KM RADIUS

24,349

DAYTIME POPULATION

31,993 residents
11.8% growth (2018-2025)
9.2% projected growth (2025-2030)

36.0%

20-39 YEARS

19.0% – 0-19 years
23.6% – 40-59 years
21.5% – 60+ years

\$107,769

AVERAGE HOUSEHOLD INCOME

25.5% earn \$60 - \$100,000
44.1% earn \$100,000+

15,000 VPD

ON HWY 33 & RUTLAND RD

15,000 VPD on Hwy 33 & Rutland Rd

PLAZA 33
SHOPPING CENTRE

ENTRANCE

FOR MORE INFORMATION, PLEASE CONTACT:



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