



Lansdowne Village

Units Available for Lease



Retail Space for Lease in the Heart of Downtown Kamloops

A CENTRAL LOCATION WITH HIGH VISIBILITY

Located along Lansdowne Street — a major arterial route connecting downtown Kamloops with surrounding neighborhoods and the Trans-Canada Highway. Your business benefits from exceptional street exposure and steady vehicle and pedestrian traffic.

A STRONG TENANT MIX

Home to anchor retailers like Save-On-Foods, London Drugs, Dollarama, and Tim Hortons. With over 205,000 sq. ft. of diverse retail, service, and financial offerings, your business will be in excellent company.

CONVENIENCE THAT ATTRACTS CUSTOMERS

Ample on-site parking and multiple entry points make shopping easy and inviting. Strong surrounding demographics include over 58,000 residents within a 5 km radius with household incomes averaging over \$105,000.

FOOD



RETAIL



SERVICES



Demographic Snapshot

- Total Population: 58,180 (5 km radius)
- Average Household Income: \$105,619 (5 km radius)
- Number of Households: 24,472 (5 km radius)

These strong fundamentals make Lansdowne Village an ideal location for retail, medical, financial, or service-based businesses seeking long-term growth and visibility.

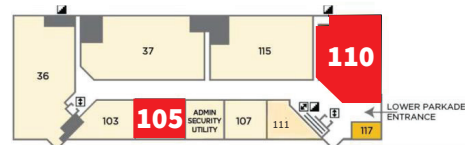


350 LANSDOWNE (RETAIL)		
100B	Starbucks	1,536 sf

350 LANSDOWNE (OFFICE)		
Office Building		30,382 sf
Unit 100	Interior Savings Credit Union	7,204 sf
Unit 200	Fulton & Company LLP	5,652 sf
Unit 300/400	Fulton & Company LLP	15,216 sf
Unit 301	Fulton & Company LLP	2,310 sf
Unit 101	Fulton & Company LLP (storage)	2,616 sf

450 LANSDOWNE (STREET LEVEL)		
200	Save On Foods	23,788 sf
201	Booster Juice	883 sf
202	Herbal One	836 sf
203	Classic Eyewear	1,625 sf
204	Excel Nails	2,021 sf
205	Thompson Community Services	3,949 sf
206	Dollararama	10,140 sf
207	Kinetic Energy Walk-In Clinic	4,291 sf
209	Future JPD Admin Office	958 sf
210	Open Door	7,000 sf
211	Nightingale Medical	1,800 sf
212	BC Cannabis	3,771 sf
216	London Drugs	33,497 sf
217	Money Mart	1,324 sf
218	Donair Dude	1,302 sf
219/220	Kamloops Insurance Services	2,607 sf
221	H&R Block	1,819 sf
225	Specialty Liquor Store	4,306 sf
230	Dr. Phone Fix	653 sf
231	Pizza Pizza	987 sf
233	Bell	1,281 sf
234A	Cutting Edge	865 sf
234B	Telus	570 sf
235	Senior Froggy	1,453 sf
610	Tim Hortons	2,476 sf
620	Not Your Average Joe's	7,513 sf
630	Great Canadian Oil Change	1,227 sf

LOWER LEVEL



450 LANSDOWNE (LOWER LEVEL)		
36/37	Interior Health	15,737 sf
115	Community Living BC	6,510 sf
103	Interior Health	2,320 sf
105	Vacant	2,117 sf
107	Kamloops Downtown X-Ray	1,776 sf
110	Vacant	5,134sf
111	Kamloops Downtown Ultrasound	1,620sf
117	Future Added Space	578 sf
110A	Interior Health (storage)	329 sf

*storage space excluded from GLA

Unit #	Area SF	Net Rent
233	1,281	TBN
105	2,117	TBN
110	5,134	TBN

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