

HIGH PROFILE RETAIL UNITS NOW AVAILABLE FOR LEASE

## 2425 GORDON DRIVE

EXTENSION OF GUISSACHAN VILLAGE, KELOWNA, BC

EST. COMPLETION JANUARY 2027





# PROPERTY FEATURES



## PRIME EXPOSURE

High-visibility frontage on Gordon Drive



## LOCATION

Situated within the highly sought-after Guisachan Village



## RESIDENTIAL DENSITY

Established residential catchment driving consistent daily traffic



## DESIGN

Large-format glazing and prominent signage opportunities



## PATIO POTENTIAL

CRU 4 - ideal for restaurant user



## CEILING

15' ceiling heights for an open, modern environment



## EST. COMPLETION

January 2027

# THE NUMBERS



## PRICING

Contact Listing Agents



## FLEXIBLE SIZES

±1,000 - ±7,204 SF

Join an extension of **Guisachan Village** at 2425 Gordon Drive. This brand-new mixed-use development delivers modern retail space within one of Kelowna's most established and desirable neighbourhood nodes.

Surrounded by strong residential density and anchored by long-standing village tenants including **Mike's Produce, Starbucks, Codfathers Seafood Market, ARC Liquor Store, Lakeside Pharmacy, and Valley First Credit Union**, the property benefits from built-in customer traffic and daily visibility along Gordon Drive. Large-format storefront glazing, prominent signage opportunities, and convenient on-site parking create an ideal environment for retail and service users.

CRUs 1-3 offer flexible configurations and can be further demised to approximately ±1,000 SF options. CRUs 1 & 4 are well suited for restaurant or food-focused users, supported by strong neighbourhood demand for additional dining options, with CRU 4 offering patio potential.

This is a rare opportunity to establish your business within a proven commercial hub supported by consistent local traffic and a vibrant surrounding community.





Kelowna General Hospital

Okanagan Lake

Downtown Kelowna

AS Matheson Elementary

Highway 97

Accent Inns

Landmark Buildings

Illichmann's

Subject Property

Capri Centre

Springfield Rd

Starbucks

Lakeside Pharmac

Guisachan Rd

Guisachan Heritage Park

Guisachan Village

ARC Liquor Store

Gordon Drive

Cameron Ave

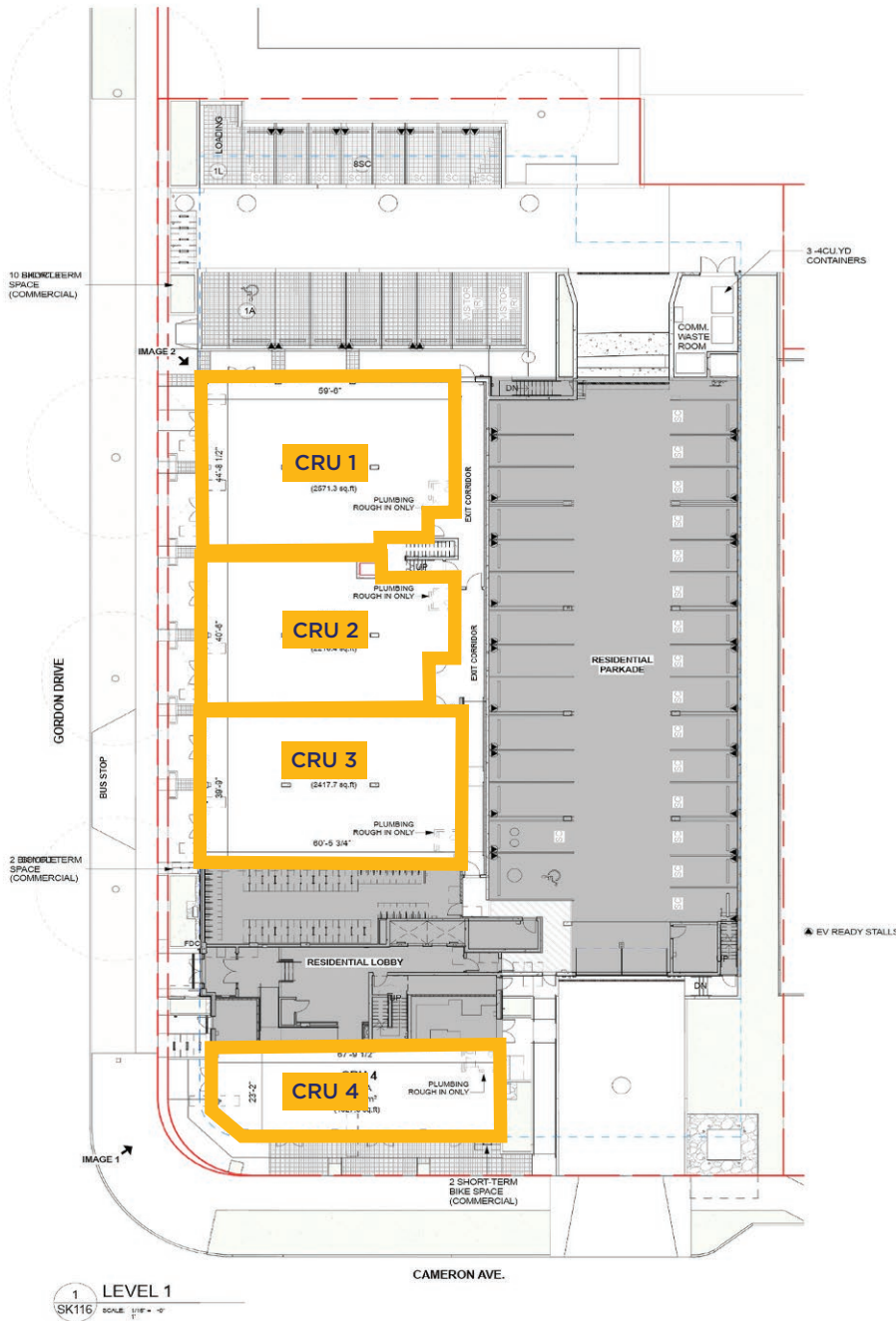
# CURRENT AVAILABILITY

## ADDRESS

2425 Gordon Drive

UNIT#	SF
CRU 1	2,571
CRU 2	2,216
CRU 3	2,417
CRU 4	1,527

CRUs 1-3 can be demised from  $\pm 1,000$  SF to  $\pm 7,204$  SF.  
 CRUs 1 & 4 suited for restaurant use with planned mechanical shafting.





## Let's chat.

### **NOEL ACRES** PREC

noel.acres@venturecommercial.ca  
250.826.6635

### **CHRIS WILLS** PREC

chris.wills@venturecommercial.ca  
250.870.1330

*Venture Commercial was born from a competitive vision to reimagine and elevate the practices of commercial real estate. Our clients benefit from the expertise of the largest commercial real estate brokerage in the Okanagan and the flexible, collaborative and creative representation of a boutique real estate firm.*

*Our highly driven company is dedicated to building longstanding relationships and uncovering opportunity for our clients. As industry leaders, we aim to guide you through the process with wisdom, fairness and transparency every step of the way. Success for us is not the next commission; rather, it is defined by establishing partnerships throughout the complete life cycle of our client's business.*

This document has been prepared by Venture Realty Corp. for advertising and general information only. Venture Realty Corp. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information.

Venture Realty Corp. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of the this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Venture Realty Corp. and/or its licensor(s). 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.