



For lease

Westbank Hub North

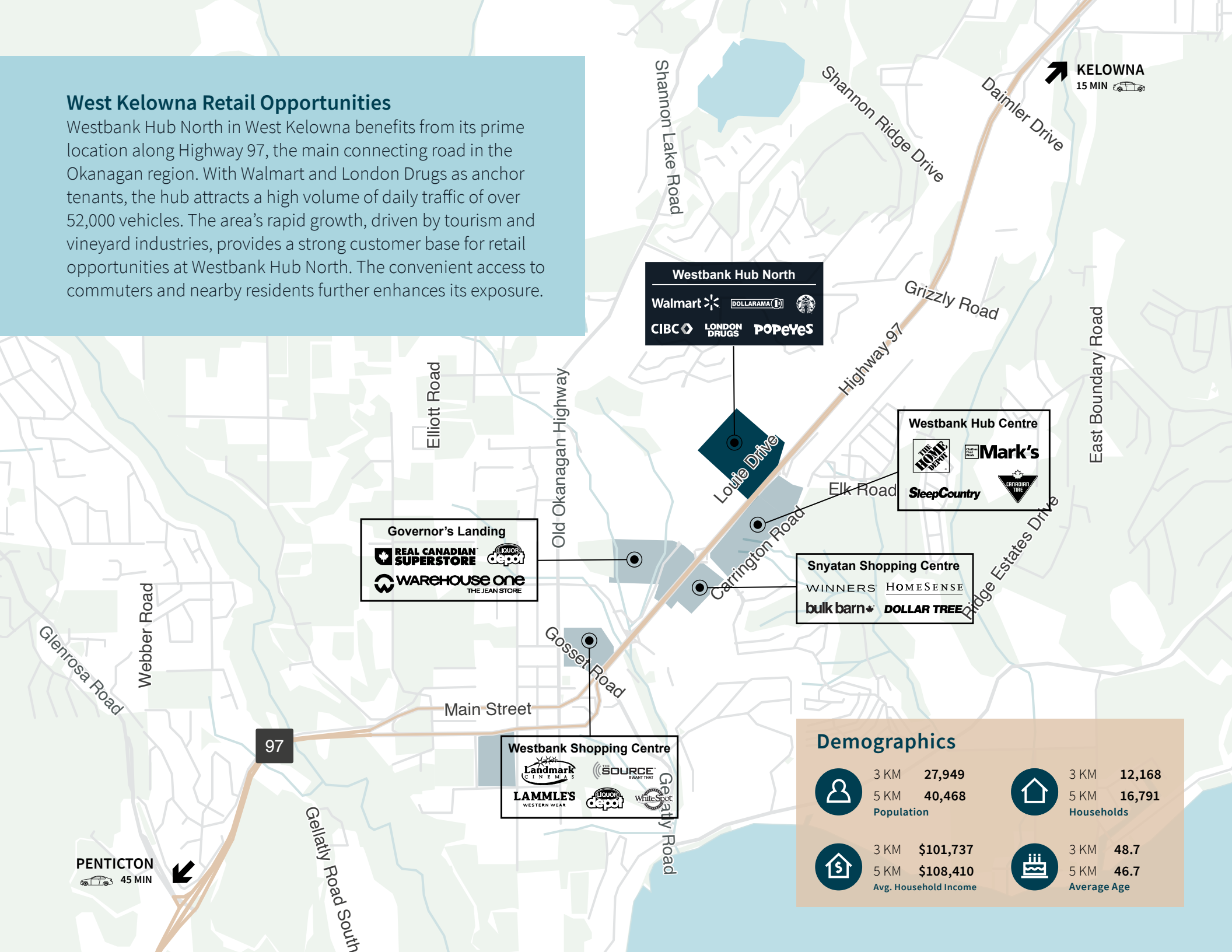
2170 Louie Drive, West Kelowna, BC

Join notable tenants including:



West Kelowna Retail Opportunities

Westbank Hub North in West Kelowna benefits from its prime location along Highway 97, the main connecting road in the Okanagan region. With Walmart and London Drugs as anchor tenants, the hub attracts a high volume of daily traffic of over 52,000 vehicles. The area's rapid growth, driven by tourism and vineyard industries, provides a strong customer base for retail opportunities at Westbank Hub North. The convenient access to commuters and nearby residents further enhances its exposure.



Demographics

	3 KM	27,949		3 KM	12,168
	5 KM	40,468		5 KM	16,791
		Population			Households
	3 KM	\$101,737		3 KM	48.7
	5 KM	\$108,410		5 KM	46.7
		Avg. Household Income			Average Age



GWL REALTY
ADVISORS

Westbank Hub North

CURRENT OPPORTUNITIES

8c 2,075 sq ft

Walmart 
Save money. Live better.

**LONDON
DRUGS**

HIGHROADS
MEDICAL CLINIC

DOLLARAMA

ANYTIME
FITNESS
COMING SOON

CHATTERS

Smitty's

CIBC

edo

POST
HIT

scribble

popeyes

NEXGEN
HEARING

8c

Starbucks

Highway 97

← 52,995 VPD →

WESTBANK HUB CENTRE

Net Rent

Contact leasing team

CAM:

\$ 7.92 per sq ft

TAX:

\$ 5.73 per sq ft

Management Fee:

5 % of Gross Rent

Westbank Hub North

2170 Louie Drive, West Kelowna, BC



Madeleine Byblow

Associate Vice President

madeleine.byblow@jll.com

+1 604 628 4334

Connor O'Keeffe*

Vice President

connor.okeeffe@jll.com

+1 604 628 4339



JLL SEE A BRIGHTER WAY



DISCLAIMER

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024. Jones Lang LaSalle Real Estate Services Inc. All rights reserved. *Personal Real Estate Corporation