



# CHIEF LOUIS

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## CROSSING

302 YELLOWHEAD HIGHWAY, KAMLOOPS BC



## Commercial Space for Lease in a Premium Location

+/- 56,000 sq. ft. proposed retail, office, and hospitality space situated within Tkemlúps te Secwépemc lands and with extensive highway frontage and convenient access

For more information contact:

**Dave Girling**

Lease Sales Representative

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*Renderings and drawings are subject to change*

**Chief Louis Crossing is a new shopping centre and commerce hub with flexible spaces available for lease for a variety of services.**





## Preferred Business Categories

- **Hospitality:** Restaurant, Café, Pizzeria, Specialty Food Services
- **Retailers:** Cold Beer and Wine, Home Décor, Pet Stores
- **Personal Services:** Spa, Salon
- **Professional Services:** Legal, Engineering, First Nations Services, Co-Working, Insurance
- **Healthcare Services:** Doctor, Dentist, Chiropractic, Massage Therapist, Physiotherapist, Psychiatry, Counselling, Pharmacy

# Premium Location

Located at the bustling intersection of Shuswap Road and Yellowhead Hwy. #5 and with convenient access and extensive highway frontage, it is an opportunity not to miss.

Within Tkemlúps te Secwépemc lands, neighbouring Sun Rivers, an award-winning master-planned community, and adjacent to the City of Kamloops, it offers unique benefits to Indigenous entrepreneurs and shoppers alike.



**500 FT**

Highway Frontage



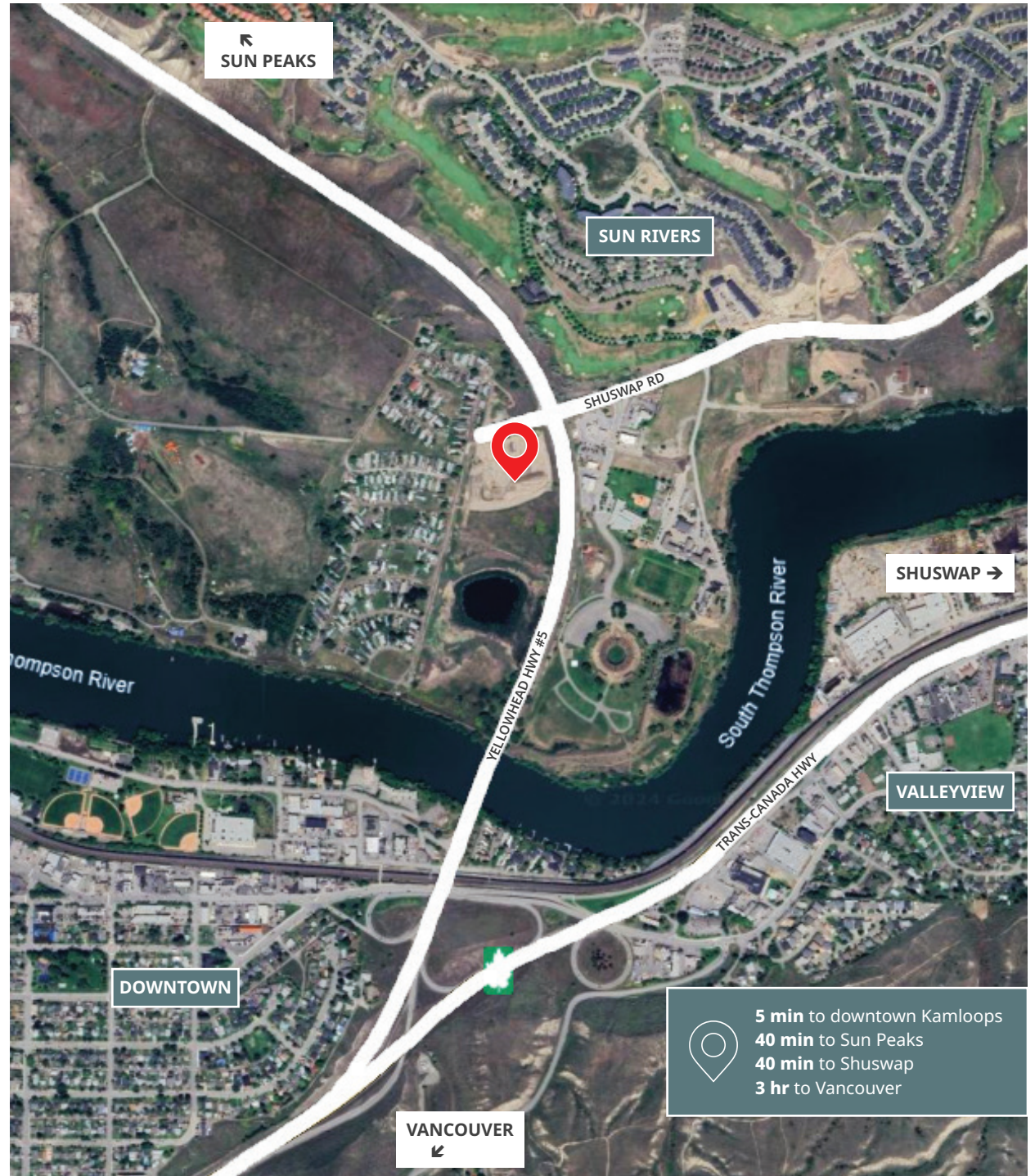
**30,000 VEHICLES**

Average Daily Traffic



**30% INCREASE**

Census Population



# Property Overview

## Civic Address

302 Yellowhead Hwy.  
Kamloops BC

## Location

Tíkemlúps te Secwépemc Lands  
Yellowhead Hwy #5 & Shuswap Rd.

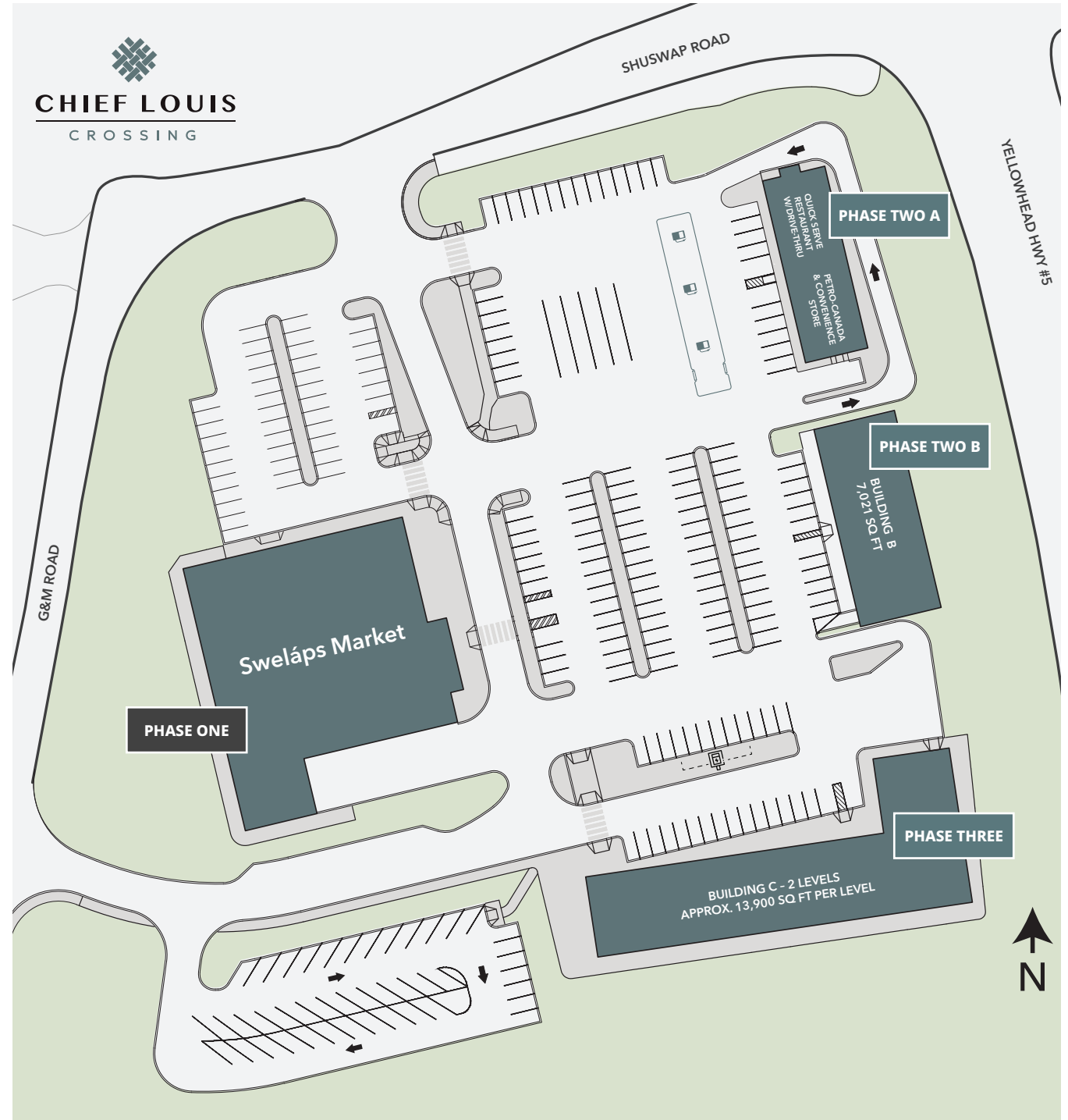
## Total Rentable Area

+/- 56,000 sq. ft.

## Available Lease Areas

**PHASE TWO B:** +/- 7,000 sq. ft.

**PHASE THREE:** +/- 28,000 sq. ft.



# PHASE ONE

Sweláps Market  
grocery store



**NOW OPEN**

# PHASE TWO A

Petro Canada gas &  
convenience store

Quick-serve food  
and drive-thru



**FALL 2024**

# PHASE TWO B

## Building B

three to four units



# PHASE THREE

## Building C

*Level one:*  
one anchor unit plus  
three to four additional units

*Level two:*  
units TBD

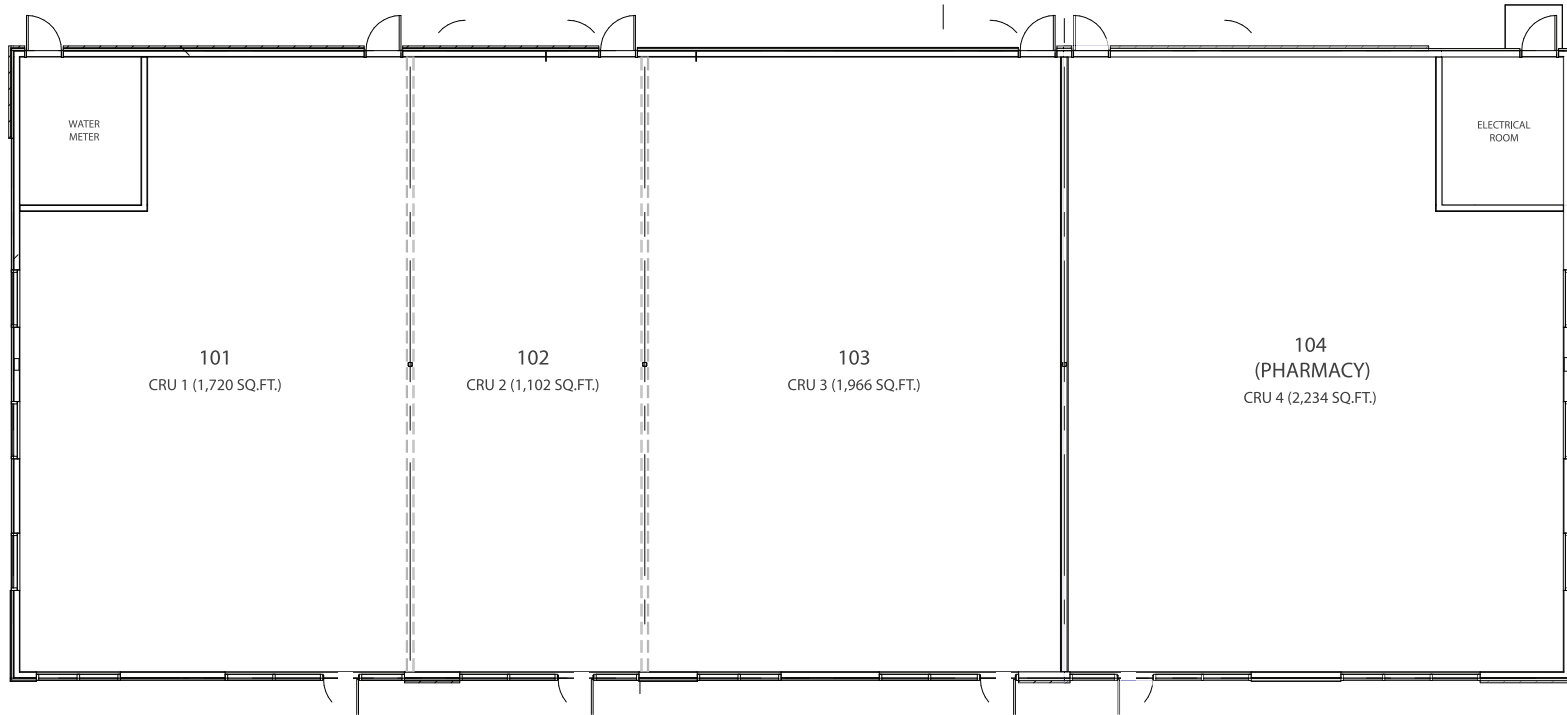


# PHASE TWO B

## BUILDING B

7,021 SQ FT | 3-4 UNITS

↑  
YELLOWHEAD  
HIGHWAY #5



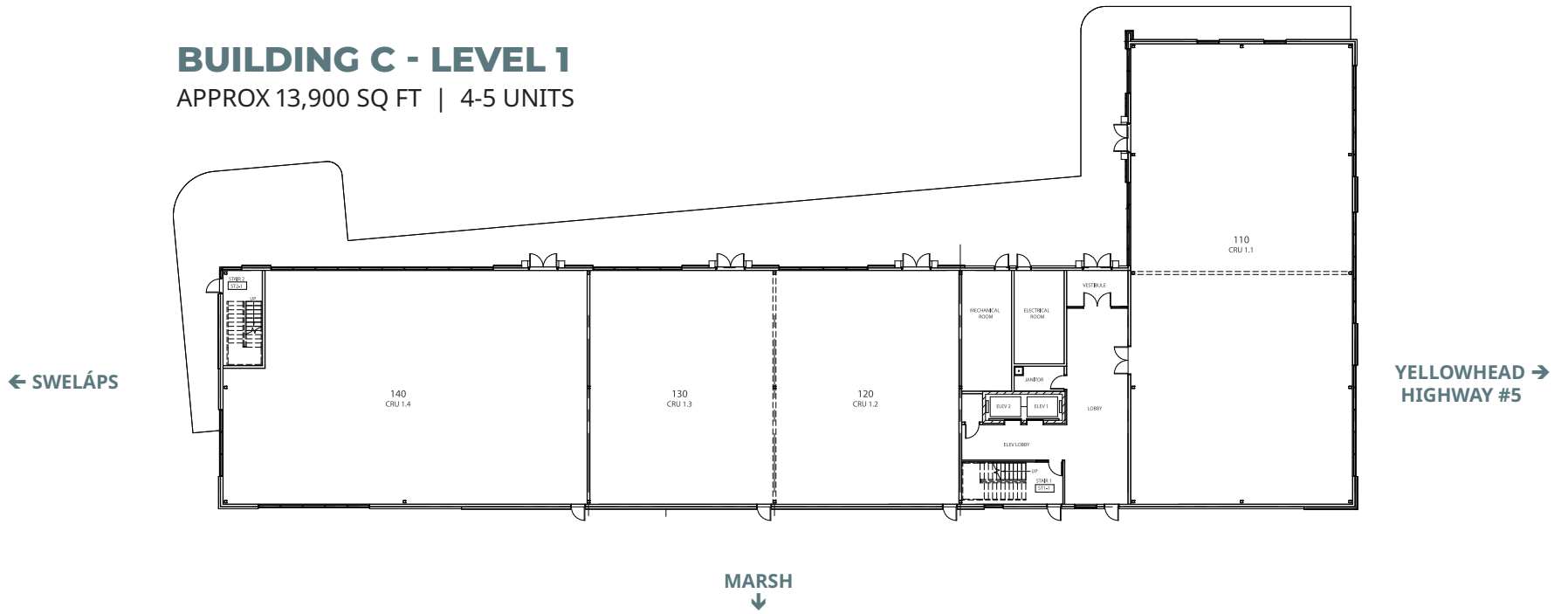
SWELÁPS  
↓





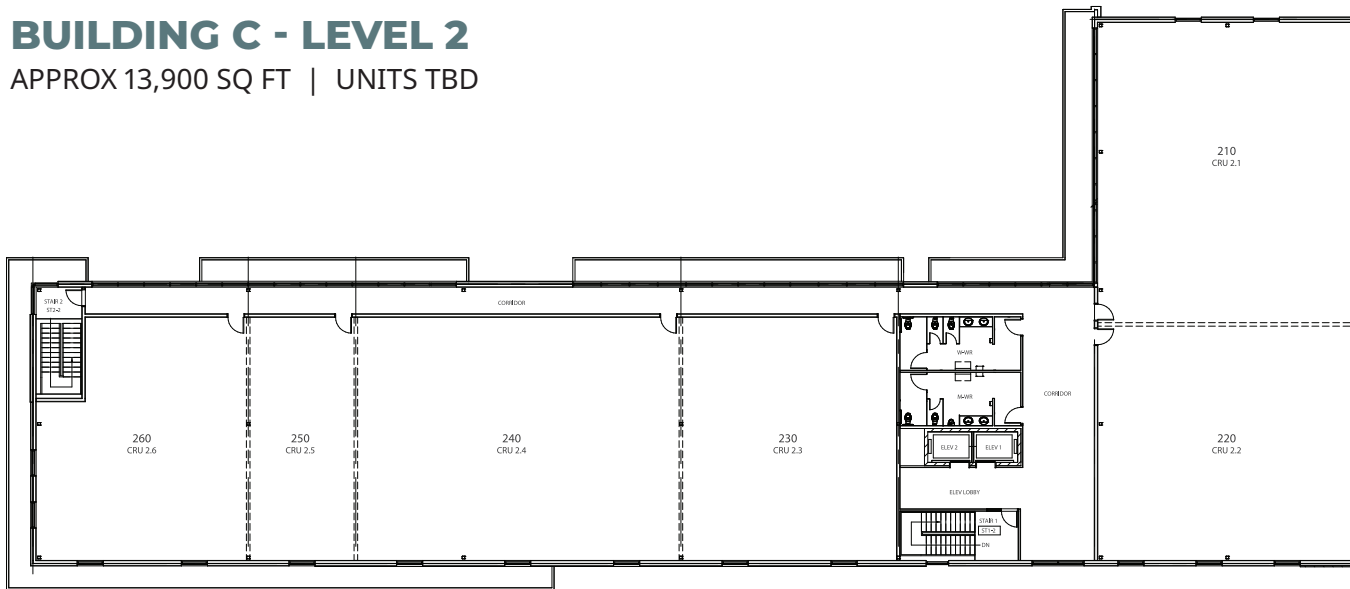
### BUILDING C - LEVEL 1

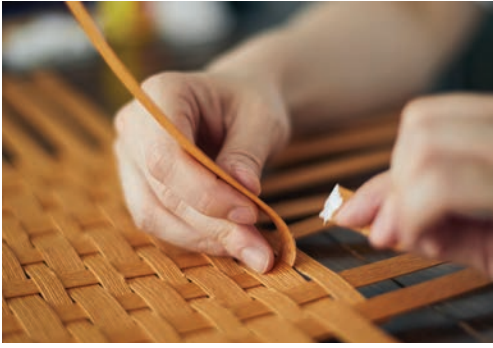
APPROX 13,900 SQ FT | 4-5 UNITS



### BUILDING C - LEVEL 2

APPROX 13,900 SQ FT | UNITS TBD





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