

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:

Lease Sales Representative 250.214.0455 info@chieflouiscrossing.ca



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 awardwinning master-planned community, and adjacent to the City of Kamloops, it offers unique benefits to Indigenous entrepreneurs and shoppers alike.



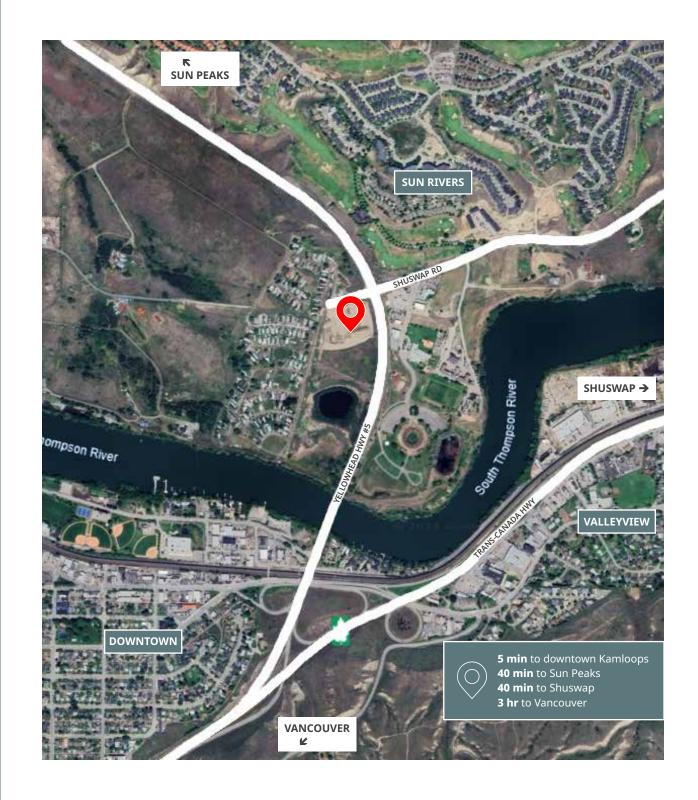
500 FT Highway Frontage



30,000 VEHICLESAverage Daily Traffic



30% INCREASECensus Population



Property Overview

Civic Address

302 Yellowhead Hwy. Kamloops BC

Location

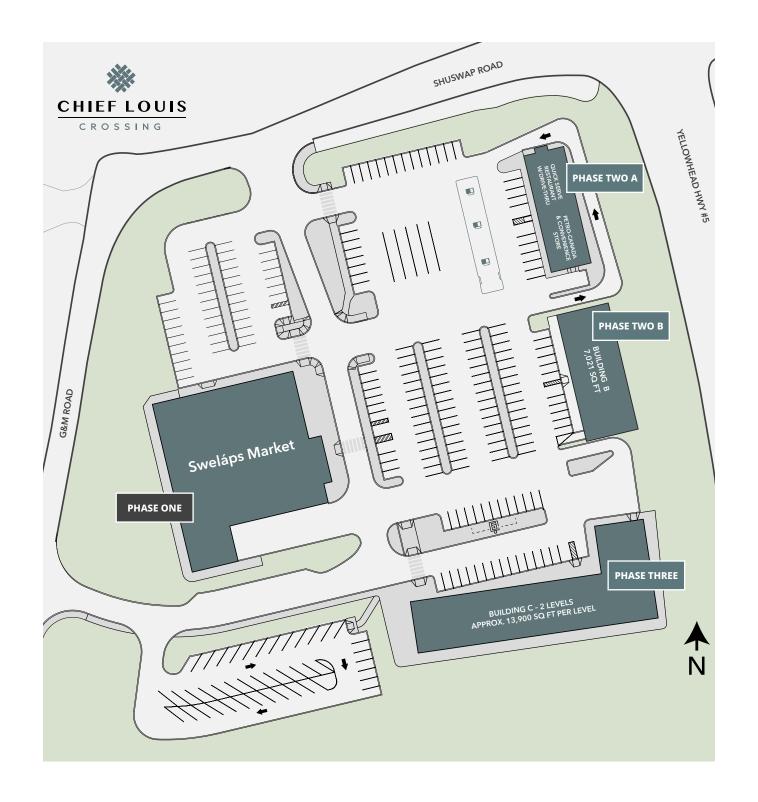
Tkemlúps te Secwépemc Lands Yellowhead Hwy #5 & Shuswap Rd.

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



PHASE TWO A

Petro Canada gas & convenience store

Quick-serve food and drive-thru



PHASE TWO B

Building B

four units



PHASE THREE

Building C

Level one: eleven units

Level two: five units

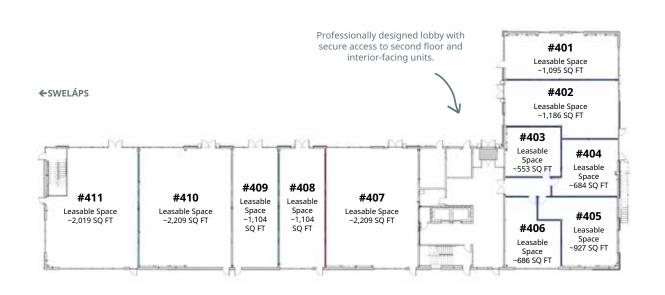




BUILDING C - LEVEL 1

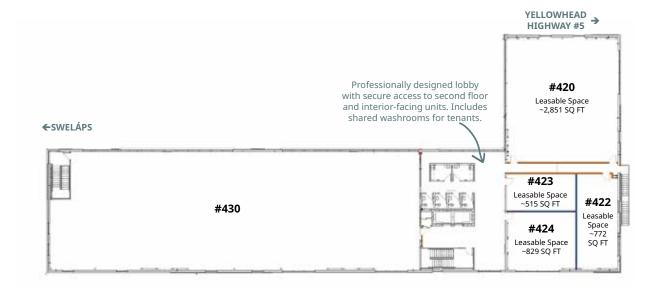
APPROX 13,900 SQ FT | 4-5 UNITS

YELLOWHEAD →



BUILDING C - LEVEL 2

APPROX 13,900 SQ FT | UNITS TBD















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Limited opportunities are available.

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