



# FOR SUB-LEASE

HIGH-PROFILE, FINISHED SHOWROOM/RETAIL  
SUB-LEASE IN SOPA SQUARE

102 - 3030 PANDOSY STREET | KELOWNA BC

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COMMERCIAL



# PROPERTY DETAILS

## MUNICIPAL ADDRESS

102 - 3030 Pandosy Street  
Kelowna BC

## UNIT SIZE

1,524 SF

## ZONING

UC5 | Urban Centre

## PARKING

3 above ground unreserved parking stalls (\$78.75/stall/month)

## TRIPLE NET

\$17.66/SF

Includes Operating expenses, property taxes and management fee

## SUB-LEASE

January 31, 2027

## OVERVIEW

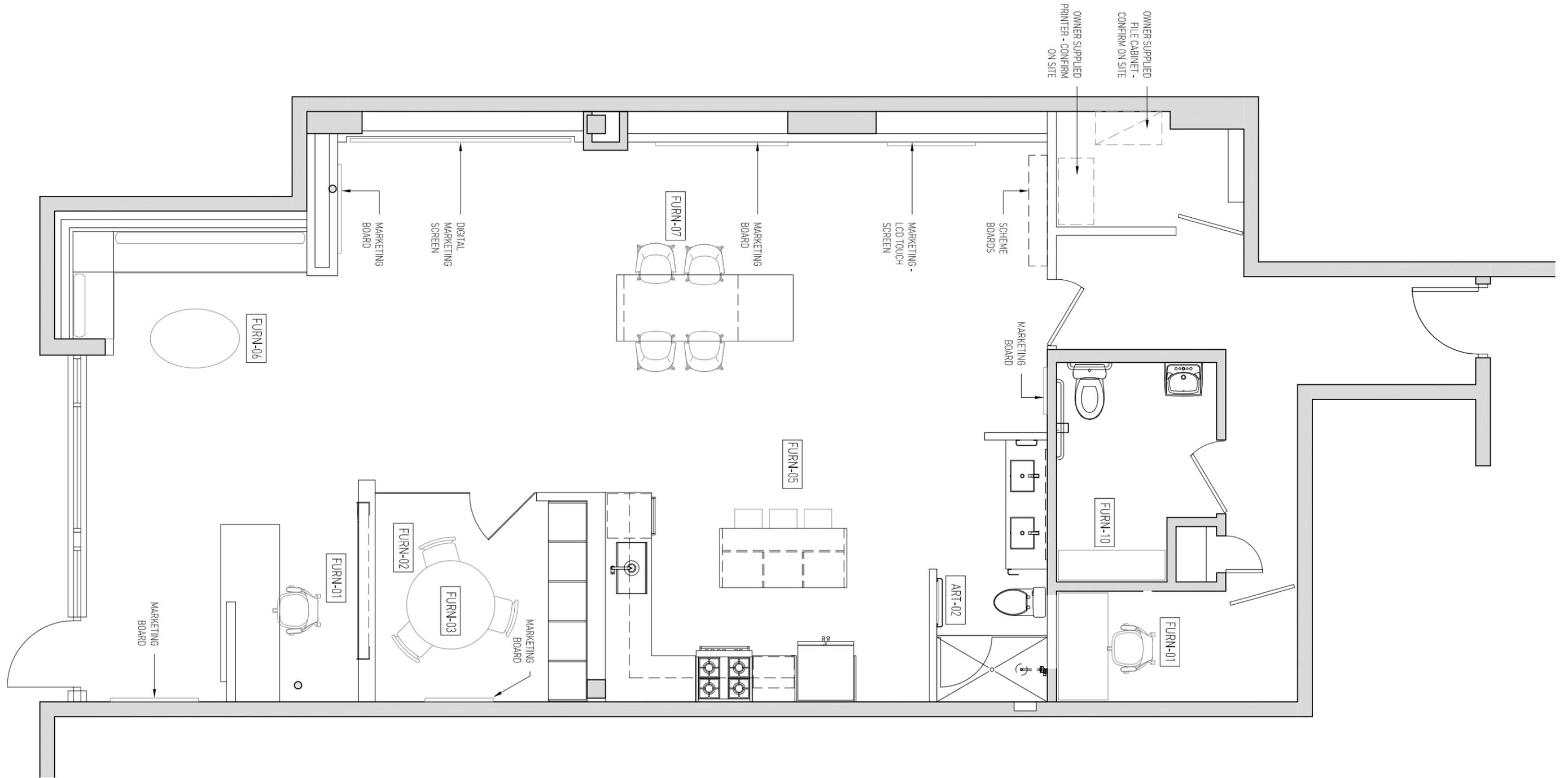
Take advantage of this exceptional opportunity to sub-lease a high-profile, finished showroom/office space in SOPA Square, situated in Kelowna's highly desirable Pandosy Village area in Lower Mission. Unit 102 provides an opportunity to sub-lease 1,524 square feet of prime retailspace, offering a perfect location just steps away from the beautiful lake, charming coffee shops, and a variety of popular restaurants. This versatile unit is suitable for a wide range of business uses, making it an excellent choice for any business owner looking to establish a presence in a vibrant community. Additionally, it features a rare and prominent signage opportunity right on Pandosy Street, ensuring excellent visibility. Don't miss out on the chance to establish your business in this vibrant and sought-after location.







# FLOOR PLAN



# LOCATION

Situated in the heart of the Lower Mission area, located along coveted South Pandosy Street. This unit is surrounded by multi & single-family residences, boutique retail, office properties and a short walk to the Okanagan Lake.

## SOPA SQUARE BUSINESS DIRECTORY

### FOOD & DRINK

The Canadian Brewhouse  
Famoso Italian Pizzeria  
Mucho Burrito  
Pita Pit

### SHOPPING

Goods Health and Wellness  
Chai Rustic

### SERVICES

Prime Concrete Coatings  
Good Sorts Commercial Cleaning  
BlackBean Industrial Marketing  
Smarter Financial Planning  
Greg Hoffmann Counseling  
BlackBean House  
OkanaganPhotography  
Suttin & Ceidar Consulting Group  
AIR JDS  
Koselig Counselling  
P216 Enterprises  
Renee DSouza Psychotherapy  
JDS Energy & Mining  
Oriental Traditional Healing  
Packme.ca

### HEALTH & BEAUTY

Pro Motion Clinic  
NJ's Organic Hair Salon  
GLO Antiaging Youth Lab  
Lindy's Lashes  
Girlfriends Brow Bar  
Neu Movement Pilates &  
Physiotherapy  
Sopa Square Dental Clinic  
Okanagan Eye MD  
Innovative Fitness Kelowna  
Goods Health and Wellness  
Sopa Wellness Centre  
Pandosy Village Medical Clinic  
Concussion Care Kelowna  
Restore Surgical Centre  
Dr. Stephan C Mostowy  
Jada Skin and Health Institute  
Tranq Sleep Care  
OKGN Core Chiropractic  
Dr. Frank Health PRP & Botox  
Kelowna Vasular  
TMED Technology  
Acumen Clinic Kelowna  
EverStrong Health and Wellness  
Zee & C Comfort Shoes





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## MODERN COMMERCIAL TEAM

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