

FOR SUBLEASE

LARGE-FORMAT
RETAIL
OPPORTUNITY

WILLIAMS LAKE, BC

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ROYAL LEPAGE KELOWNA

COMMERCIAL





PROPERTY DETAILS



Municipal Address: 710 - 1185 Prosperity Way,
Williams Lake, BC, V2G 0A6



Leasable Area: 12,031 SF



Base Rate: \$20.50 PSF



Triple Net \$7 PSF approx (CAM & Ptax)



Parking: Common surface parking
(334 parking stalls -
ratio of 5.02 per 1,000 SF)



Loading: Dock loading



Signage: Exterior building and pylon signage



Head Lease Expiry: November 29th, 2029



PROMINENT 12,031 SQ.FT LARGE-FORMAT RETAIL OPPORTUNITY
WITHIN PROSPERITY RIDGE SHOPPING CENTRE



SHADOW ANCHORED BY WALMART SUPERCENTRE AND
SURROUNDED BY ESTABLISHED NATIONAL RETAILERS



STRONG REGIONAL DRAW SERVING WILLIAMS LAKE AND
THE BROADER CARIBOO MARKET



EXCELLENT ACCESSIBILITY AND AMPLE ON-SITE
CUSTOMER PARKING

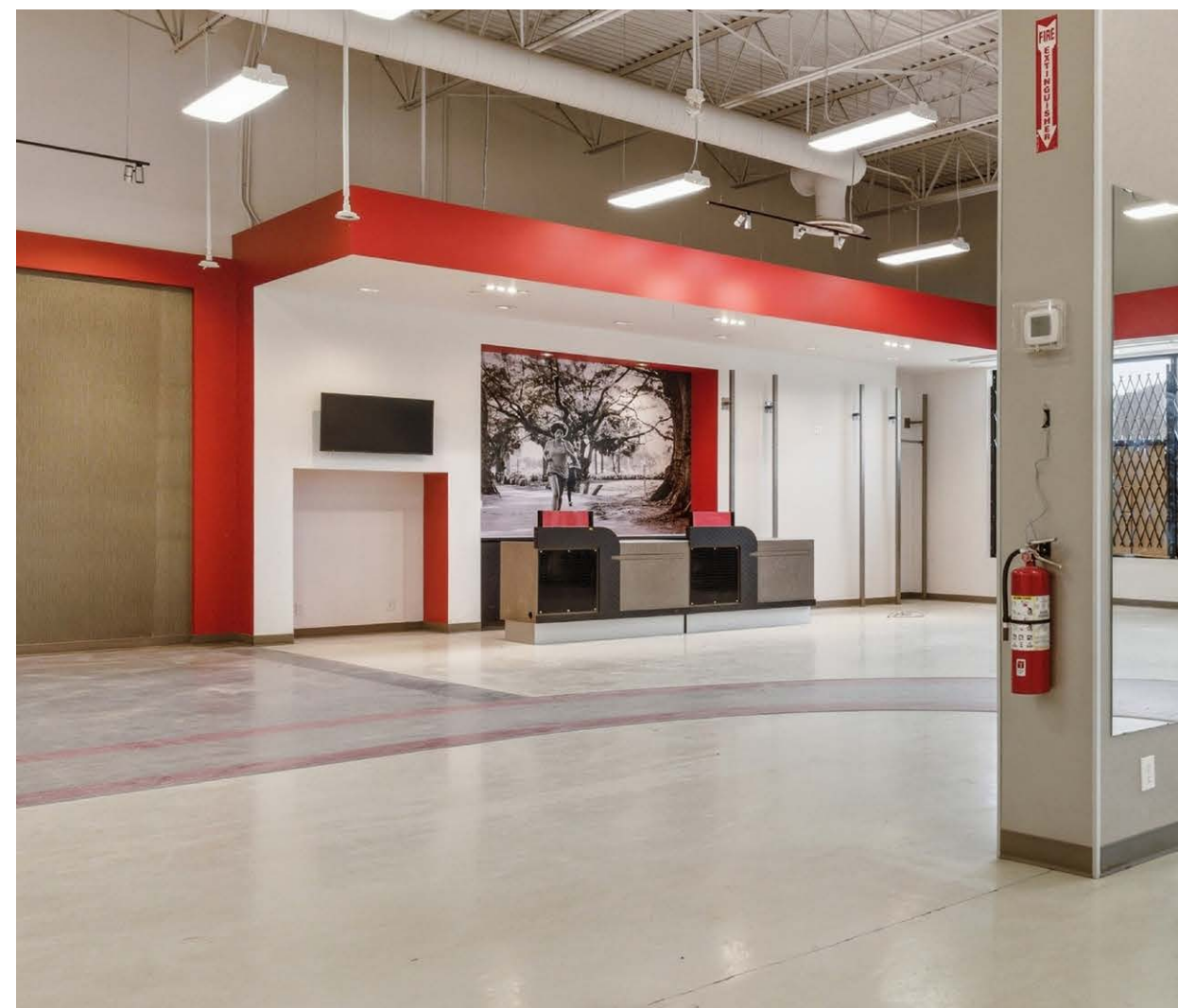
THE OPPORTUNITY

12,031 SF retail sublease opportunity at Prosperity Ridge Shopping Centre, one of Williams Lake's dominant retail destinations. The premises features a functional large-format retail layout with high clear ceilings, loading access, prominent signage exposure, and ample on-site parking. Strategically positioned within a high-traffic commercial corridor, the space offers excellent visibility and accessibility for a wide range of retail and commercial users. Sublease term available through November 30, 2029.

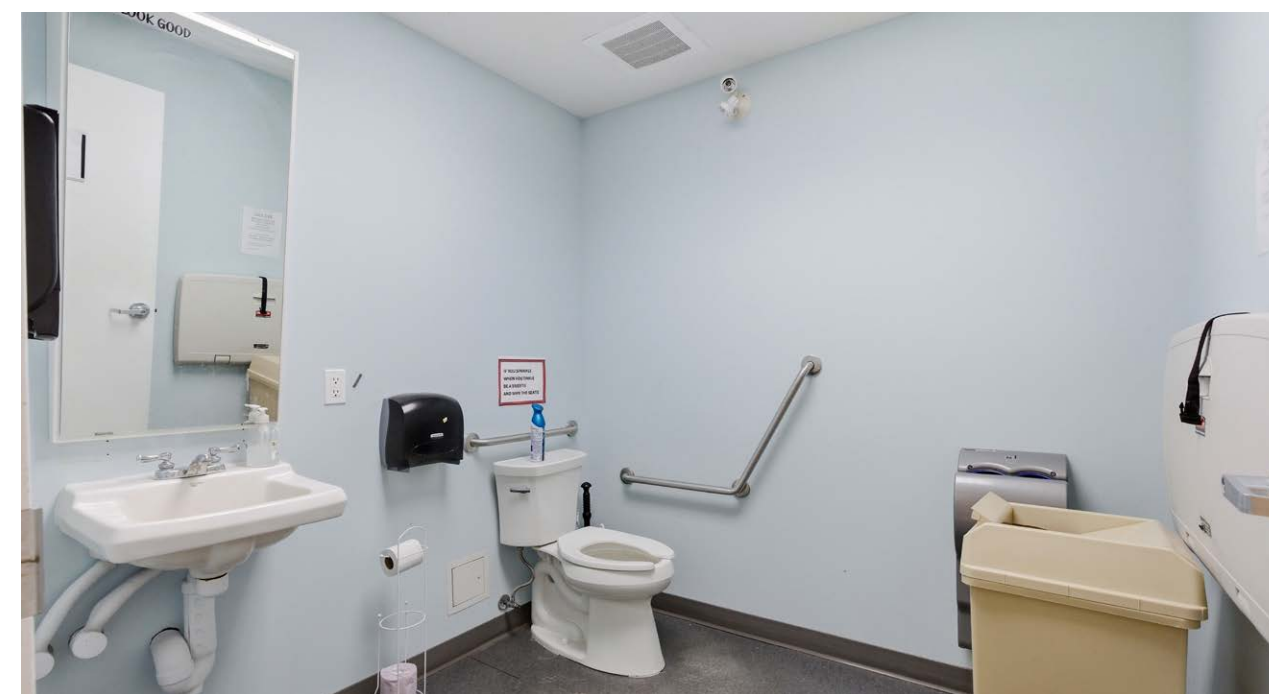
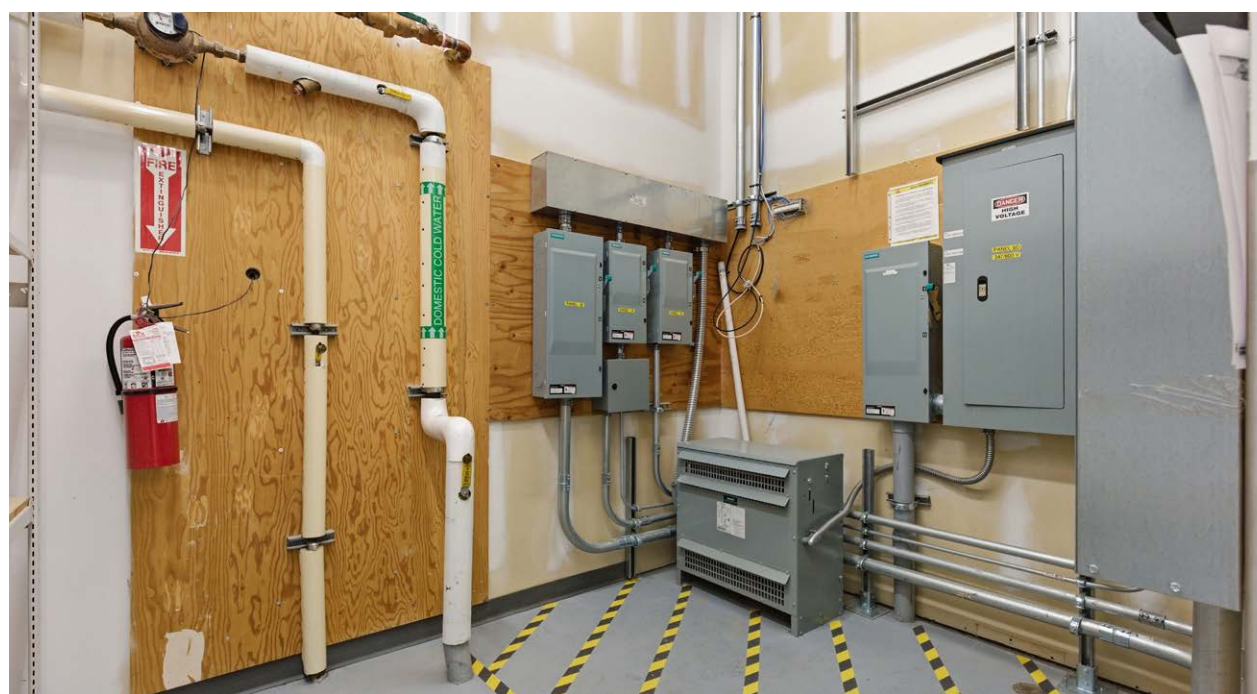
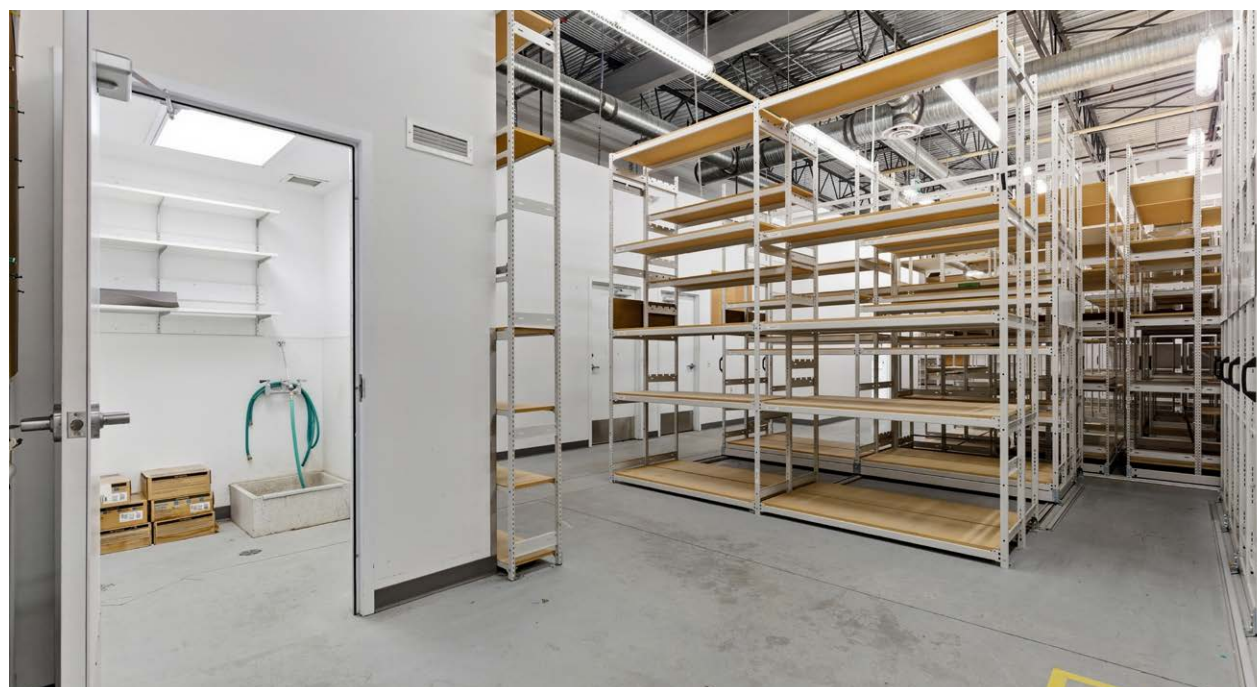
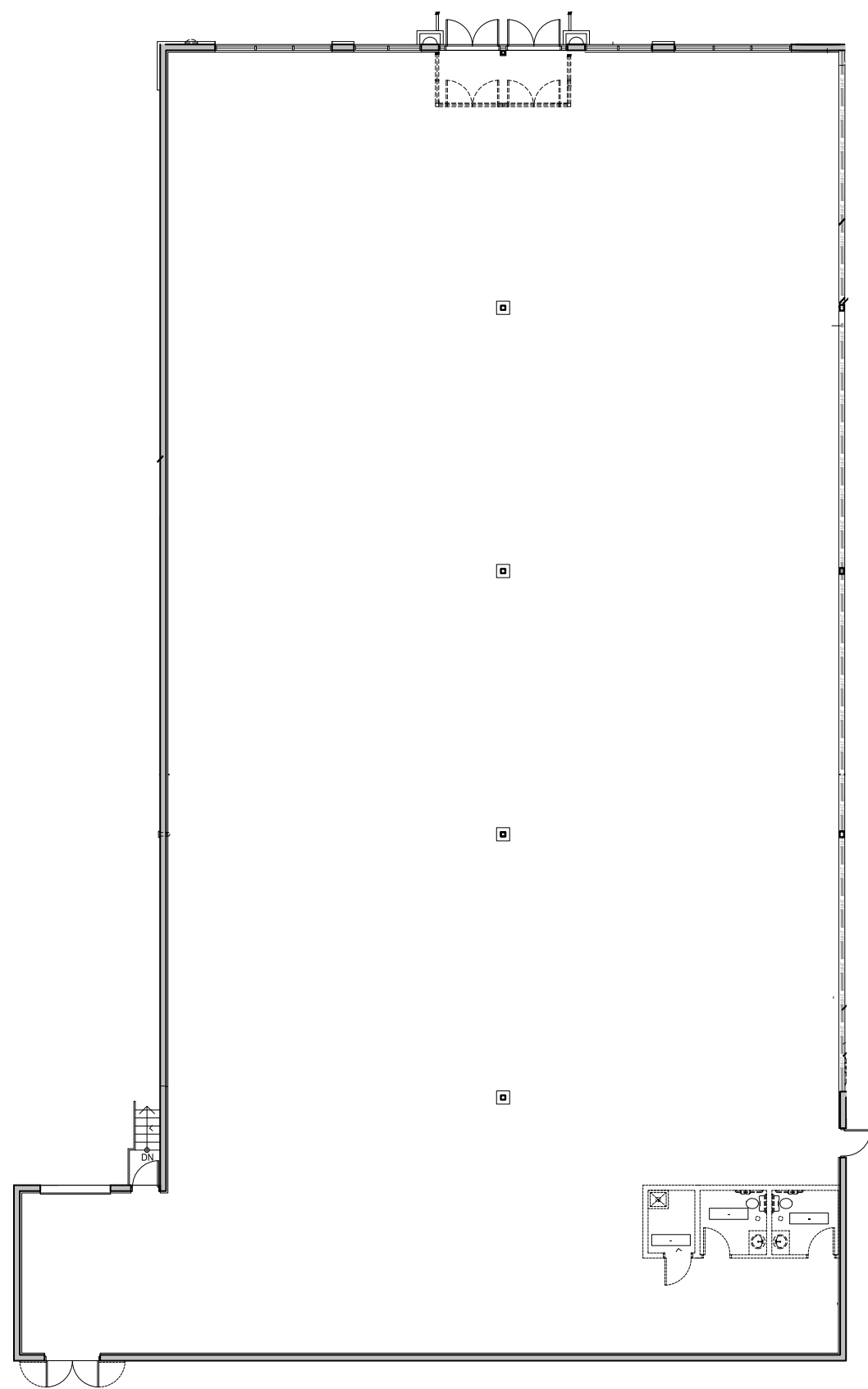


HEAD LEASE EXPIRY: NOVEMBER 29TH, 2029





UNIT PLAN



TENANTS

PROSPERITY LIQUOR STORE
FYidocitors
Bell WAREHOUSE one
SUBWAY easyfinancial
NOODLE CALIFORNIA

Walmart

WINNERS

SUBJECT PROPERTY

bosley's
BY PET VALU

DOLLARAMA \$1 Less

--- EXISTING SHOPPING CENTRE





PIONEER DR

PROSPERITY WAY

SUBJECT
PROPERTY

LOCATION OVERVIEW

Prosperity Ridge Shopping Centre serves as a major retail hub for Williams Lake and the broader Cariboo region. Shadow-anchored by Walmart Supercentre and supported by a strong mix of national and regional retailers, the centre draws consistent consumer traffic from across the regional trade area. Located along Prosperity Way, the property offers strong vehicle exposure, convenient access, and established retail synergy within one of the city's primary commercial nodes.

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