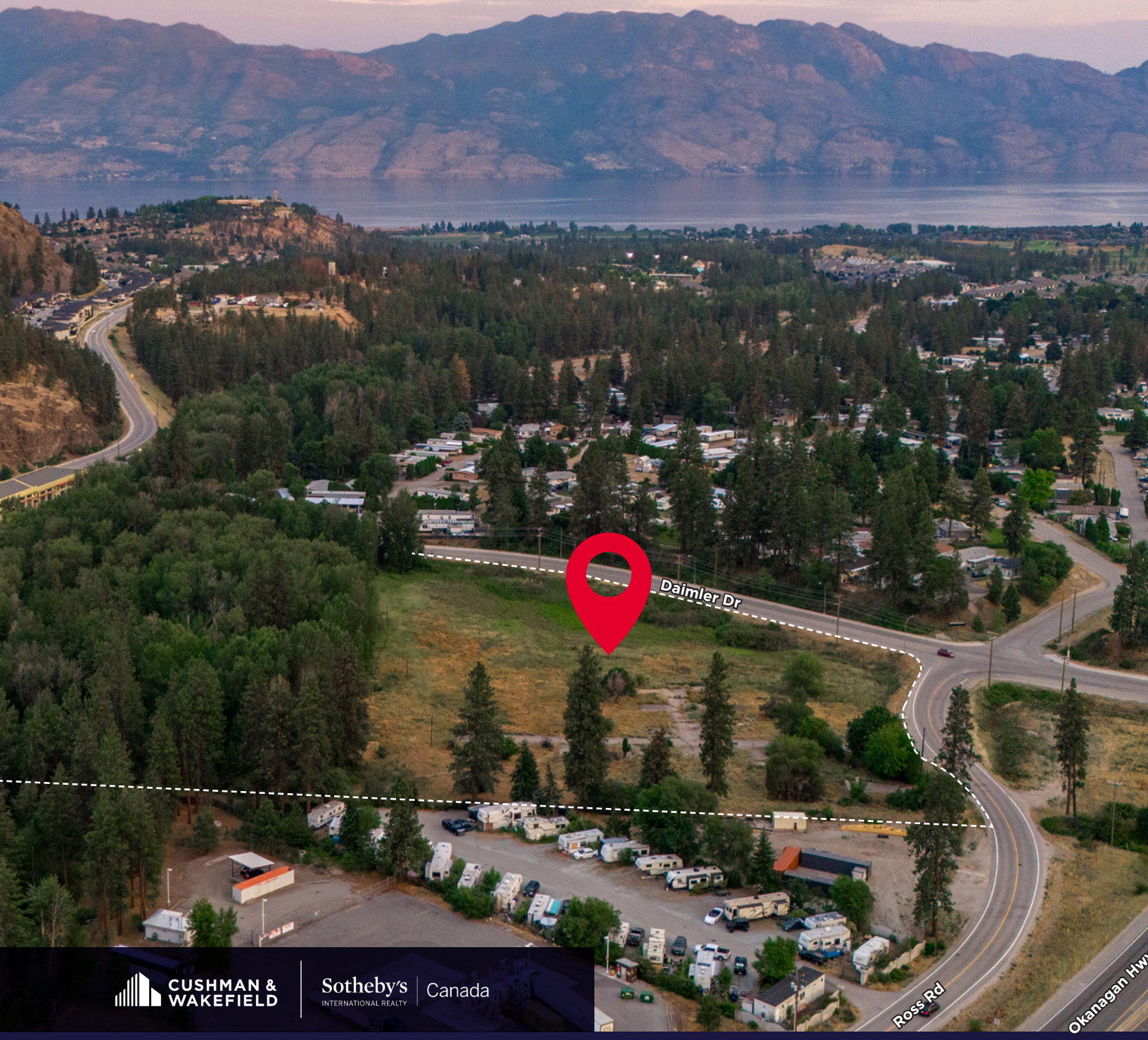
FOR SALE & LEASE

DAIMLER DRIVE

WESTBANK, BC



CUSHMAN & WAKEFIELD | Sotheby's INTERNATIONAL REALTY | Canada

Prime Highway Commercial Land Opportunity

Exceptional Opportunity to Secure a Premier Commercial Site with Broad Development Potential

OPPORTUNITY

Cushman & Wakefield ULC and Hague Eastman & Associates of Sotheby's International Realty Canada are pleased to present the opportunity to acquire a premier 11.02-acre development site on **Daimler Drive in Westbank, British Columbia**. Positioned just minutes from Highway 97, the site benefits from excellent regional connectivity, strong visibility, and close proximity to a wide range of retail, employment, and residential amenities.

The property is currently zoned Highway Commercial, permitting a broad range of commercial uses, including retail, warehouse, automotive, hospitality, restaurant, and service-oriented developments that support the area's continued growth. Its scale and strategic location provide flexibility for a variety of development concepts, making it well suited for developers, investors, and owner-occupiers alike.

Ownership is offering the property through a long-term land lease structure, with lease terms available for up to 99 years, and the potential to extend to 125 years. This flexible arrangement offers businesses and developers the opportunity to secure long-term control of a prime commercial site while reducing the capital required for land acquisition.

As Westbank continues to experience sustained population and economic growth, opportunities to secure large-format commercial land have become increasingly limited. Daimler Drive offers a compelling combination of established commercial zoning, flexible ownership options, and a strategic location, creating an exceptional opportunity to deliver a landmark commercial development in one of British Columbia's most active regional markets.

PROPERTY OVERVIEW

Address	Daimler Dr, Westbank BC
Legal Description	Lot 186-3 Plan CLSR 93831, Osoyoos Div of Yale Land District
Land Size	11.02 acres
Current Zoning	HC (Highway Commercial)
Land Leasehold	Up to 99 or 125 Years
Sale Or Lease Price	Contact Listing Agents

PROPERTY HIGHLIGHTS

11.02-Acre Development Opportunity
A rare large-format commercial landholding in one of Westbank's fastest-growing business corridors.

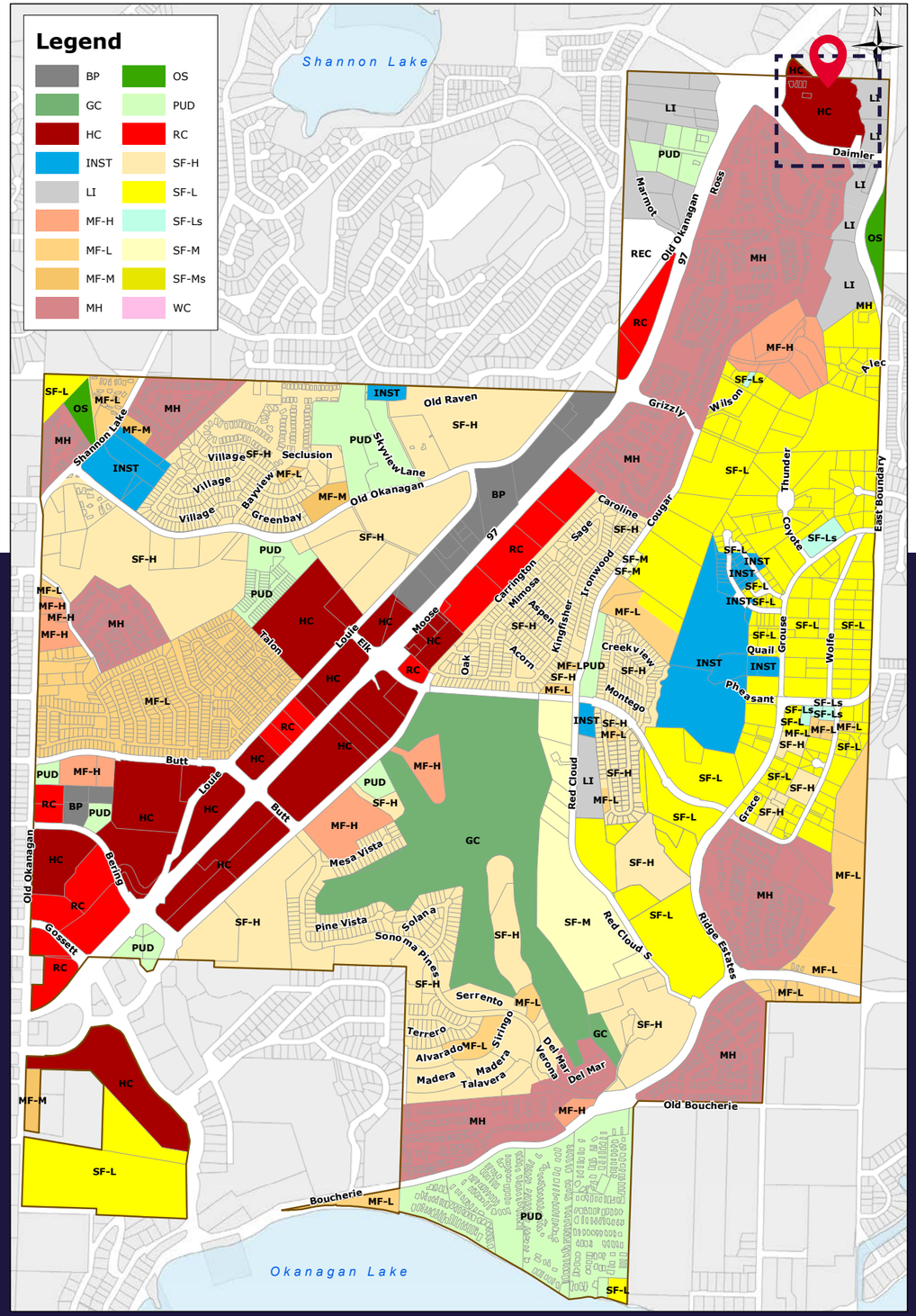
Flexible Long-Term Lease Structure
Ownership is open to a long-term ground lease structure of up to 99 years, with potential extension to 125 years, providing flexibility for future users and developers.

Supply-Constrained Market Opportunity
A rare opportunity to secure a large-format development parcel in the Central Okanagan, where availability of sizable commercial sites remains limited.

Highway Commercial Zoning
Existing HC zoning supports a broad range of commercial uses, including retail, warehouse, automotive, hospitality, restaurant, and service-oriented developments.

Strategic Westbank Location
Ideally positioned with convenient access to Highway 97, major amenities, and surrounding residential growth areas, enhancing long-term commercial viability.





LOCATION OVERVIEW

Located in the heart of the Okanagan Valley, West Kelowna is one of British Columbia's fastest-growing communities, offering a strong combination of population growth, economic expansion, and lifestyle appeal. Situated along the western shore of Okanagan Lake, the city benefits from its close proximity to Kelowna, with convenient regional connectivity via Highway 97 and the William R. Bennett Bridge.

West Kelowna has experienced significant residential and commercial growth in recent years, supported by increasing demand for housing, retail services, employment opportunities, and community amenities. As a key component of the Central Okanagan region, the city serves as an important commercial hub for surrounding neighbourhoods and growing residential communities.

The area continues to attract investment due to its expanding population base, strong tourism sector, and limited availability of well-located development sites. With its scenic setting, strategic location, and long-term growth outlook, West Kelowna presents compelling opportunities for investors, developers, and businesses seeking exposure to one of British Columbia's most dynamic markets.

DEMOGRAPHICS

Central Kelowna

166,539
Population

41
Median Age

174,285
Daytime Population

$140,146
Average Household Income

95%
Employment Rate

West Kelowna

54,222
Population

45
Median Age

43,900
Daytime Population

$150,791
Average Household Income

95%
Employment Rate

LOCATION ADVANTAGE



97,000 vehicles/day on Highway 97

Visibility in both northbound & southbound directions

Major commuting route Kelowna & Penticton

Location Highlights

- West Kelowna is a major commercial hub in the Central Okanagan
- Rapid population and commercial growth
- Attractive for Lower Mainland investors due to affordability vs Kelowna
- High demand for highway-exposed sites

Location Amenities

RETAIL

1. Paynter's Fruit Market
2. Save-On-Foods
3. Westbank Town Centre
4. Dollarama
5. Real Canadian Superstore Gas Bar
6. Rexall
7. Canadian Tire
8. The Home Depot
9. London Drugs
10. Nature's Fair Market
11. Walmart

TOURISM

1. Westbank Museum
2. Fairfield by Marriott Inn & Suites West Kelowna

PARKS & RECREATION

1. Kalamoir Regional Park
2. Pritchard Park
3. Shannon Lake Regional Park
4. Glen Canyon Regional Park
5. Gellatly Heritage Regional Park
6. CNR Wharf and Gellatly Bay Aquatic Park

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