

FOR LEASE

1102 BURNABY AVENUE, PENTICTON, BC

LOT SIZE: 1.22 ACRES • SHORT-TERM LAND LEASE OPPORTUNITY

GROSS ASKING RATE: \$1.15 PSF

SUBJECT SITE

BURNABY AVENUE

WYLIE STREET

Eckhardt Avenue – 14,000 VPD

Burnaby Avenue – 5,000 VPD

Wylie Street – 2,000 VPD

Sunil Suvarna
Associate Director, Investments
(778) 772-5133
Sunil.Suvarna@marcusmillichap.com

Nicolas Moretti, CCIM
Personal Real Estate Corporation
Director, Investments & Leasing
(604) 675-5206
Nicolas.Moretti@marcusmillichap.com

Gareth Wintjes
Associate, Investments
(778) 915-1713
Gareth.Wintjes@marcusmillichap.com

Marcus & Millichap

OPPORTUNITY

Marcus & Millichap is pleased to present the opportunity to lease 1102 Burnaby Avenue (the “Subject Property”) in Penticton, BC. This centrally located parcel offers a unique opportunity to secure fully serviced near downtown and Okanagan Lake.

The Subject Property is well-suited for a variety of short-term uses including construction staging, RV or boat parking, community garden initiatives, and other complementary uses. There is the potential for parking-related applications, subject to municipal approval, offering additional versatility for prospective tenants.

Note: Tenants are to inquire with the City of Penticton regarding a Temporary Use Permit.

HIGHLIGHTS



Flexible Interim Use Opportunity - Vacant site with immediate availability for a range of short-term uses including construction staging, RV/boat parking, community-oriented uses, and potential parking uses (subject to municipal approval).



Strategic Central Location - Situated minutes from Downtown Penticton, Highway 97, Okanagan Lake, and key amenities including Okanagan College, Penticton Golf & Country Club, and the South Okanagan Events Centre.



Surrounded by Growth - Located within the North Gateway area, which has seen significant planning focus and investment, including nearby developments such as Riverside Village and Sokana.

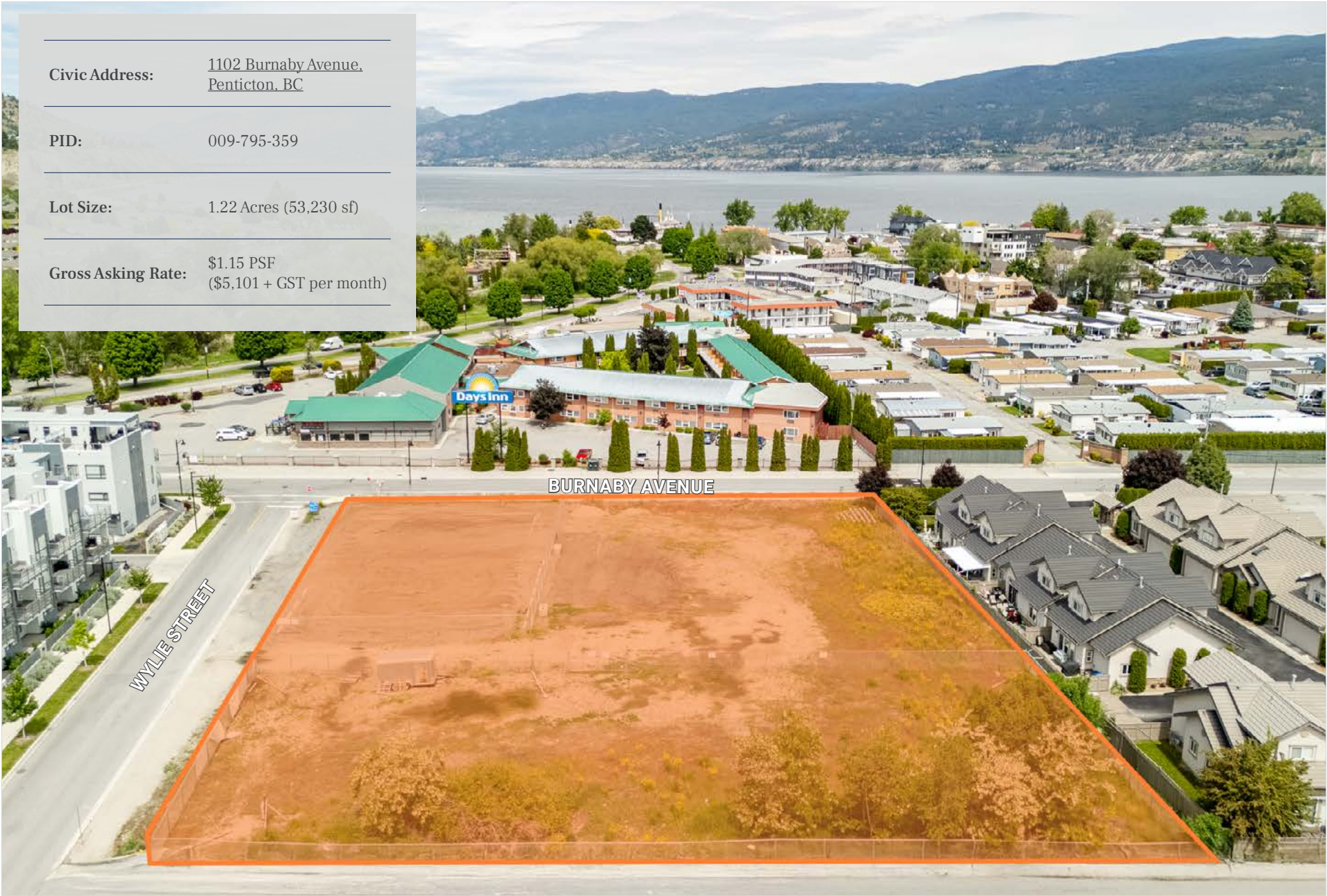


Strong Market Fundamentals - Penticton continues to experience steady population growth and housing demand, supporting both interim leasing opportunities and long-term redevelopment value.



PROPERTY DETAILS

Civic Address:	<u>1102 Burnaby Avenue,</u> <u>Penticton, BC</u>
PID:	009-795-359
Lot Size:	1.22 Acres (53,230 sf)
Gross Asking Rate:	\$1.15 PSF (\$5,101 + GST per month)



LOCATION OVERVIEW

Ideally situated in central Penticton, 1102 Burnaby Avenue offers excellent access to the city’s major amenities, transportation routes, and recreational attractions. The property is located just minutes from Downtown Penticton, Okanagan Lake, and Skaha Lake, and is surrounded by a strong mix of retail, dining, service commercial, and residential amenities.

Recognized as one of the Okanagan Valley’s premier lifestyle destinations, Penticton benefits from a thriving tourism sector, expanding local economy, and renowned wine industry. The area offers year-round recreation including boating, hiking, cycling, skiing, and golf, while Highway 97 provides direct connectivity throughout the South Okanagan and broader Interior region.



Marcus & Millichap

Sunil Suvarna

Associate Director, Investments
(778) 772-5133
Sunil.Suvarna@marcusmillichap.com

Nicolas Moretti, CCIM

Personal Real Estate Corporation
Director, Investments & Leasing
(604) 675-5206
Nicolas.Moretti@marcusmillichap.com

Gareth Wintjes

Associate, Investments
(778) 915-1713
Gareth.Wintjes@marcusmillichap.com

Marcus & Millichap

1100 - 1111 West Georgia Street
Vancouver, B.C. V6E 4M3
(604) 638-2121



The information contained in this Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2026 Marcus & Millichap. All rights reserved.