



## 290-300 RIVERSIDE DRIVE

### CIVIC ADDRESS:

Building 1,2,3,4 – 300 Riverside Drive, Penticton, BC  
 Building 5,6,7 – 290 Riverside Drive, Penticton, BC

### ZONING:

C2 Shopping Center / Neighbourhood Commercial

### LOCATION:

Riverside Village is positioned as the first commercial development on Highway 97 as you enter Penticton. The Village is perfectly surrounded by Riverside Drive, Highway 97, Westminster Avenue and Wylie Street. The Property can be accessed from all directions and can accommodate all turn movements.

### LAND SIZE:

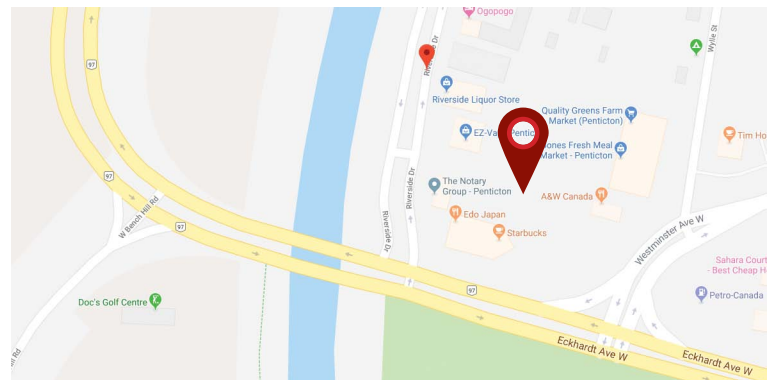
290 Riverside Drive 1.18 (+/-) Acres or 51,401 (+/-) sq.ft.  
 300 Riverside Drive 2.77 (+/-) Acres or 120,661 (+/-) sq. ft.

### PARKING:

Approximately 230 on-site parking stalls

### LISTING AGENT:

Worman Commercial  
 Phone: (250) 762.0040  
 Email: [info@worman.ca](mailto:info@worman.ca)



### PROPERTY HIGHLIGHTS:

- Premium high exposure location on Highway 97 at the entrance to Penticton, BC
- C4 Zoning allowing virtually all retail, office and professional users
- Drive through potential
- Abundance of on-site parking
- First commercial development as you enter Penticton and last commercial development as you exit Penticton
- Excellent access and all turn movements
- Prominent signage opportunities available
- Established shopping center near several hotels
- Project by Worman Commercial



# 290-300 RIVERSIDE DRIVE

## RENTABLE AREA SUMMARY

### BUILDING 1

Main Floor	Usable Area	Rentable Area	Rent
Unit 102	7,218	7,416	Leased
Unit 110	2,106	2,164	Leased
Unit 112	1,037	1,065	Leased
Unit 114	2,465	2,531	Leased

Second Floor	Usable Area	Rentable Area	Rent
Unit 202	864	1,034	Leased
Unit 204	4,611	5,520	Leased
Unit 210	1,269	1,158	Leased

### BUILDING 3

Main Floor	Usable Area	Rentable Area	Rent
Unit 118	1,598	1,644	Leased
Unit 120	1,832	1,885	Leased
Unit 122	1,492	1,535	Leased
Unit 124	1,094	1,125	Leased
Unit 126	1,527	1,617	Leased

### BUILDING 4

Main Floor	Usable Area	Rentable Area	Rent
Unit 128	799	822	Leased
Unit 130	918	944	Leased
Unit 132	976	1,004	Leased

**NOTE:** Dimensions and areas are derived from Architectural Plans and may differ from final survey. Rentable Area includes the cru's usable area plus it's proportionate share of lobbies and hallways.



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## RENTABLE AREA SUMMARY

### BUILDING 5 - 290 RIVERSIDE DRIVE

Main Floor	Usable Area	Rentable Area	Rent
Unit 102	1,256	1,270	Leased
Unit 104	2,493	2,521	\$28

### BUILDING 6 - 290 RIVERSIDE DRIVE

Main Floor	Usable Area	Rentable Area	Rent
Unit 152	3,148	3,183	Leased
Unit 158	757	765	Leased

### BUILDING 7 - 290 RIVERSIDE DRIVE

Main Floor	Usable Area	Rentable Area	Rent
Unit 162	833	842	Leased
Unit 166	2,108	2,132	Leased
Unit 168	1,002	1,013	\$23
Unit 170	1,752	1,772	Leased

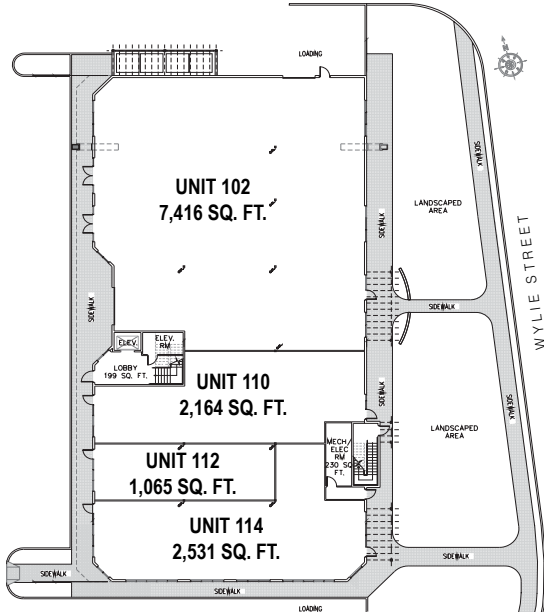
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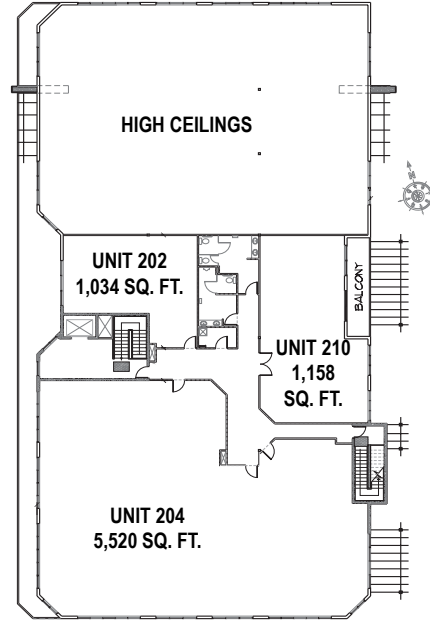
# 290-300 RIVERSIDE DRIVE

## FLOOR PLANS

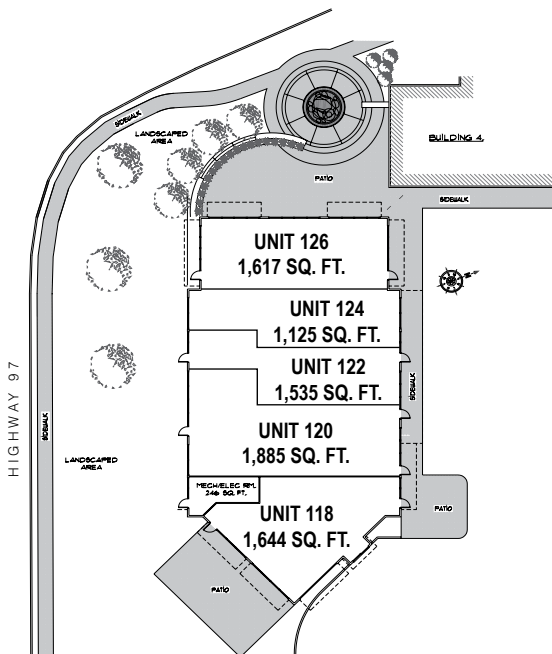
**BUILDING 1 - MAIN FLOOR**



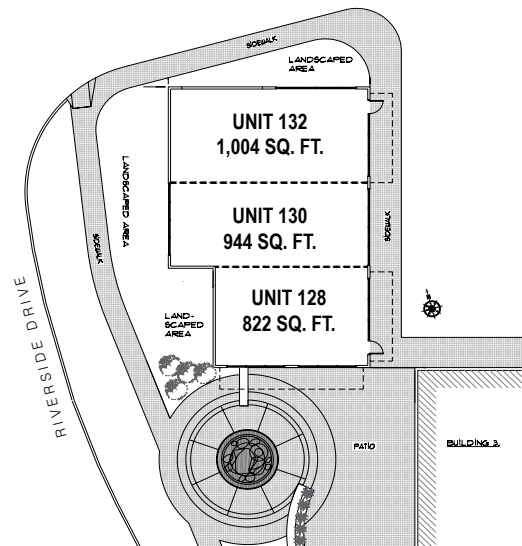
**BUILDING 1 - SECOND FLOOR**



**BUILDING 3**



**BUILDING 4**

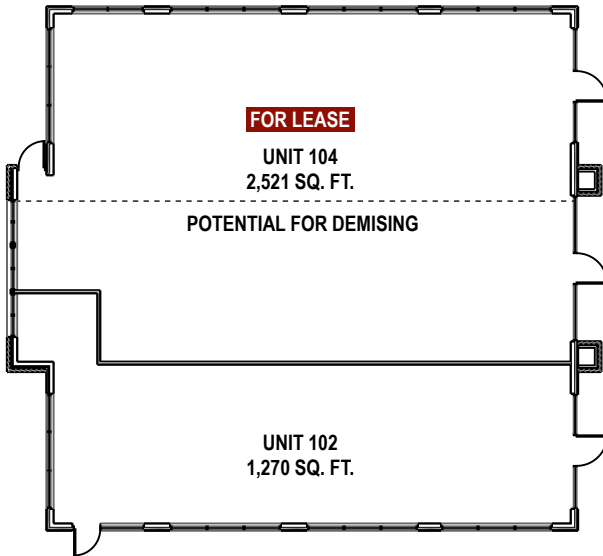




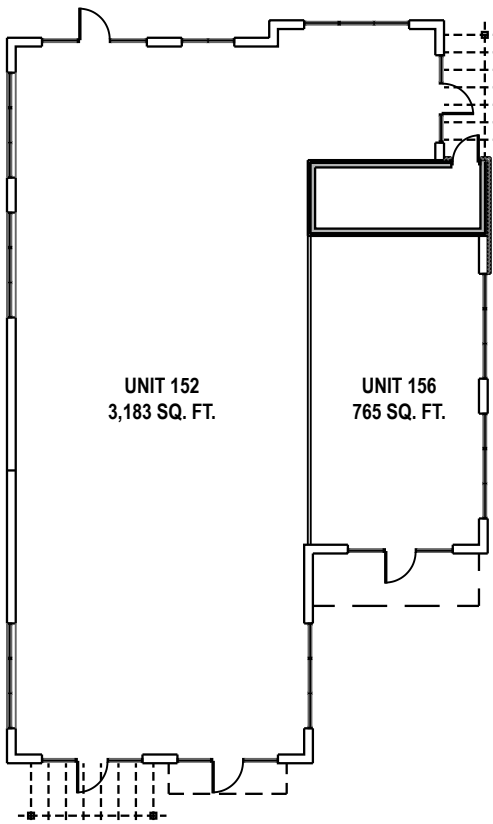
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## FLOOR PLANS

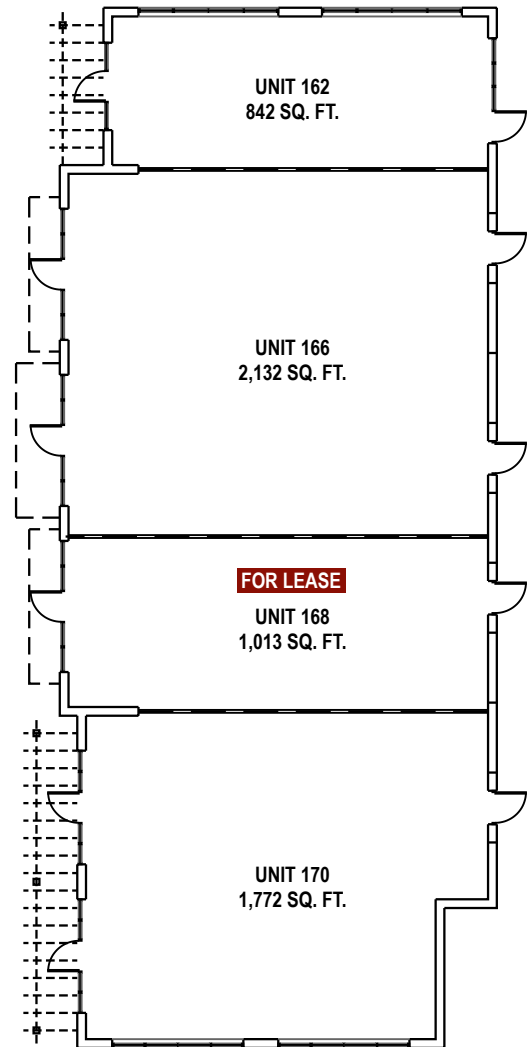
**BUILDING 5**



**BUILDING 6**



**BUILDING 7**





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## LOCATION

