



CHIEF LOUIS

CROSSING

302 YELLOWHEAD HIGHWAY, KAMLOOPS BC



Commercial Space for Lease in a Premium Location

+/- 56,000 sq. ft. proposed retail, office, and hospitality space situated within Tkemlúps te Secwépemc lands and with extensive highway frontage and convenient access

For more information contact:

Dave Girling

Lease Sales Representative

250.214.0455

info@chieflouiscrossing.ca



Chief Louis Crossing is a new shopping centre and commerce hub with flexible spaces available for lease for a variety of services.





Preferred Business Categories

- **Hospitality:** Restaurant, Café, Pizzeria, Specialty Food Services
- **Retailers:** Cold Beer and Wine, Home Décor, Pet Stores
- **Personal Services:** Spa, Salon
- **Professional Services:** Legal, Engineering, First Nations Services, Co-Working, Insurance
- **Healthcare Services:** Doctor, Dentist, Chiropractic, Massage Therapist, Physiotherapist, Psychiatry, Counselling, Pharmacy

Premium Location

Located at the bustling intersection of Shuswap Road and Yellowhead Hwy. #5 and with convenient access and extensive highway frontage, it is an opportunity not to miss.

Within Tkemlúps te Secwépemc lands, neighbouring Sun Rivers, an award-winning master-planned community, and adjacent to the City of Kamloops, it offers unique benefits to Indigenous entrepreneurs and shoppers alike.



500 FT

Highway Frontage



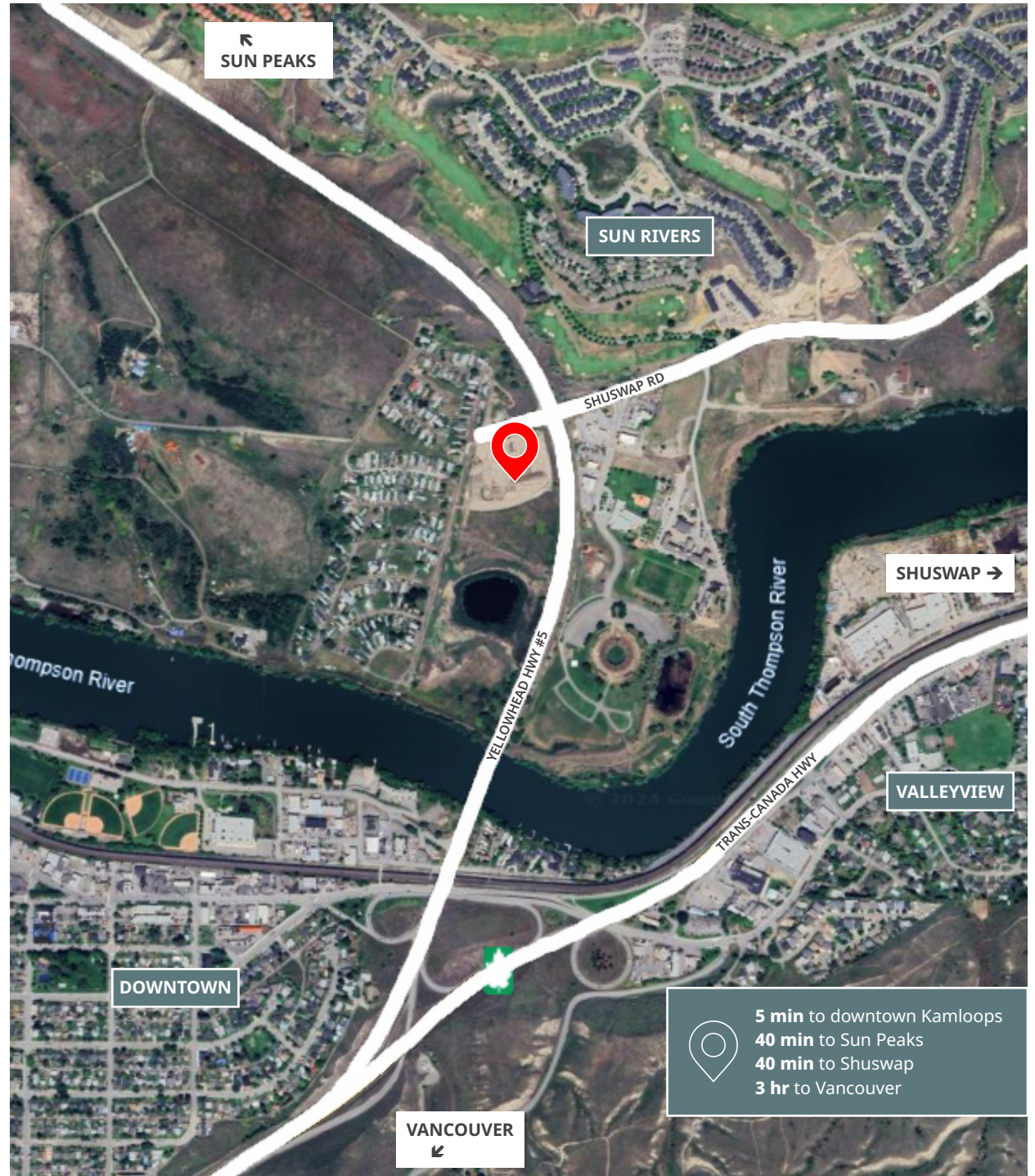
30,000 VEHICLES

Average Daily Traffic



30% INCREASE

Census Population



5 min to downtown Kamloops
40 min to Sun Peaks
40 min to Shuswap
3 hr to Vancouver

Property Overview

Civic Address

302 Yellowhead Hwy.
Kamloops BC

Location

Tkémúlps te Secwépemc Lands
Yellowhead Hwy #5 & Shuswap Rd.

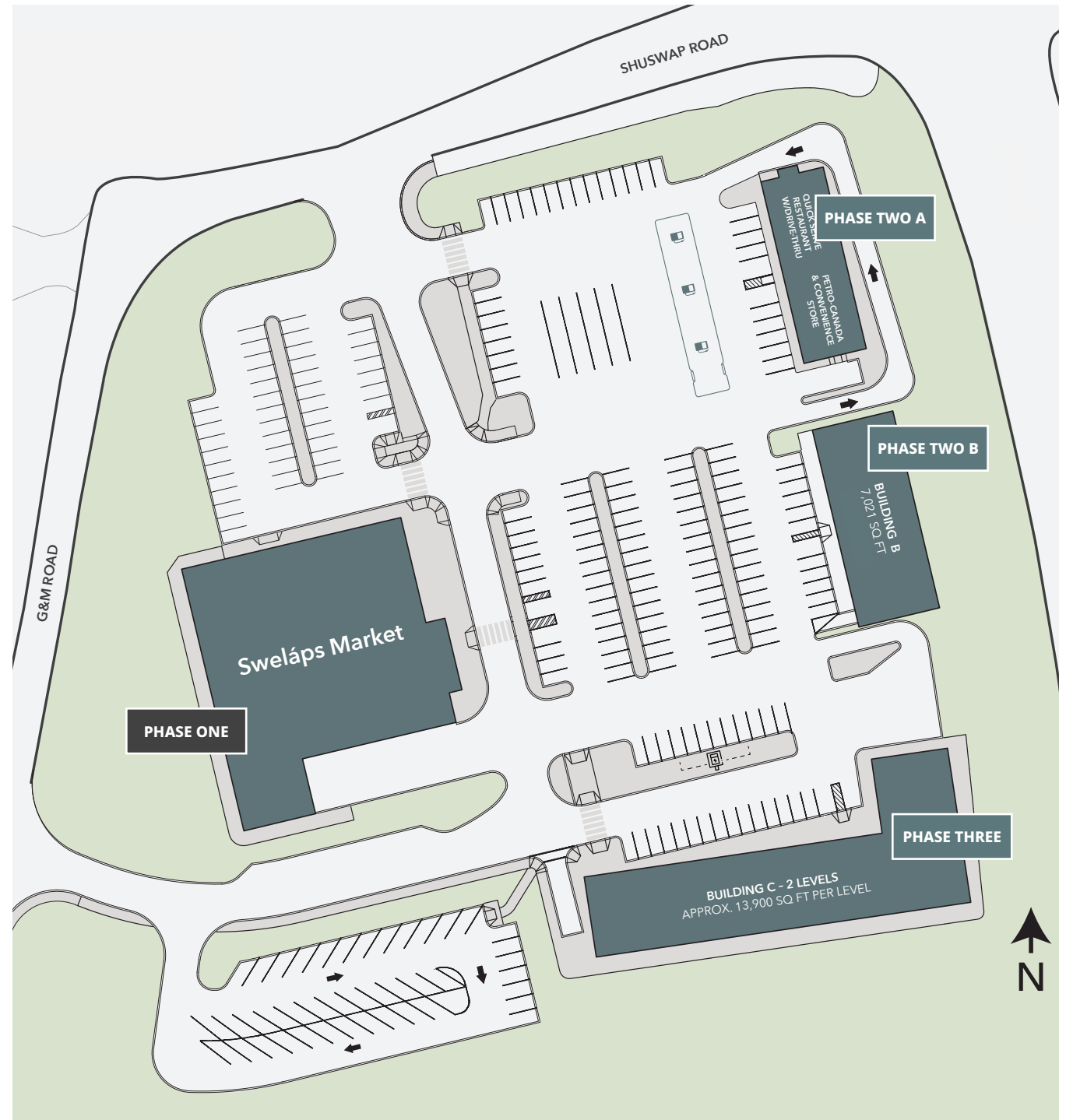
Total Rentable Area

+/- 56,000 sq. ft.

Available Lease Areas

PHASE TWO B: +/- 7,000 sq. ft.

PHASE THREE: +/- 28,000 sq. ft.



PHASE ONE

Sweláps Market
grocery store



NOW OPEN

PHASE TWO A

Petro Canada gas &
convenience store

Quick-serve food
and drive-thru



FALL 2024

PHASE TWO B

Building B

three to four units



WINTER 2024

PHASE THREE

Building C

Level one:
one anchor unit plus
three to four additional units

Level two:
units TBD

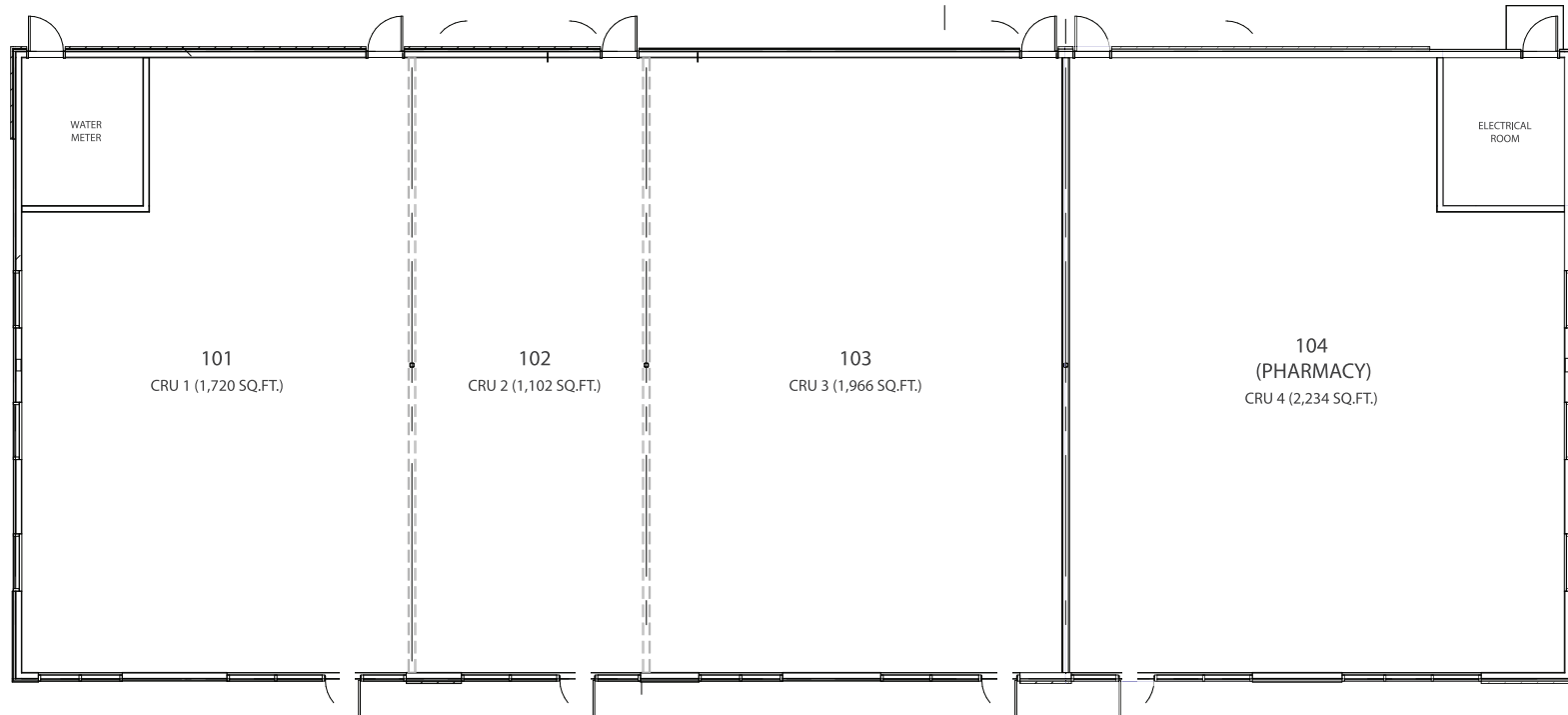


WINTER 2025

BUILDING B

7,021 SQ FT | 3-4 UNITS

↑
YELLOWHEAD
HIGHWAY #5

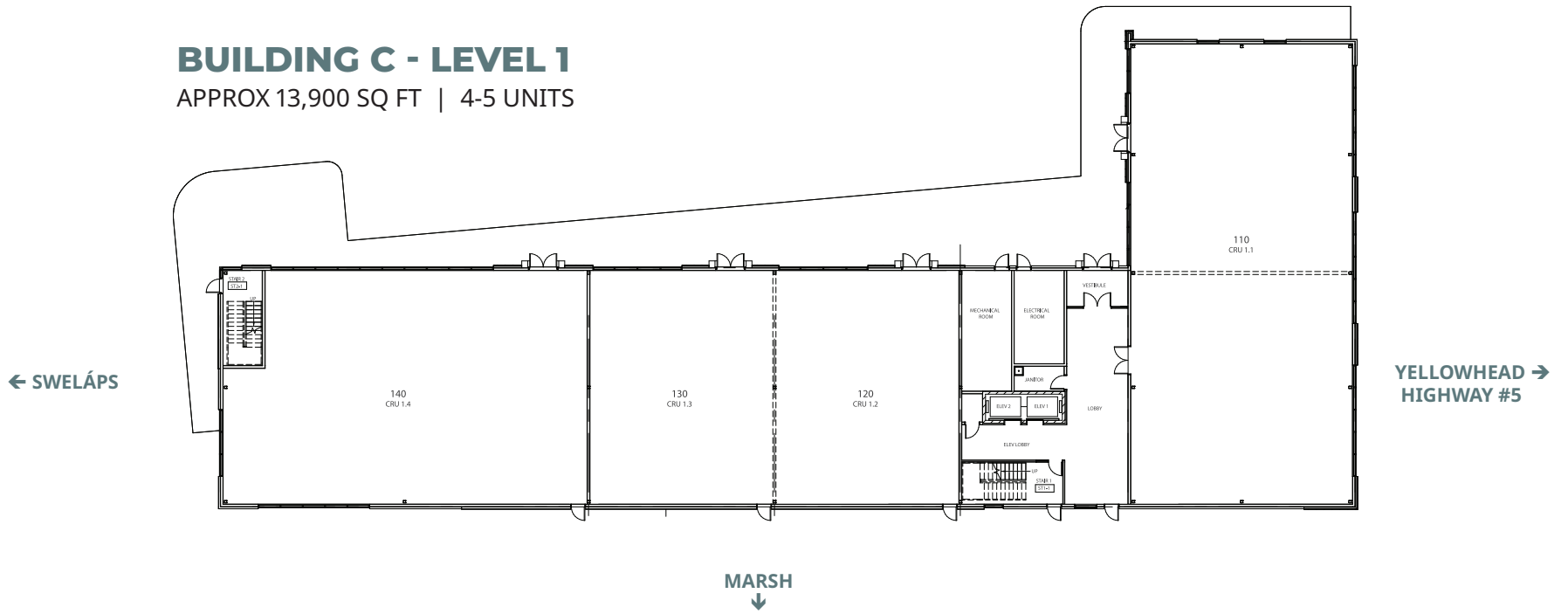


SWELÁPS
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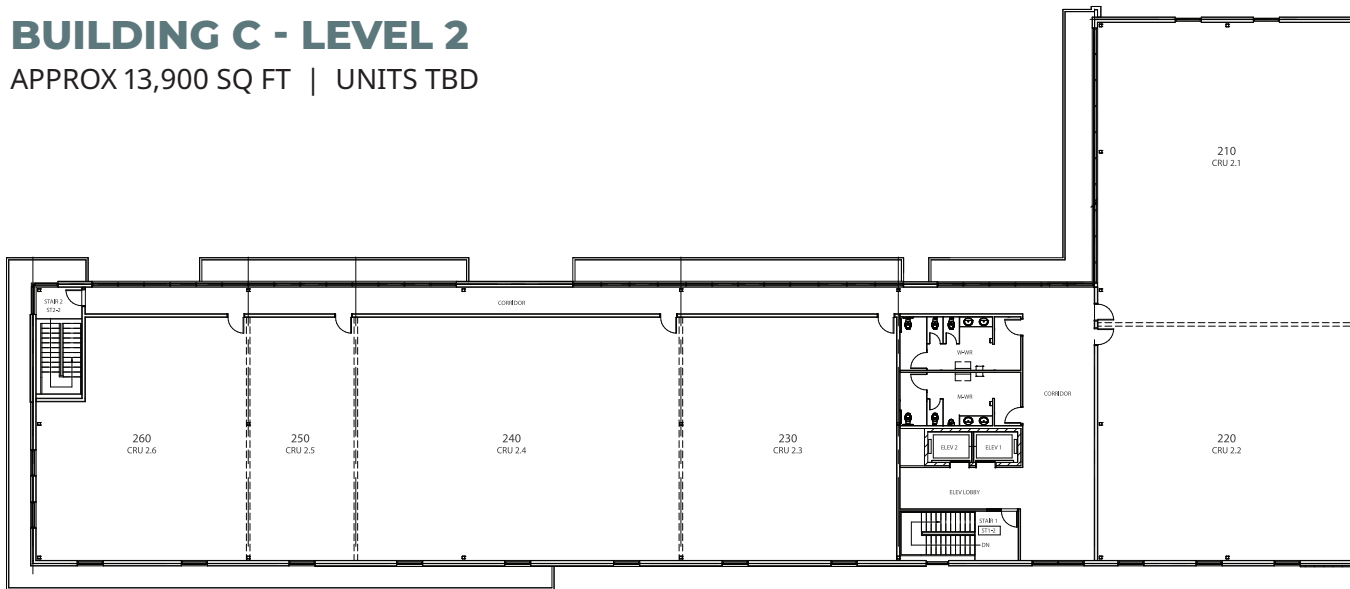
BUILDING C - LEVEL 1

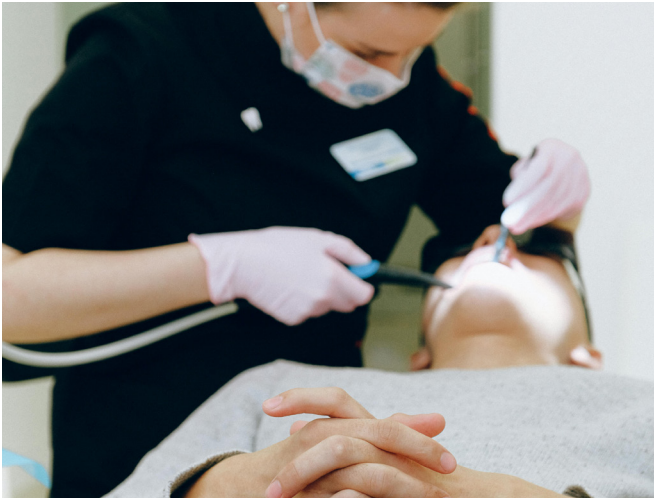
APPROX 13,900 SQ FT | 4-5 UNITS



BUILDING C - LEVEL 2

APPROX 13,900 SQ FT | UNITS TBD







Renderings and drawings are subject to change.



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Limited opportunities are available.

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