SITINGS

FOR LEASE | RETAIL/COMMERCIAL SPACE IN DOWNTOWN KAMLOOPS

301–309 ST. PAUL STREET

KAMLOOPS, BC



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PROJECT SUMMARY

Position your business in the core of Downtown Kamloops at 301–309 St. Paul Street, a well-located retail/commercial opportunity within one of the city's most established and walkable corridors. The property benefits from excellent street presence, steady pedestrian activity, and immediate access to surrounding retailers, restaurants, professional services, and civic amenities. Located steps from key downtown anchors and within close proximity to transit, this location is supported by consistent daytime population, local residents, and destination traffic. The space offers flexibility for a wide range of retail, food, service, or office-oriented users seeking a central downtown presence. Surrounded by a mix of national and local tenants, 301–309 St. Paul Street presents an ideal opportunity for operators looking to establish or expand in Kamloops' urban core.

Highlights include:

- Prominent downtown Kamloops location with strong visibility
- Close proximity to transit, parking facilities, and major arterial routes
- Established surrounding tenant mix supporting year-round activity
- Consistent pedestrian and vehicular traffic
- Flexible configuration suitable for retail, food service, personal service, or commercial uses



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DETAILS

- Address: 301–309 St. Paul Street, Kamloops, BC
- Available: Immediately
- Size:

Unit 301:	1,442 SF
Unit 309:	1,185 SF
Total:	2,627 SF

- Base Rent: Contact Listing Agents
- Additional Rent: $10.40 PSF
- Zoning: CBD

AREA TENANTS

Mittz Kitchen — a place for grub & grapes

DEMOGRAPHICS

DRIVE TIME	3 MIN	5 MIN	10MIN
2025 Population	5,459	13,690	59,219
2030 Populations Projections	5,534	13,883	60,570
2025 Average HH Income	$97,029	$107,760	$116,885
2025 Daytime Population	12,035	21,390	61,823

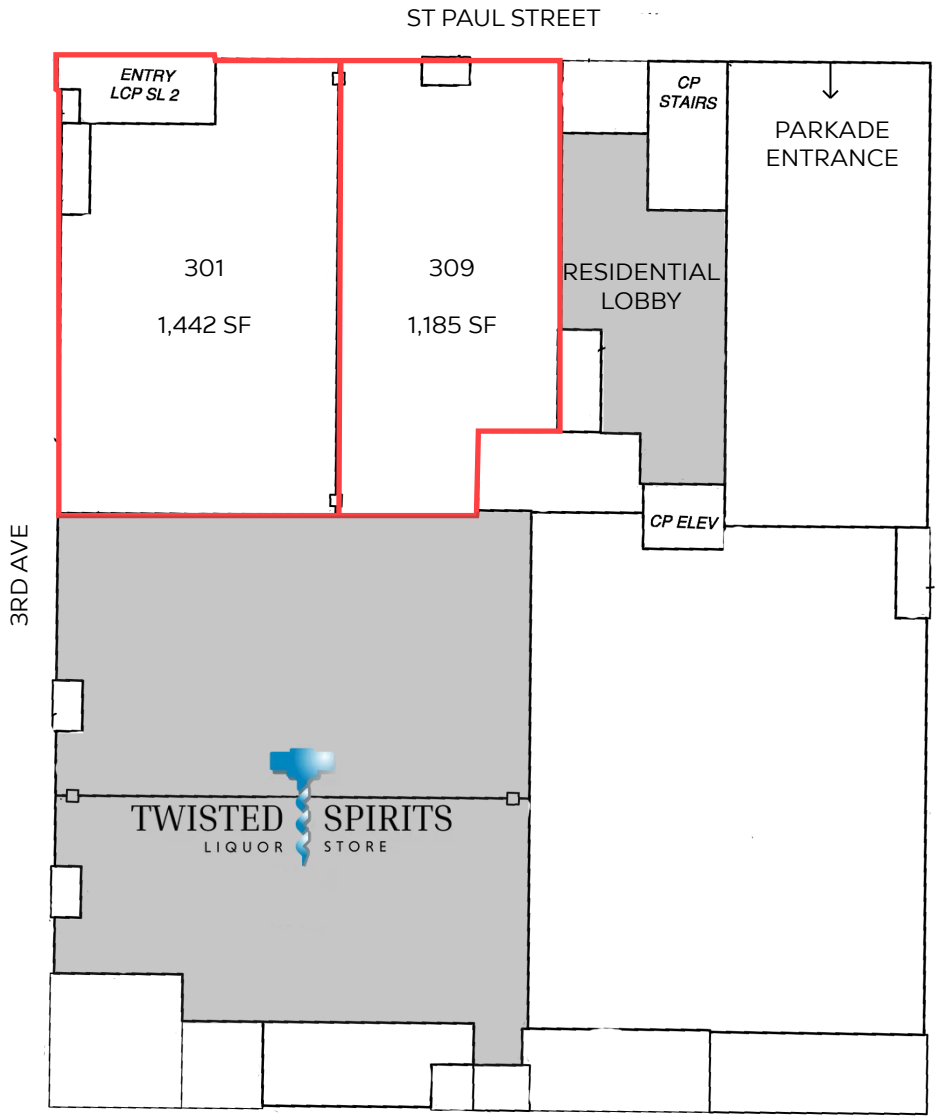
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FLOOR PLAN



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AERIAL



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PHOTOS









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