

FOR LEASE | RETAIL/COMMERCIAL SPACE IN DOWNTOWN KAMLOOPS

301-309 ST. PAUL STREET

KAMLOOPS, BC



ARJEN HEED

Senior Associate

604.416.5583

arjen@sitings.ca

KAYLA MORROW

Senior Associate

604.416.5584

kayla@sitings.ca

SITINGS REALTY LTD.

SITINGS.CA / 604.684.6767

1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

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



This document/email has been prepared by Sittings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sittings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sittings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.

DETAILS

 Address: 301-309 St. Paul Street, Kamloops, BC

 Size: Unit 301: 1,442 SF

Unit 309: 1,185 SF

Total: 2,628 SF

 Available: Immediately

 Base Rent: Contact Listing Agents

 Additional Rent: \$10.40 PSF

 Parking: Contact Listing Agents

 Zoning: **CBD**

AREA TENANTS



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

CONTACT

ARJEN HEED

Senior Associate

604.416.5583

arjen@sitings.ca

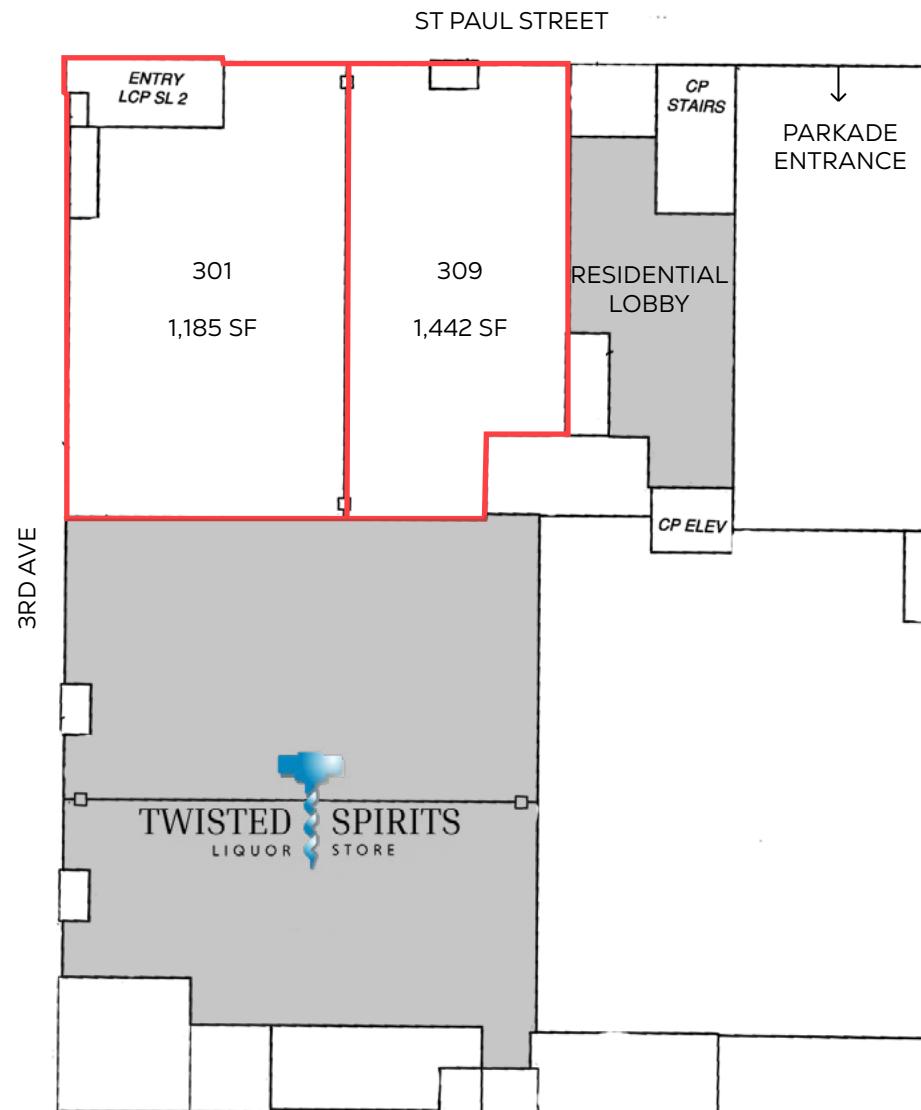
KAYLA MORROW

Senior Associate

604.416.5584

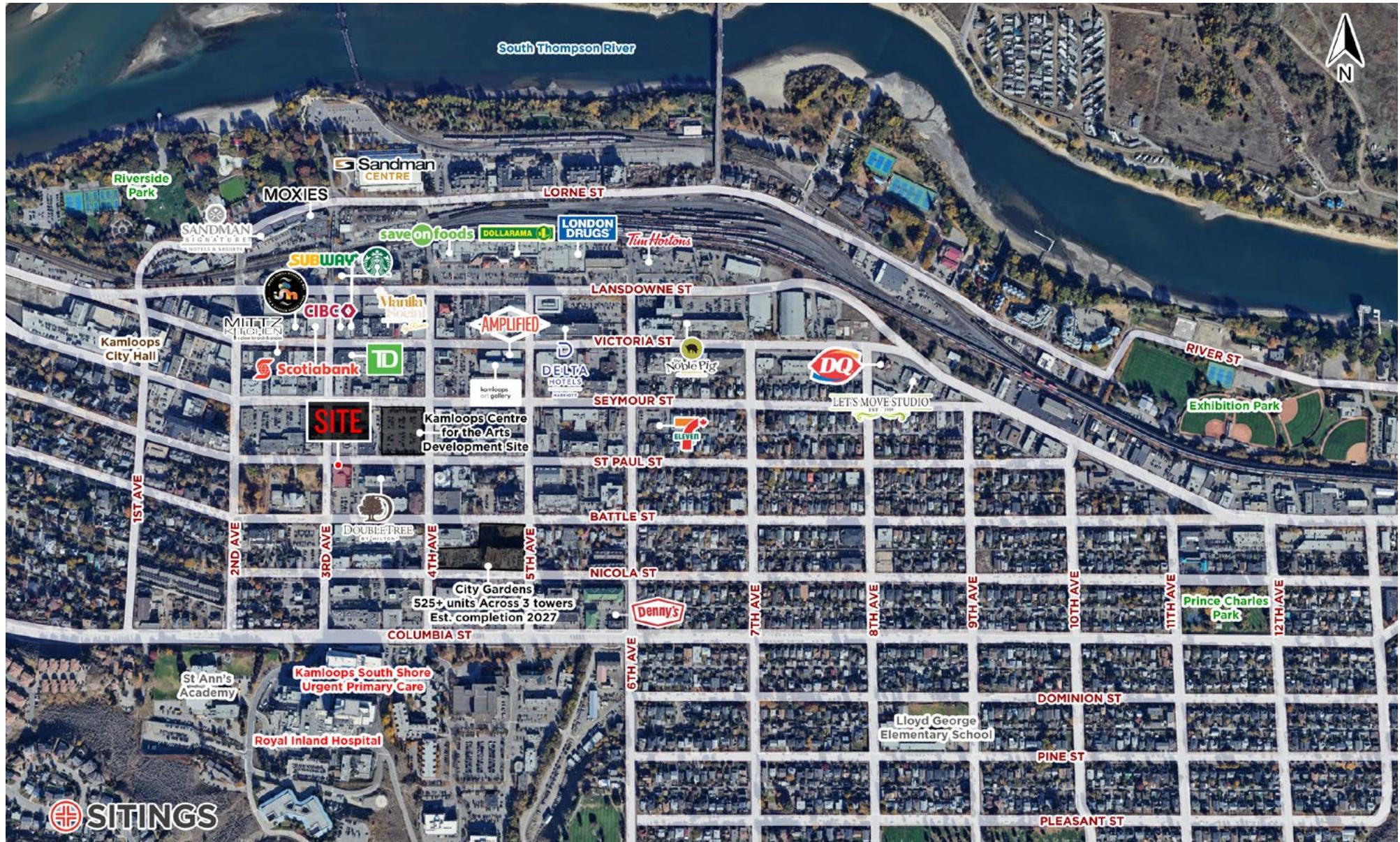
kayla@sitings.ca

FLOOR PLAN



This document/email has been prepared by Sittings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sittings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sittings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.

AERIAL



This document/email has been prepared by Sittings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sittings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sittings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.

PHOTOS

