

FOR SALE

**402 - 408
VICTORIA STREET
KAMLOOPS, BC**

A rare acquisition opportunity in the heart of
Downtown Kamloops.



THE OFFERING

Cushman & Wakefield ULC is pleased to present the opportunity to acquire a versatile mixed-use commercial property in the heart of Downtown Kamloops. Comprising two legal addresses 402 & 408 Victoria Street, this offering provides a rare chance to secure a high-exposure asset in one of the city's most dynamic business corridors. The property features flexible leasing options, including private offices and shared workspaces, catering to a wide range of professional and retail tenants such as restaurants, boutique retailers, legal and financial services, wellness practitioners, and creative enterprises. With its adaptable layout and central location, the asset is well-positioned to deliver stable income and long-term growth in a rapidly evolving urban market.



INVESTMENT HIGHLIGHTS



Prime downtown location



Sale lease back opportunity provides flexibility to owner occupier or investors



Diverse tenant mix, retail, professional services, and food & beverage tenants



Stable income stream anchored by national franchise and long-term tenants



Flexible zoning (CBD) allows for a wide range of commercial uses including office, retail, and multi-family



Strong rental demand with high occupancy and demand for downtown commercial space



Assumable lease options with renewal potential offer immediate cash flow



Transit & parking Accessibility

THE LOCATION

Nestled in the vibrant core of Downtown Kamloops, 402 & 408 Victoria Street benefit from exceptional visibility, high pedestrian traffic, and proximity to key amenities including cafés, banks, hotels, and public transit. The area is a lively mix of heritage charm and modern development, attracting both local residents and visitors year-round.

Located within the City's Downtown Plan and designated under the 2025 Official Community Plan as part of the Central Business District, the property is surrounded by transformative civic and private projects that are set to elevate the neighbourhood's appeal. With walkable surroundings, a supportive business environment, and strong connectivity, this location offers unmatched potential for tenants and investors alike.



PROPERTY SUMMARY

Municipal Address	402 & 408 Victoria Street, Kamloops, BC
PIDS	001-993-542, 001-993-551
Legal Description	Lot 19 & 20 Block 36 District Lot 232 Kamloops Division Yale District Plan 193
Site Size	Approximately 100 Feet x 108 Feet = 10,800 SF
Zoning	CBD Central Business District
OCP Designation	City Centre
Gross Building Area	Main Floor - 8,220 SF Second Floor - 7,100 SF Sub-total - 15,320 SF Basement - 2,800 SF Total - 18,120 SF
Leasable Area	Office Space 6,569 SF + Retail Space 5,321 SF Total: 11,890 SF
Occupancy	95% leased
Tenant Count	13
Parking	9 Designated stalls in the rear parking lot
Net Operating Income	\$306,343.08 (Contact Listing Agent)
Asking Price	\$5,295,000 (5.79% CAP)







OCP EXPLANATION

The City of Kamloops' 2025 Official Community Plan (OCP) designates 402 & 408 Victoria Street within the Central Business District (CBD), supporting a vibrant mix of commercial, residential, cultural, and institutional uses. This designation aligns seamlessly with the property's existing mixed-use character and encourages high-density development, pedestrian-oriented design, and transit accessibility. The OCP envisions downtown Kamloops as a hub for economic activity, housing diversity, and public realm improvements, with policies that promote redevelopment, job creation, and infrastructure efficiency. As such, 402 & 408 Victoria Street offers long-term adaptability and upside potential, making it a compelling opportunity for investors seeking alignment with the City's growth and revitalization strategy.

NEIGHBOURHOOD REDEVELOPMENT MASTER PLAN

Located in the heart of downtown Kamloops, 402 & 408 Victoria Street sits within a rapidly evolving urban core targeted for transformative redevelopment under the City's Downtown Plan and 2025 Official Community Plan. The area is slated for significant streetscape upgrades, including a \$3.1 million redesign of the 500 block to enhance pedestrian zones, landscaping, and public amenities. Surrounding developments such as the City Gardens towers, the proposed Performing Arts Centre, and new mixed-use residential projects are expected to bring thousands of new residents and visitors to the area. These initiatives will dramatically increase foot traffic, elevate the public realm, and drive demand for retail and service offerings—positioning 402 & 408 Victoria Street as a strategic and high-potential investment opportunity.

DEMOGRAPHICS

	1km	3km	5km
 Population	5,818	31,957	65,425
 Population Growth (Next 5 Years)	6.9%	6.8%	5.9%
 Median Age	57	50	52
 Average Household Income	\$92,623.00	\$103,241.00	\$112,861.00

PROPERTY GALLERY



NEARBY AMENITIES

1. Freshslice Pizza
2. Hello Toast
3. Dorian Greek House
4. Cordo Resto & Bar
5. The Noble Pig
6. Jacob's Noodle & Cutlet
7. Far + Wide
8. Instinct Adornment
9. Mitz Kitchen
10. Main Street Clothing Co.
11. CML Properties
12. Maurya's Restaurant
13. Brownstone Restaurant



Walk Score
Car Dependent

40



Bike Score
Somewhat Bikeable

26



Transit Score
Some Transit

32



FOR SALE

402 - 408 VICTORIA ST. KAMLOOPS, BC

A rare acquisition opportunity in the heart of Downtown Kamloops.

BLAKE GOZDA

Personal Real Estate Corporation
Senior Vice President, Industrial
+ 1 604 608 5971
blake.gozda@cushwake.com

CODY BUCHAMER

Personal Real Estate Corporation
Associate Vice President
+1 604 608 5999
cody.buchamer@cushwake.com

Pacific Centre, PO Box 10023
700 West Georgia Street, Suite 1200
Vancouver, BC V7Y 1A1
+1 604 683 3111



©2026 Cushman & Wakefield ULC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. PD-144370 v13