



NOW LEASING:
HIGH PROFILE RETAIL SPACES
IN DOWNTOWN KELOWNA

BROOKLYN AT BERNARD BLOCK

1471 St Paul Street, Kelowna, BC

DETAILS

- Rare opportunity to lease retail space at the new Brooklyn development in Downtown Kelowna
 - High profile unit with approximately 784 Sq. Ft.
 - Frontage on St. Paul Street
 - Average Population of 54,713 within a 10-minute radius
-

BUILT, OWNED, & OPERATED BY



MISSION GROUP

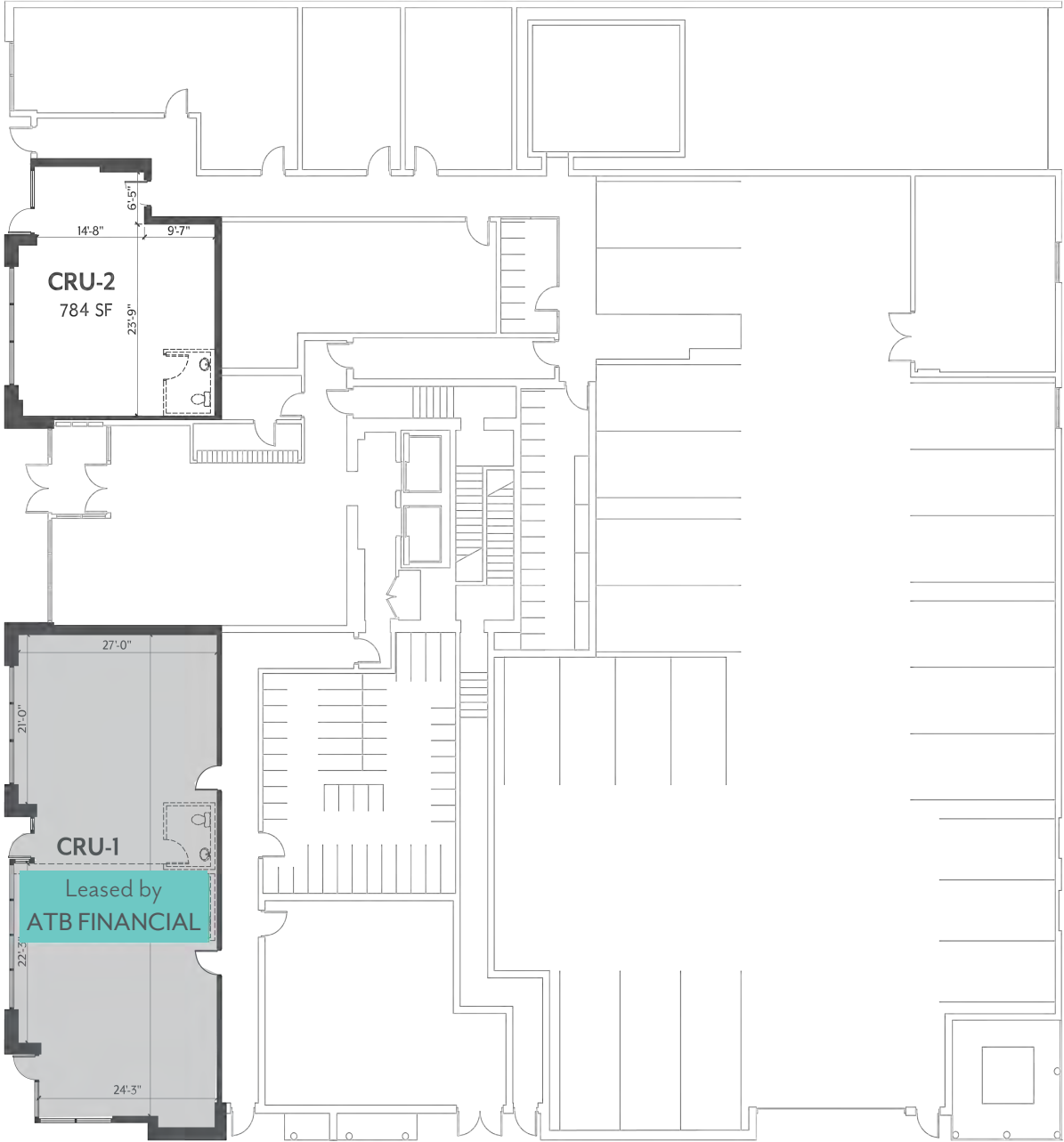
PROPERTY DETAILS



CIVIC ADDRESS	1471 St Paul Street, Kelowna, BC
ZONING	C7, Central Business Commercial
PROJECT DESCRIPTION	Brooklyn is a 25-storey, mixed-use commercial and residential tower by Mission Group, completed 2021.
OPPORTUNITY	High profile unit containing approximately 784 Sq. Ft.
ADDITIONAL RENT	\$9.98 per SF est. 2023
LEASE RATE	Please contact Mission Group Commercial Leasing on 250.317.6998 or mgleasing@missiongroup.ca

SITE PLAN

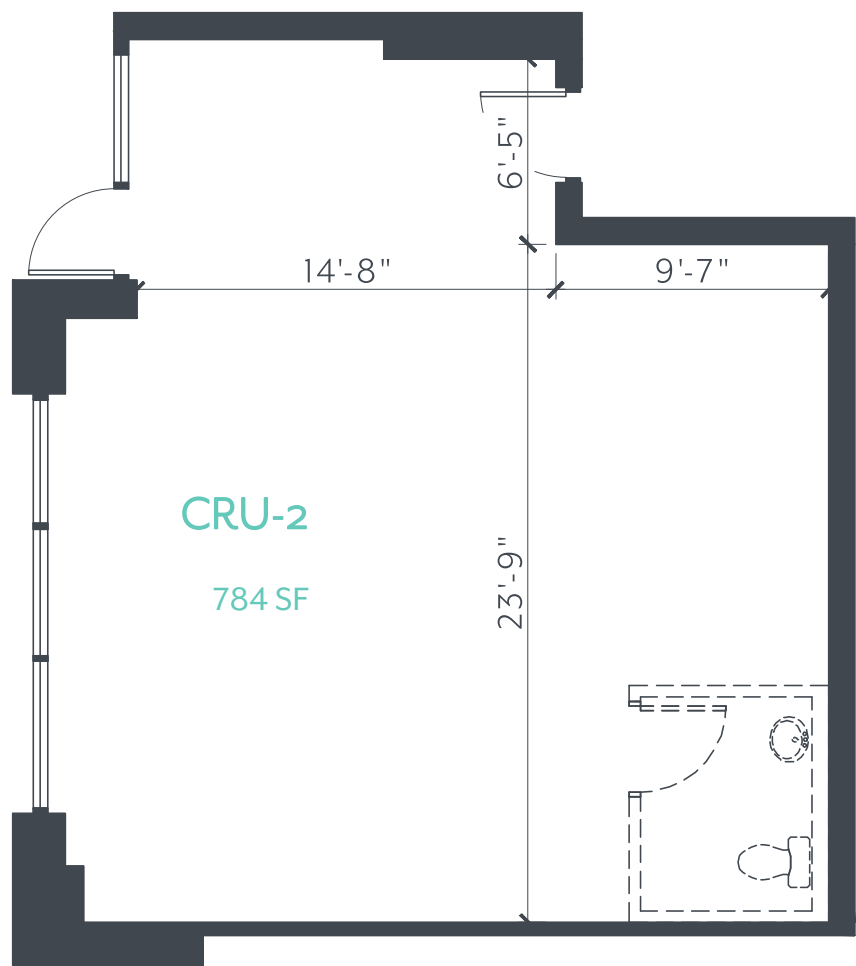
ST. PAUL STREET



LANE

LANE

AVAILABLE UNITS



DEMOGRAPHICS

0-5 MIN RADIUS

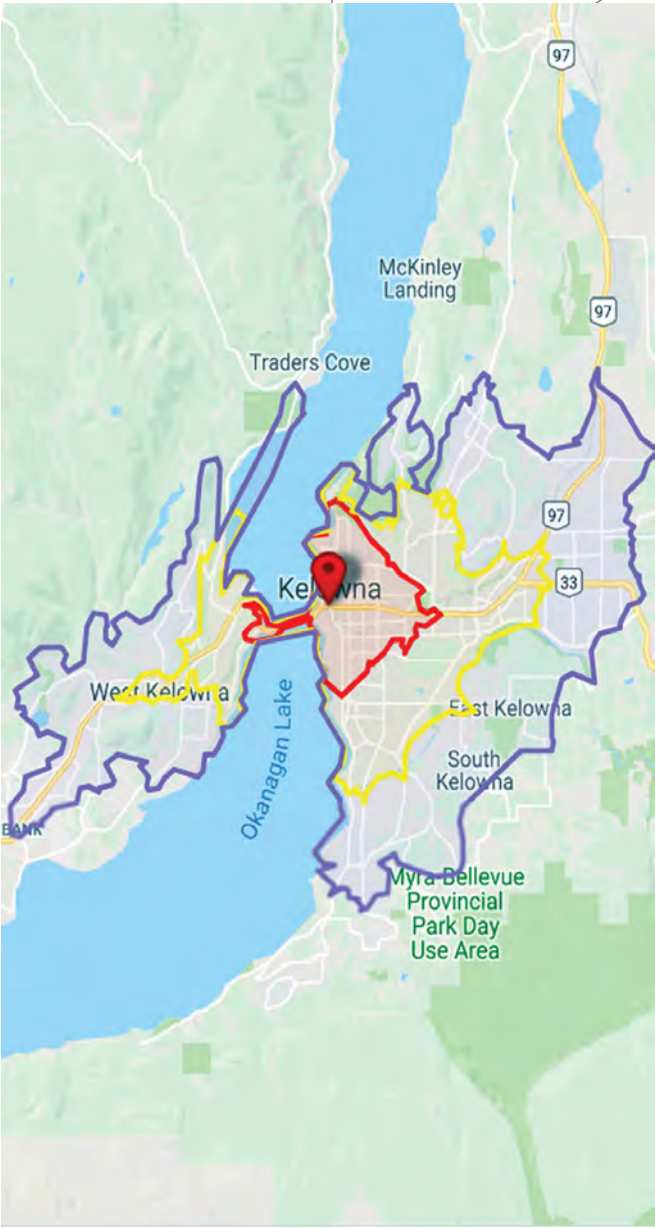
Total Population (2018)	25,370
Projected Population	27,291
Population Distribution	
0-24 years	4,935
25-49 years	10,136
50-74 years	7,299
75+ years	2,999
Average Household Income (2018)	\$75,087
Projected Household Income (2023)	\$87,677
Total Households (2018)	12,743
Projected Households (2023)	13,877

0-10 MIN RADIUS

Total Population (2018)	54,713
Projected Population	59,207
Population Distribution	
0-24 years	10,942
25-49 years	18,696
50-74 years	17,028
75+ years	8,047
Average Household Income (2018)	\$81,206
Projected Household Income (2023)	\$94,543
Total Households (2018)	23,098
Projected Households (2023)	28,452

0-15 MIN RADIUS

Total Population (2018)	117,836
Projected Population	127,961
Population Distribution	
0-24 years	27,812
25-49 years	39,261
50-74 years	36,919
75+ years	13,842
Average Household Income (2018)	\$90,262
Projected Household Income (2023)	\$105,118
Total Households (2018)	51,465
Projected Households (2023)	56,092



BUILD IT FORWARD

Since 2004, Mission Group has been contributing to the evolution of Kelowna's urban landscape. We believe in a holistic approach to community growth. Inclusive communities become the best places to live – this is our hope for Kelowna. Our 'social purpose' is woven into the fabric of our strategy. It is not a bolted-on activity for external gratification; rather, it is simply what we do to build on our past successes.

MISSION GROUP COMMERCIAL LEASING

Christopher Rundle

Commercial Leasing Manager

Call **250.317.6998**

Email **mgleasing@missiongroup.ca**

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