



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
 - Frontage on St. Paul Street
 - Units from 784 Sq. Ft. up to 1,731 Sq. Ft., with available demising options
 - Average Population of 54,713 within a 10-minute radius
-

BUILT, OWNED, & OPERATED BY



MISSION GROUP

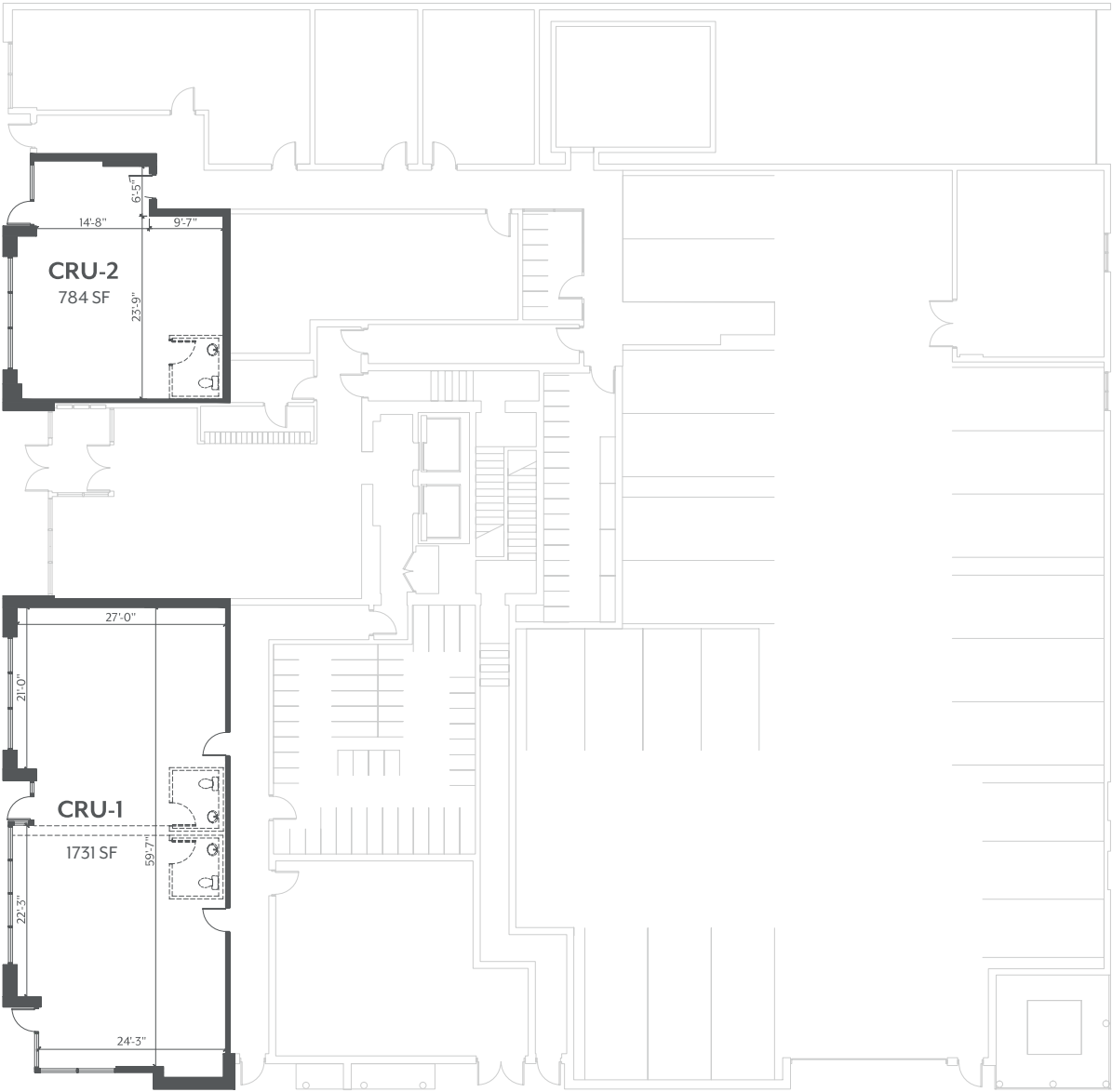
PROPERTY DETAILS



| | |
|---------------------|---|
| 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, planned for completion in 2021. |
| OPPORTUNITY | High profile units from 784 Sq. Ft. up to 1,731 Sq. Ft., with available demising options |
| ADDITIONAL RENT | \$9.98 per SF est. 2022 |
| LEASE RATE | Please contact Mission Group Commercial Leasing on 250.317.6998 or mgleasing@missiongroup.ca |

SITE PLAN

ST. PAUL STREET

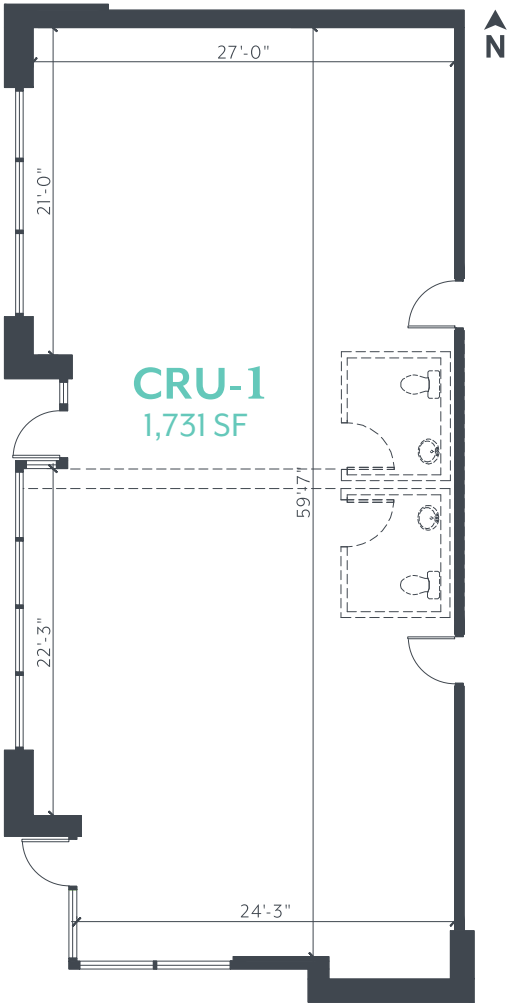
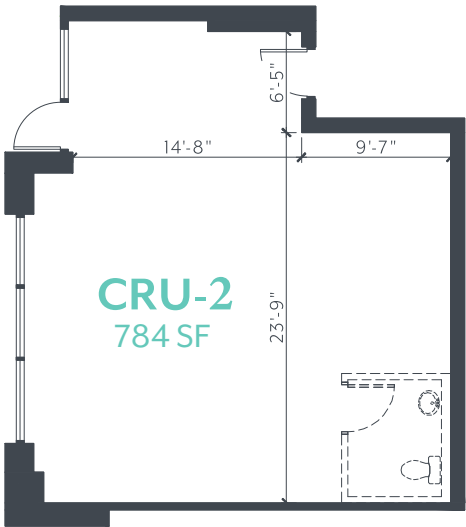


LANE

LANE

LANE

AVAILABLE UNITS



DEMOGRAPHICS

0-5 MIN RADIUS

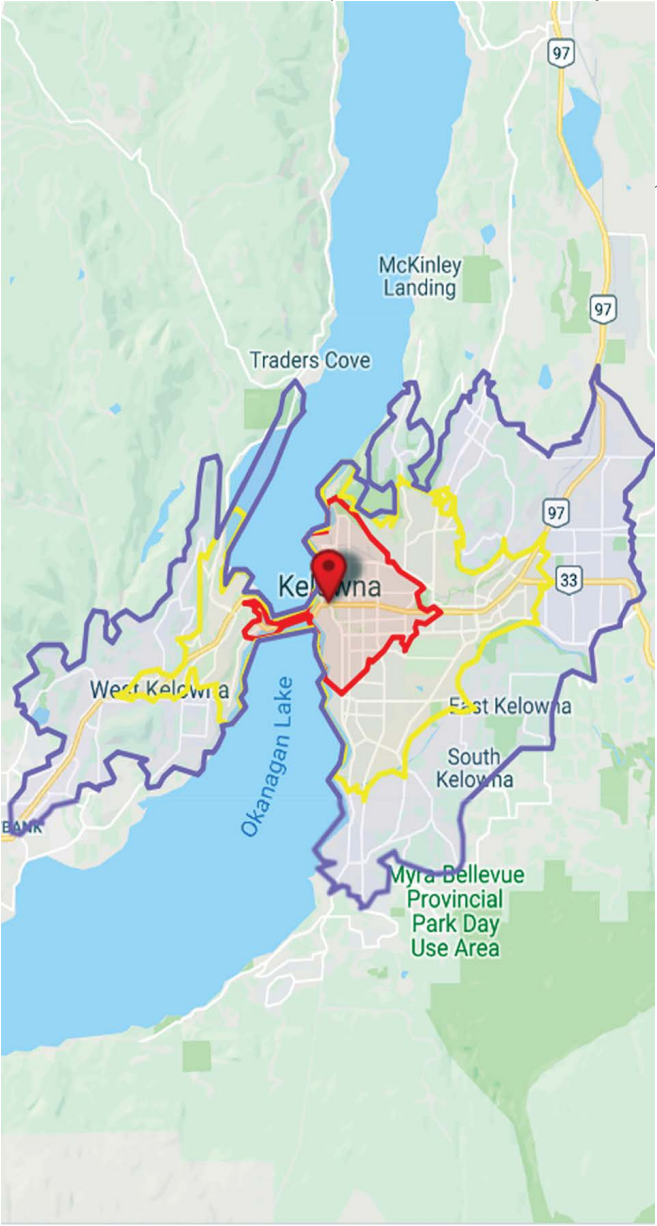
| | |
|-----------------------------------|----------|
| Total Population (2018) | 25,370 |
| Projected Population | 27,291 |
| Population Distribution | |
| 0-24 years | 4,935 |
| 25-49 years | 10,136 |
| 50-74 years | 7,299 |
| 75+ years | 2,999 |
| Average Household Income (2018) | \$75,087 |
| Projected 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**

BUILT, OWNED, & OPERATED BY



MISSION GROUP