



FOR LEASE

Brooklyn at Bernard Block • Kelowna, BC

PROPERTY DETAILS:

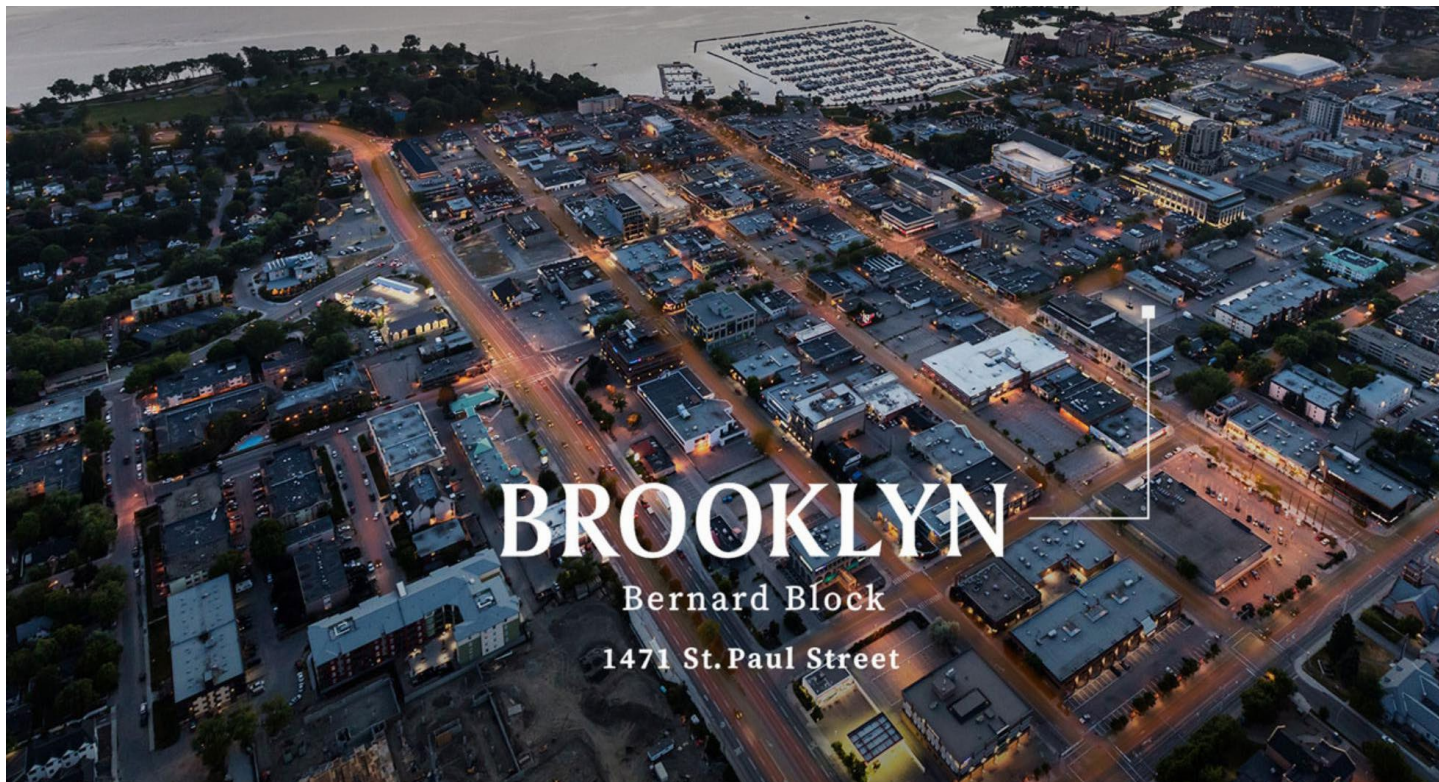
- Rare opportunity to lease high profile retail space at the new Brooklyn development in Downtown Kelowna
- High profile units from 785 SF up to 1,768 SF
- Frontage on St Paul Street
- High exposure location in the heart of Downtown Kelowna with high traffic counts, surrounded by a host of boutique retailers, restaurants, banks, and professional businesses, just steps from Bernard Avenue
- Multiple sizes and configurations available



**COMMERCIAL
GROUP**

Macdonald Realty Kelowna

PROPERTY DETAILS



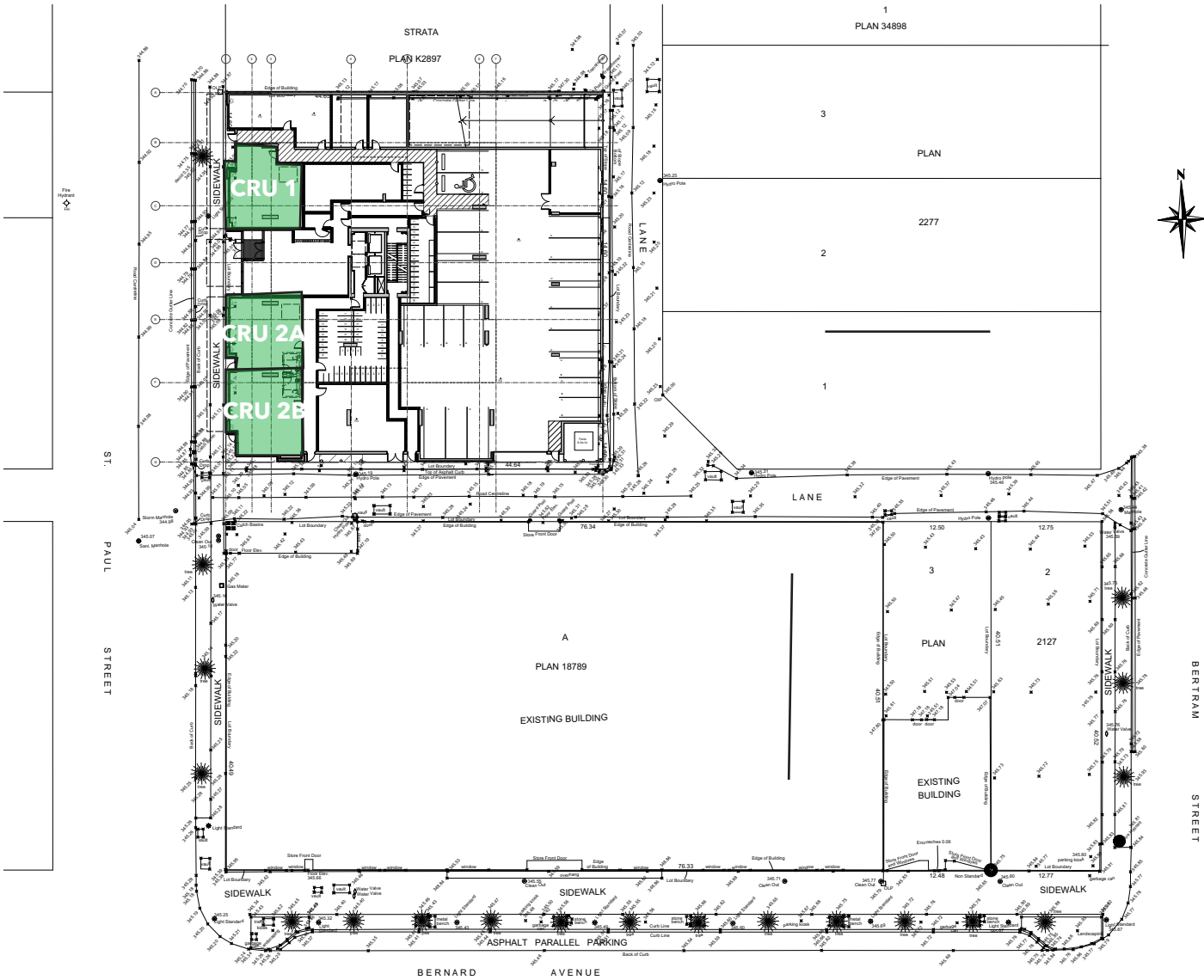
CIVIC ADDRESS	1471 St Paul Street, Kelowna, BC
LEGAL DESCRIPTION	Lot 27-29, Plan KAP800, District Lot 139, Land District 41, ODYD
ZONING (CURRENT)	C7, Central Business Commercial
PROJECT	Brooklyn is a 25-storey, mixed-use commercial and residential tower planned for completion in 2021 by local builder Mission Group
OPPORTUNITY	High profile units from 785 SF up to 1,768 SF
LEASE RATE	\$28 PSF plus additional rent

AERIAL MAP

High exposure location in the heart of Downtown Kelowna with high traffic counts, surrounded by a host of boutique retailers, restaurants, banks, and professional businesses, just steps from Bernard Avenue



SITE PLAN



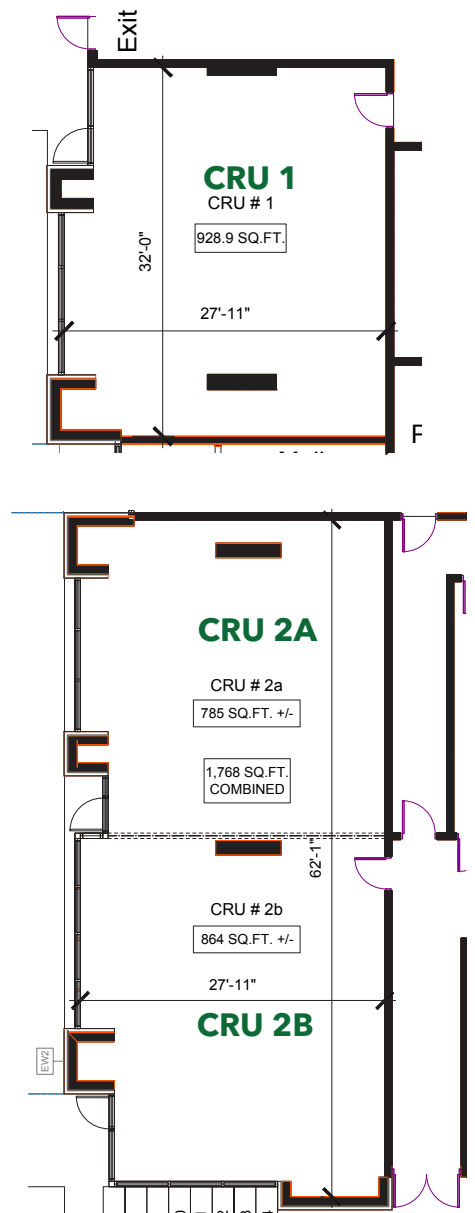
- Available
- Leased/Pending

Future leasing opportunities up to ~16,000 SF

AVAILABILITY PLAN

UNIT	SQ.FT.	BASE RENT
CRU 1	928.9	\$28 PSF
CRU 2A CRU 2B CRU 2 TOTAL	785 864 1,768	\$28 PSF

St Paul Street Frontage



DEMOGRAPHICS

0-5 MIN RADIUS

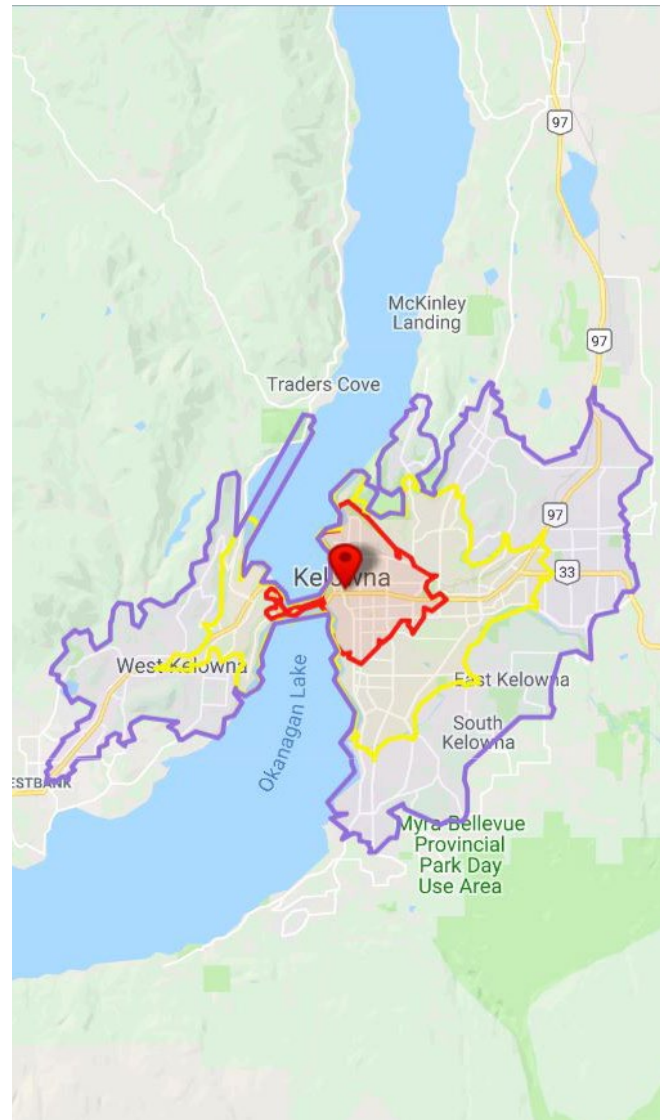
Total Population (2018)	25,370	
Projected Population (2023)	27,291	
Population Distribution	0-24 years	4,935
	25-49 years	10,136
	50-74 years	7,299
	75+ years	2,999
Average Household Income (2018)	\$75,087	
Projected Household Income (2023)	\$87,677	
Total Households (2018)	12,743	
Projected Households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

0-10 MIN RADIUS

Total Population (2018)	54,713	
Projected Population (2023)	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)	26,098	
Projected Households (2023)	28,452	

0-15 MIN RADIUS

Total Population (2018)	117,836	
Projected Population (2023)	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	



KELOWNA & AREA

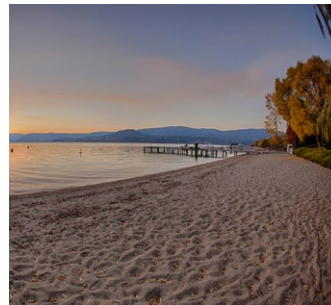
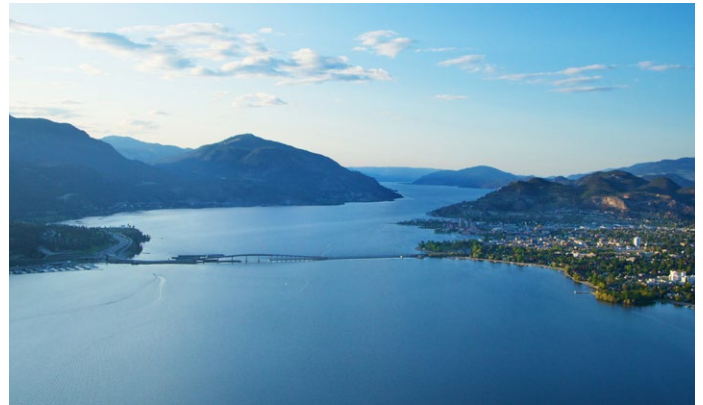
Kelowna, located in the heart of the Okanagan Valley, is a growing economic hub named the top entrepreneurial city in Canada this year by the Financial Post.

Kelowna is a recreational lakeside paradise with acres of scenic parkland and sandy beaches. Cradled within a range of breathtaking mountains, this urban sanctuary is bolstered by a pristine lake, pine forests, orchards, vineyards, sandy beaches, and unparalleled amenities.

Kelowna has the fastest growing population in British Columbia and the fourth fastest in Canada. With a regional population of approximately 190,000 in the Central Okanagan, an overall trading area of 520,000, and infrastructure to support business, Kelowna is the largest urban centre between Vancouver and Calgary.

Diversification and proximity to world markets are among Kelowna's greatest economic strengths. Agriculture, Tourism, Manufacturing, Health, and Technology are important industries in the region. Kelowna General Hospital is the largest healthcare facility in the Interior of BC.

As an active and vibrant recreation centre, Kelowna plays host to many visitors from all over the world. Kelowna International Airport, Canada's 10th busiest, easily connects visitors to major North American cities including direct flights to Vancouver, Calgary, Edmonton, Fort McMurray, Prince George, Seattle, Los Angeles, San Francisco, and Tofino. Visitors can enjoy renown wineries, golf courses and ski resorts. In short Kelowna is a four-season lakeside playground.





HM Commercial Group is a boutique commercial real estate team that specializes in investment properties, land for development, and leasing. Our targeted focus provides us with detailed knowledge of market conditions, as well as key relationships with wealthy investors, institutions, and REIT's.

Over the past few years we have sold over \$500 Million dollars in transactions.

**WE DO THINGS DIFFERENTLY
AND IT WORKS.**

CONTACT US:

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