

# PREMIUM STOREFRONT DINING & RETAIL SPACES NOW UNDER CONSTRUCTION & PRE-LEASING

Leading the Transformation of Downtown Kelowna

ANTICIPATED OCCUPANCY SPRING 2023



[bernardblock.com](https://bernardblock.com)

BUILT, OWNED, & OPERATED BY

 MISSION GROUP



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As the centrepiece of a master planned urban village, the storefront retail spaces at Bernard Block are the jewels of this iconic development. Bustling with activity from early morning to evening hours, your business will thrive, surrounded by over 400 homes, with +/- 100,000 square feet of offices above you.


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Artistic Representation Only





BERNARD  
BLOCK



BERNARD  
BLOCK

Aisle 1

**BREAKFAST PLEASURES**  
Local sourcing, all day long  
Baked goods, all day long  
Fresh fruit & veg  
Breakfast & lunch  
Smoothies & juices  
Sandwiches & salads  
Fresh baked bread



# TRANSFORMING DOWNTOWN KELOWNA



Artistic Representation Only

## The Neighbourhood

Imagine, opening your business doors to the pulse of downtown Kelowna.

There's an undeniable electricity in Canada's 4th fastest growing city—and at the centre of it all is Bernard Block. This is where you'll discover vibrant, one-of-a-kind boutiques, urban wineries, independent coffee shops and local eateries. This is where discerning businesses like yours are embracing change and surrounding themselves with those who dare to think big.

With a Walk Score® 97 and Bike Score® 98, everything you need is here.

## Population & Growth



Population | Relative to Bernard Block\*  
**3 Km Radius – 40,447**  
**5 Km Radius – 83,542**



Average Daily Traffic At Harvey & Richter  
**57,839 vehicles**



42% of Downtown Kelowna's\* population  
is 39 or younger



Average Population Growth  
**14%/year**

\*(as of 2016's census)  
\*2019 Downtown Kelowna Community Health Area — covers approx. a 5KM radius from Bernard Block (1% margin for rounding)



Hotel and  
Conference  
Centre

P

WATER ST

13

OKANAGAN  
LAKE

P

P

P

P

P

P

BERTRAM ST

DOYLE AVE

**BERNARD BLOCK**  
BERTRAM + THE BLOCK

BROOKLYN

THE BLOCK

Bertram

5

1

15

P

P

14

BERNARD AVE

LAWRENCE AVE

LEON AVE

HARVEY AVE (HWY 97)

ABBOTT ST

WATER ST

PANDOSY ST

ELLIS ST

BERTRAM ST

RICHTER ST

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## EATERIES

- 1 Mad Mango Cafe
- 2 FSH – Flask Social House
- 3 The Curious Café
- 4 El Taquero – Taqueria & Catering
- 5 The Bohemian Café
- 6 Momo Sushi
- 7 Antico Pizza Napoletana
- 8 Bai Tong Thai Food
- 9 Skinny Duke's Glorious Emporium
- 10 Salt & Brick
- 11 Craft Beer Market
- 12 Earls Kitchen + Bar
- 13 Cactus Club Cafe



## COFFEE BARS

- 14 350° Bakehouse and Cafe
- 15 Pulp Fiction Coffee House
- 16 Blenz Coffee



## WELLNESS & FITNESS

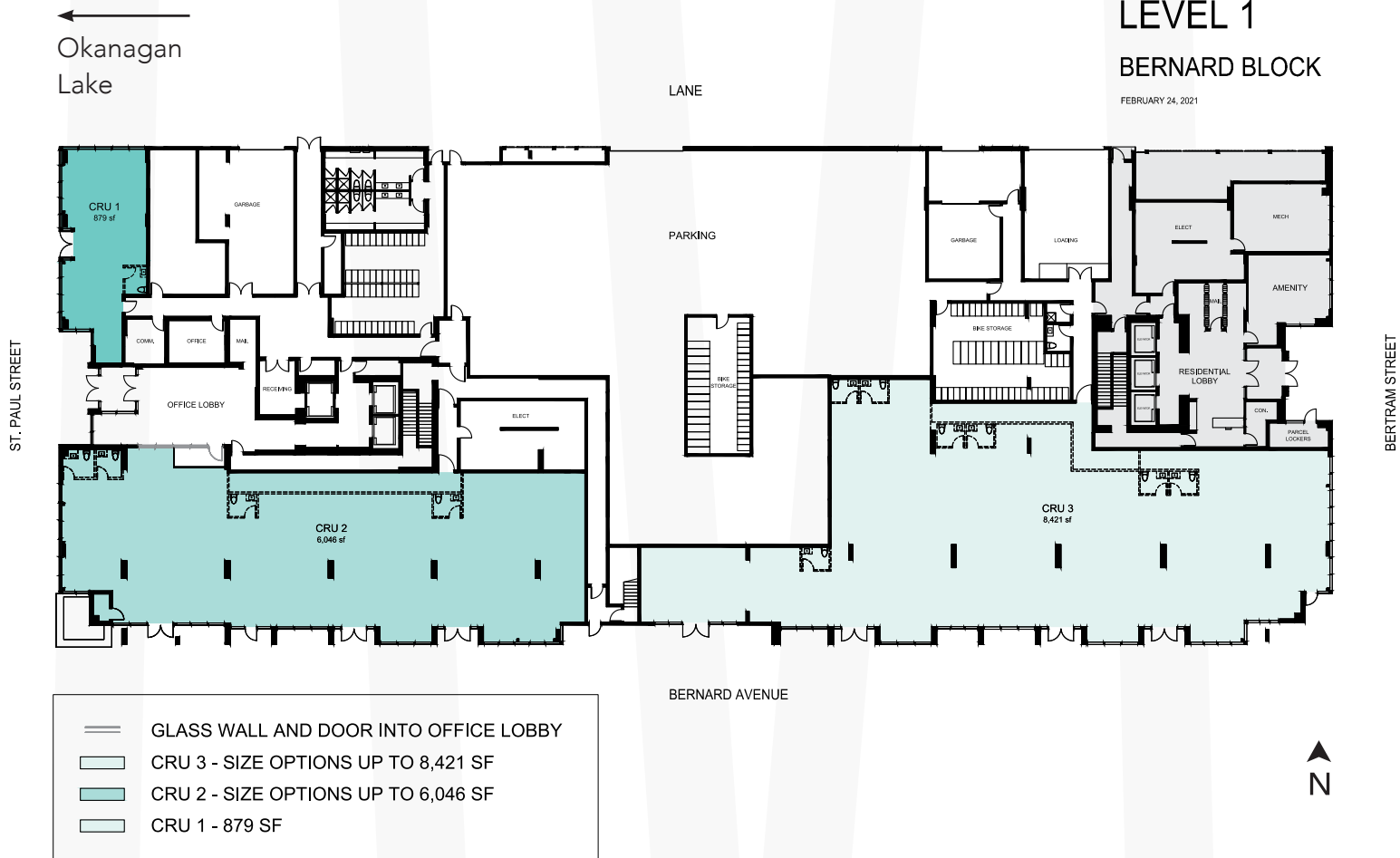
- 17 YMCA
- 18 Spinco
- 19 Barrerroom
- 20 The Hot Box Yoga

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## PARKADES

# LEVEL 1 BERNARD BLOCK

FEBRUARY 24, 2021



## Your space, your way

This is where culture thrives and where booming businesses like yours are flourishing. Thoughtfully curated, and varying in size and design, street-level shops and restaurants become landmark locations that anchor downtown neighbourhoods for years to come.

Welcome to Bernard Block where you stand in a class of your own.



END-OF-TRIP  
FACILITIES



FRONT & REAR LOADING  
OPTION AVAILABLE



PRIME DOWNTOWN  
LOCATION WITH PLENTY  
OF ON STREET PARKING



PROMINENT SIGNAGE  
OPPORTUNITIES

± 16,000 SF DINING & RETAIL | ± 100,000 SF OFFICE



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## Highlights

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Brand new mix-use development

High profile frontage on Bernard Avenue

Steady flow of potential customers from AM to PM

Hundreds of new homes under construction within steps of Bernard Block

Flexible retail, restaurant and market uses

One block from the new UBC Okanagan Campus

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## Salient Details

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Location 1499 St. Paul Street

Available for lease Up to 16,000 sq. ft with endless demising options to meet your needs

Lease rate Please contact our Commercial Leasing Manager

Additional rent Please contact our Commercial Leasing Manager

Anticipated Occupancy Spring 2023



BUILT, OWNED, & OPERATED BY



## A Mission Group Community

Since 2004, Mission Group has been contributing to the evolution of Kelowna's urban landscape, guided by our diverse team who are proud to call Kelowna home. Mission Group's 'Build It Forward' philosophy is focused on building value in the community we serve, allowing the whole community to prosper into the future.

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Nicola Wealth Real Estate (NWRE) is the in-house real estate team of Nicola Wealth, a premier Canadian financial planning and investment firm with over \$9.2 billion (CAD) of assets under management. NWRE has an experienced and innovative team that sources and asset-manages a growing portfolio of properties in major markets across North America spanning a diversified range of asset classes which include office, retail, industrial, multi-family residential, self-storage, and seniors housing. With the acquisition of Blackwood Partners, the current real estate portfolio now exceeds \$6 billion gross asset value.

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## Leasing Enquiries

Explore opportunities in this Class A office tower and main floor retail spaces.

**CALL 250.317.6998 OR EMAIL [MGLEASING@MISSIONGROUP.CA](mailto:MGLEASING@MISSIONGROUP.CA)**  
**[bernardblock.com](http://bernardblock.com)**