

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

Leading the Transformation of Downtown Kelowna

ANTICIPATED OCCUPANCY WINTER 2023



bernardblock.com

BUILT, OWNED, & OPERATED BY

 MISSION GROUP

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 +/- 110,000 square feet of offices above you.



Artistic Representation Only



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)



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Hotel and
Conference
Centre

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OKANAGAN
LAKE

WATER ST

13

DOYLE AVE

BERTRAM ST

ST. PAUL ST

BERNARD AVE

LAWRENCE AVE

LEON AVE

HARVEY AVE (HWY 97)

ABBOTT ST

WATER ST

PANDOSY ST

ELLIS ST

BERTRAM ST

RICHTER ST

BERNARD BLOCK
BERTRAM + THE BLOCK



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

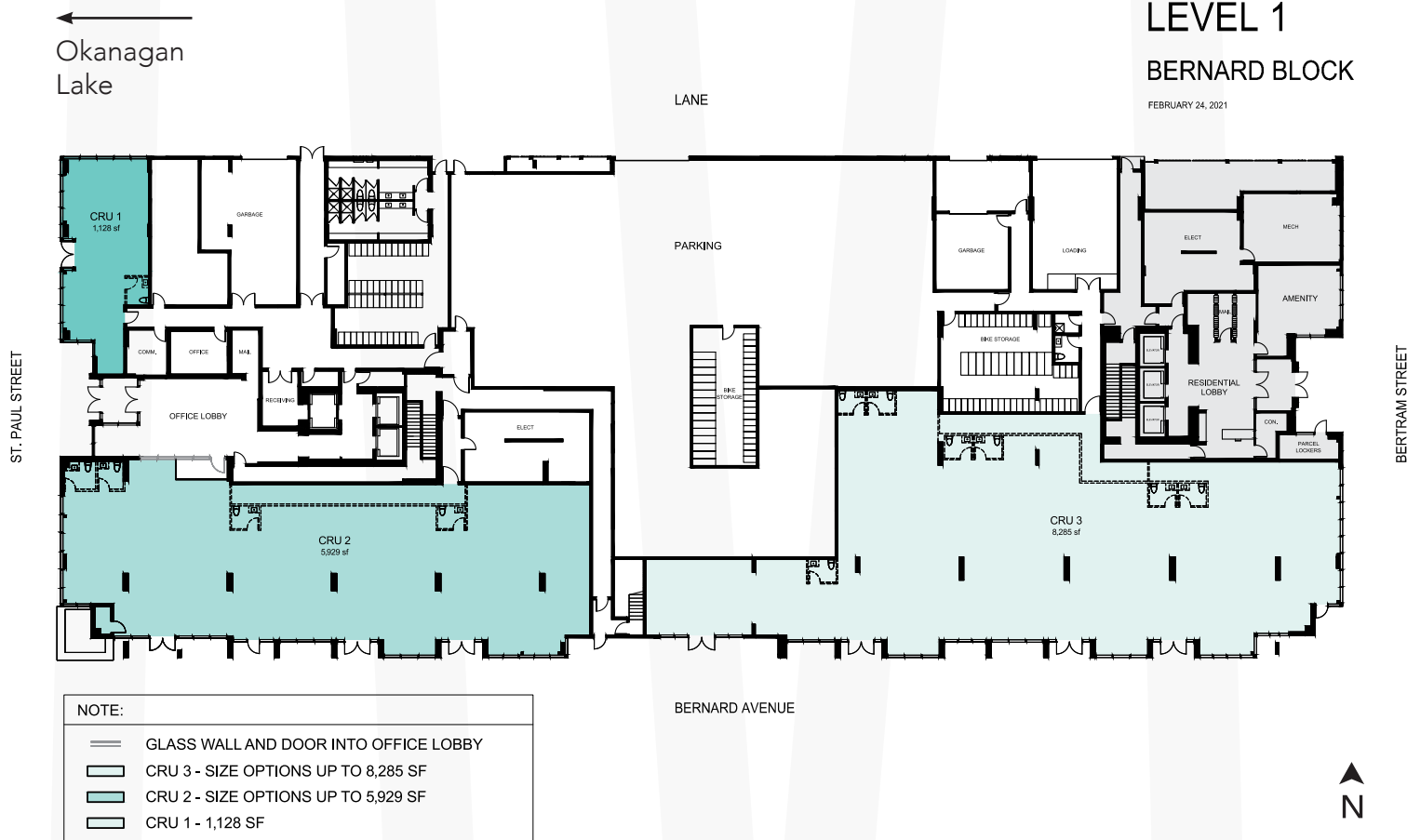
- 17 YMCA
- 18 Spinco
- 19 Barrerroom
- 20 The Hot Box Yoga

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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 | ±110,000 SF OFFICE

Highlights

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 The Block

Flexible retail, restaurant and market uses

One block from the new UBC Okanagan Campus

Salient Details

Location 1499 St. Paul Street

Available for lease Nearly 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 Winter 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.



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.

Leasing Enquiries

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

CALL 250.317.6998 OR EMAIL MGLEASING@MISSIONGROUP.CA
bernardblock.com