

# NOW LEASING

COMMERCIAL SPACE AVAILABLE AT  
AQUA WATERFRONT VILLAGE







## ABOUT AQUA WATERFRONT VILLAGE

Aqua Waterfront Village is a Master-planned community with public and private spaces designed to be a place to gather, mingle, and celebrate a shared enjoyment of the lake.

Three elegant towers situated directly on the boardwalk showcase architecture designed to echo the sense of water flowing down a creek. Generous terraces invite the unspoiled beauty of the outdoors into the homes. Artwork and nautical-inspired design enhance the public realm, where a boardwalk and beach beckon.

With close proximity to neighbouring hotels, the renowned Pandosy Village and direct access from the public beach boardwalk, commercial space in the Aqua development will be at the center of the action from sunrise to after sunset.

## COMMUNITY HIGHLIGHTS

- Kelowna's First Lakefront Master Planned Community
- Concrete High-Rise Construction
- Members-Only Aqua Boat Club Located Onsite
- Public Beach and Boardwalk, Unparalleled Lake Access
- Resort-Style Amenities and Lifestyle
- Short-Term Rentals Permitted
- 415 Homes



From Aqua Waterfront Village:

- 17 minutes to downtown
- 29 minutes to the airport
- 1 hour to Big White
- 4.5 hours to Vancouver

## ADDRESS

3700 / 3800 Capozzi Road

## PROPOSED OCCUPANCY

Phase 1: Summer 2024

Phase 2: 2025

## AVAILABLE PARKING

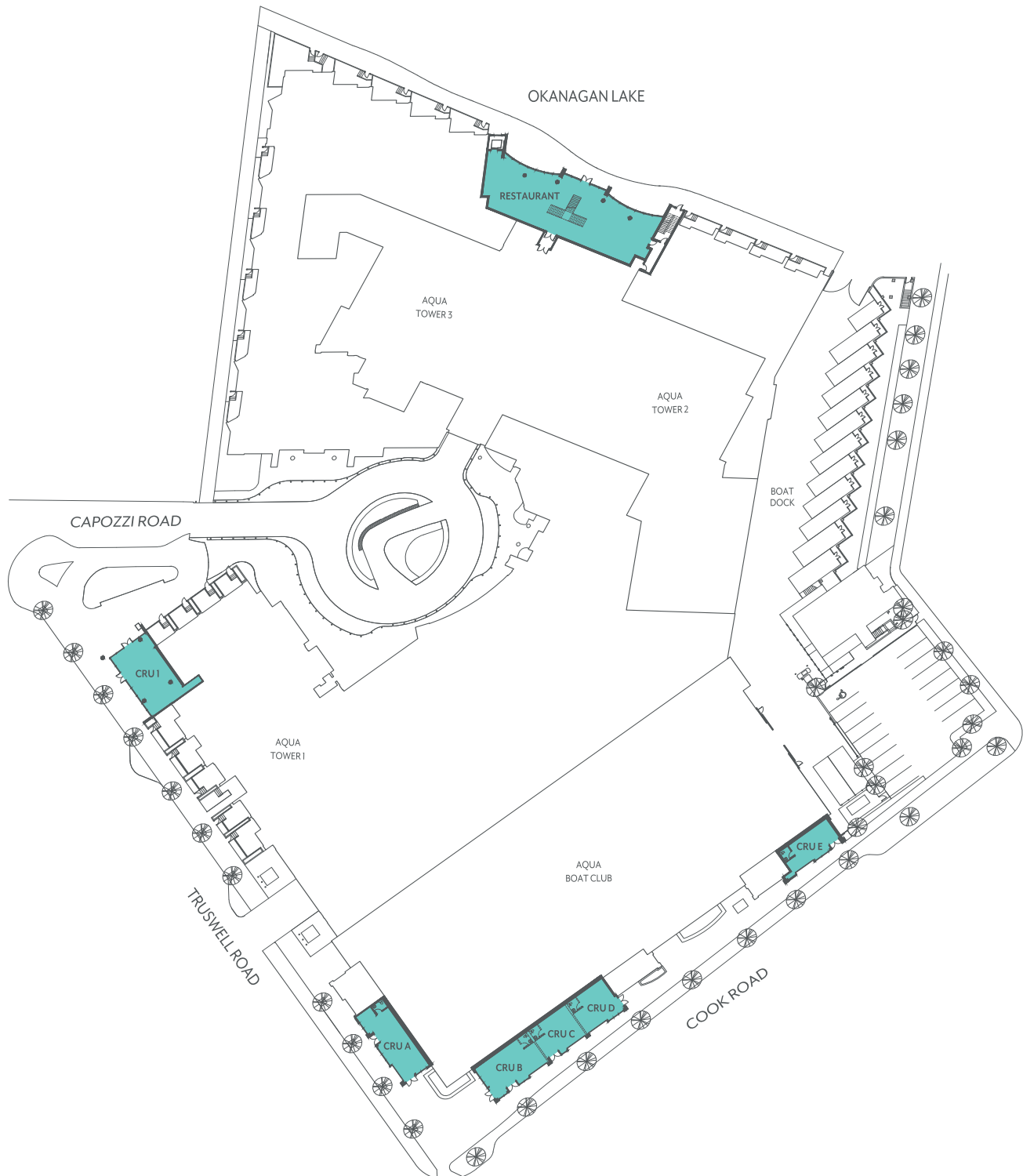
- Visitor Stalls: 37 (not including restaurant)
- Dedicated Restaurant Stalls: 26

## AVAILABLE SPACE

UNIT	SIZE (SF)
CRU 1	1,150
CRU A	909
CRU B*	836
CRU C*	577
CRU D*	592
CRU E	553
Beach Boardwalk - Lakefront Restaurant	6,478 (over 2 floors)

\*Units can be made contiguous

## SITE PLAN





Public Beach  
& Boardwalk



**18,000**

daily average vehicle count for Lakeshore Road



**650**

estimated daily average pedestrians/cyclists



**2 MILLION**

visitors to Kelowna, annually



**\$122,600**

Average Household Income (population within 2km radius)



**4,000+**

population within 2km radius  
(with 1,800 additional residential units currently planned or under construction)



**11,548**

population within a 7.6km radius



**46**

average age of population in this area



**700**

number of vacation units within a 1km radius



## ABOUT MISSION GROUP

Since 2004, Mission Group has been contributing to Kelowna as the most prolific builder east of the Lower Mainland, 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.

## OTHER COMMERCIAL SPACE AVAILABLE



**285 WESTMINSTER AVENUE,  
PENTICTON, BC**  
*2,370 SF*

Lease separately, through various demising options, or combined for a total of 2,370 SF. The location of this new community offers the best of both worlds due to downtown Penticton's popularity with locals and tourists alike.



**BROOKLYN  
KELOWNA, BC**  
*785 SF TO 1,768 SF*

With various demising options available, Brooklyn is located just steps from the popular Bernard Avenue. The retail units are incorporated into a 25-storey residential and commercial tower.



**ELLA  
KELOWNA, BC**  
*1,628 SF*

Just one high-profile retail space left with demising options available. The retail space is incorporated into a 20-storey residential and commercial tower in the heart of downtown Kelowna.

## LEASING INQUIRIES CONTACT INFORMATION

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