



**NOW LEASING:**  
**HIGH PROFILE RETAIL SPACES**  
**IN DOWNTOWN KELOWNA**

## **BROOKLYN AT BERNARD BLOCK**

**1471 St Paul Street, Kelowna, BC**

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### **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
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**MISSION GROUP**

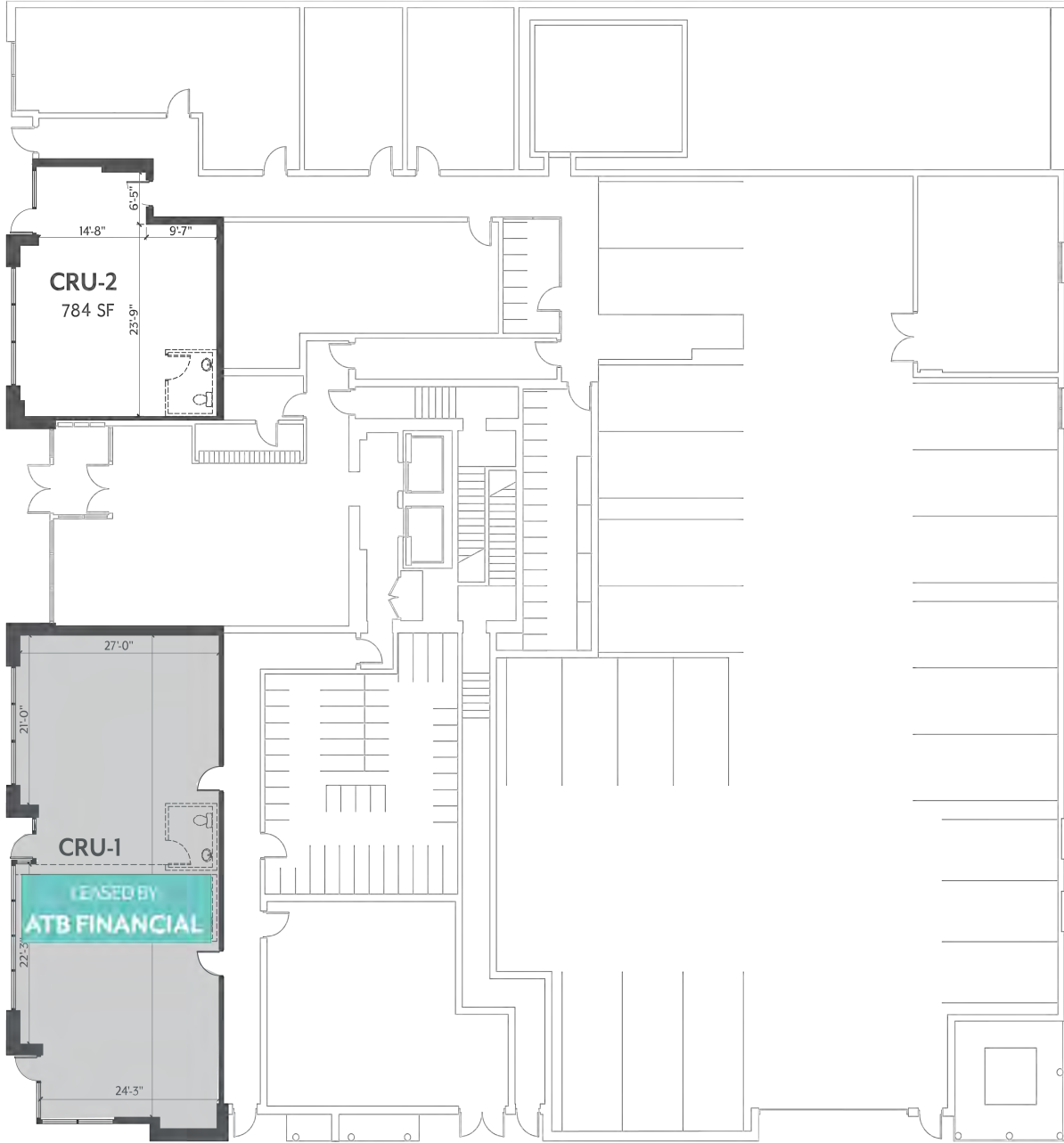
## PROPERTY DETAILS



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 <a href="mailto:mgleasing@missiongroup.ca">mgleasing@missiongroup.ca</a>

# SITE PLAN

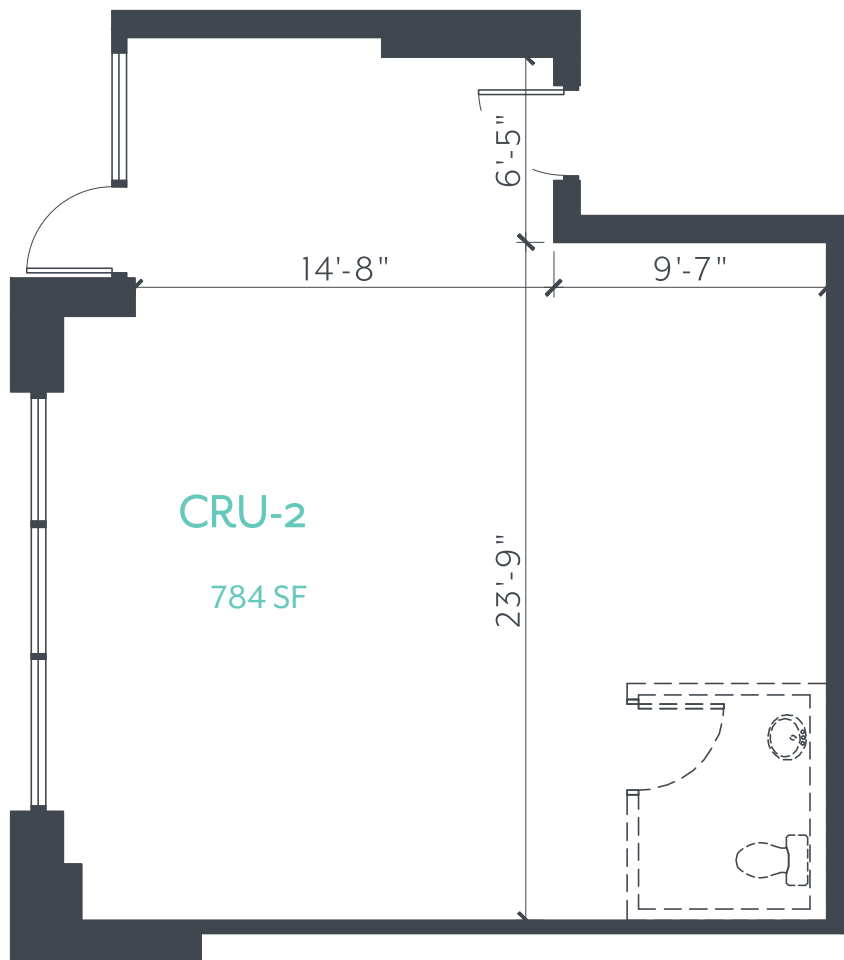
ST. PAUL STREET



LANE

LANE

# AVAILABLE UNITS



# DEMOGRAPHICS

## 0-5 MIN RADIUS

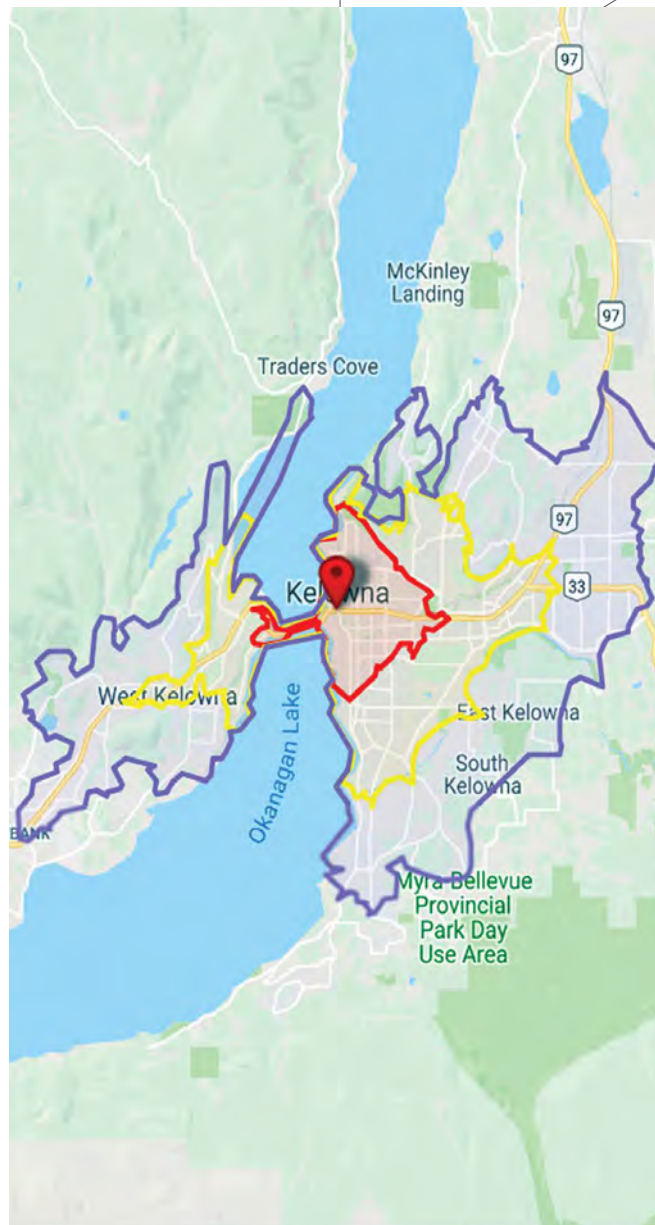
<b>Total Population (2018)</b>	25,370
<b>Projected Population</b>	27,291
<b>Population Distribution</b>	
0-24 years	4,935
25-49 years	10,136
50-74 years	7,299
75+ years	2,999
<b>Average Household Income (2018)</b>	\$75,087
<b>Projected Household Income (2023)</b>	\$87,677
<b>Total Households (2018)</b>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

## 0-10 MIN RADIUS

<b>Total Population (2018)</b>	54,713
<b>Projected Population</b>	59,207
<b>Population Distribution</b>	
0-24 years	10,942
25-49 years	18,696
50-74 years	17,028
75+ years	8,047
<b>Average Household Income (2018)</b>	\$81,206
<b>Projected Household Income (2023)</b>	\$94,543
<b>Total Households (2018)</b>	23,098
<b>Projected Households (2023)</b>	28,452

## 0-15 MIN RADIUS

<b>Total Population (2018)</b>	117,836
<b>Projected Population</b>	127,961
<b>Population Distribution</b>	
0-24 years	27,812
25-49 years	39,261
50-74 years	36,919
75+ years	13,842
<b>Average Household Income (2018)</b>	\$90,262
<b>Projected Household Income (2023)</b>	\$105,118
<b>Total Households (2018)</b>	51,465
<b>Projected Households (2023)</b>	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.

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## MISSION GROUP COMMERCIAL LEASING

**Christopher Rundle**

Commercial Leasing Manager

Call **250.317.6998**

Email **[mgleasing@missiongroup.ca](mailto:mgleasing@missiongroup.ca)**

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