

Corner of St Paul & Bernard

RETAIL LEASING

OCCUPANCY WINTER 2023

Premium storefront, dining and retail spaces now leasing in Downtown Kelowna.

1499 ST. PAUL STREET
KELOWNA, BC



As the centrepiece of a master planned urban village, the storefront retail spaces at The 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.





Corner of Bernard & Bertram

HIGHLIGHTS

- One block from the new UBC Okanagan Campus
 - High profile units along vibrant Bernard Avenue
 - Multiple sizes and configurations available
 - Year-round and seasonal patio options exist
 - Brand new mixed-use development
 - Steady flow of traffic along Bernard Avenue
 - Flexible retail, restaurant, and market uses
 - 97 Walk Score, 98 Bike Score
-

Okanagan
Lake

NOTE:
 — GLASS WALL AND DOOR INTO OFFICE LOBBY
 CRU 3 - SIZE OPTIONS UP TO 8,285 SF
 CRU 2 - SIZE OPTIONS UP TO 5,929 SF
 CRU 1 - 1,128 SF

LEVEL 1
 BERNARD BLOCK



PROPERTY DETAILS

CIVIC ADDRESS	1499 St. Paul Street Kelowna, BC		
LOCATION	Retail space in the heart of downtown Kelowna, from the corner of St. Paul Street and Bertram Street along Bernard Avenue		
OCCUPANCY DATE	Winter 2023		
AVAILABLE SPACE	CRU 1	1,128 SF	CRU 3A* LEASED
	CRU 2A*	UNDER NEGOTIATION	CRU 3B* 1,907 SF
	CRU 2B*	2,037 SF	CRU 3C* UNDER NEGOTIATION
	CRU 2C*	1,708 SF	CRU 3D* UNDER NEGOTIATION
	*Units can be made contiguous		
LEASE RATE	Please contact Mission Group Commercial Leasing at 250.317.6998 or mgleasing@missiongroup.ca		



Prime restaurant opportunity on Bernard

TRANSFORMING DOWNTOWN KELOWNA

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

Population & Growth



Population | Relative to Bernard Block*
4 Km Radius - 38,000
6 Km Radius - 59,165



Average Daily Traffic at Harvey & Richter
57,839 Vehicles



49% of Downtown Kelowna's*
population is **39 or younger**



Kelowna's Downtown Core population
has grown by **23.8%** since 2016

* as of 2021's census

* 2019 Downtown Kelowna Community Health Area - covers approx. a 5 KM radius from Bernard Block (1% margin for rounding)





EATERIES

- 1 Mad Mango Cafe
- 2 King Taps
- 3 The Curious Café
- 4 El Taquero - Taqueria & Catering
- 5 The Bohemian Cafe
- 6 Momo Sushi
- 7 Antico Pizza Napoletana
- 8 Deville Coffee
- 9 Skinny Duke's Glorious Emporium
- 10 Salt & Brick
- 11 Craft Beer Market
- 12 Earls Kitchen + Bar
- 13 Cactus Club Cafe

COFFEE BARS

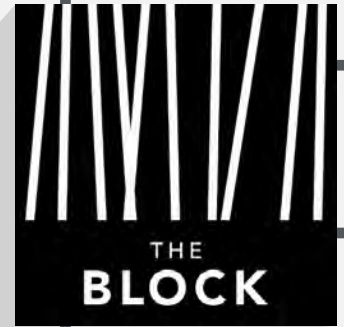
- 14 350° Bakehouse and Cafe
- 15 Pulp Fiction Coffee House
- 16 Blenz Coffee

WELLNESS & FITNESS

- 17 YMCA
- 18 Spinco
- 19 Anytime Fitness
- 20 The Hot Box Yoga

GROCERY & RX

- 21 Shoppers Drug Mart
- 22 Safeway



Hotel and Conference Centre

OKANAGAN LAKE

N

WATER ST

2

13

9

18

19

5

17

3

4

11

10

16

7

6

8

1

15

14

21

12

22

ABBOTT ST

WATER ST

PANDOSY ST

ELLIS ST

BERTRAM ST

RICHTER ST

BERNARD AVE

LAWRENCE AVE

LEON AVE

HARVEY AVE

DOYLE AVE

ST. PAUL ST

BERTRAM ST





WELCOME TO THE BLOCK

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 The 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

± 15,342 sf dining & retail | ± 110,000 sf office

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 \$13.1 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 \$8.7 billion gross asset value.

LEASING INQUIRIES

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

Call **250.317.6998** or Email mgleasing@missiongroup.ca
bernardblock.com