



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

## **BROOKLYN AT BERNARD BLOCK**

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

---

### **DETAILS**

- Rare opportunity to lease retail space at the new Brooklyn development in Downtown Kelowna
  - High profile unit with approximately 784 Sq. Ft.
  - Frontage on St. Paul Street
  - Average Population of 54,713 within a 10-minute radius
- 

BUILT, OWNED, & OPERATED BY



**MISSION GROUP**

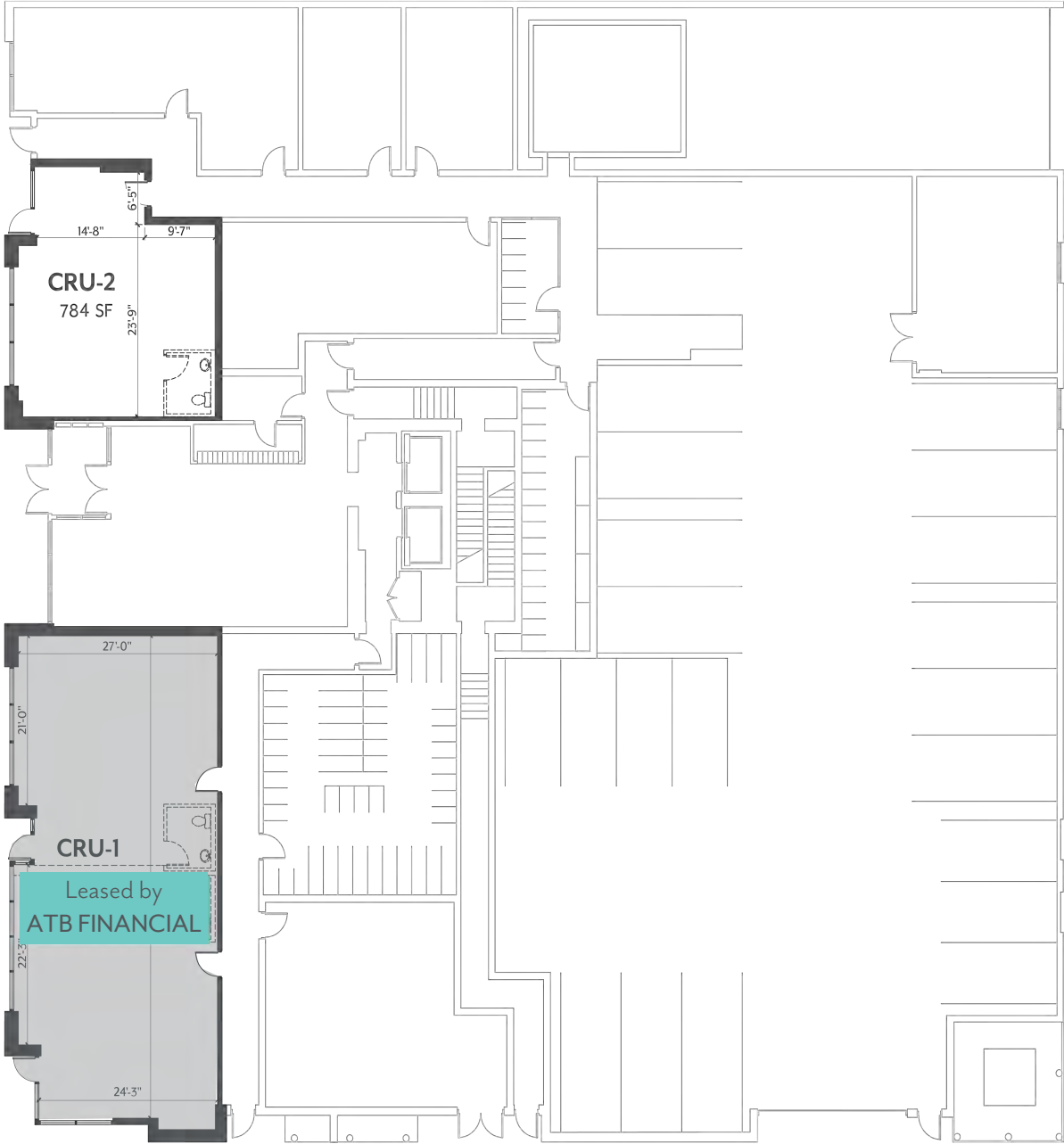
## PROPERTY DETAILS



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, completed 2021.
OPPORTUNITY	High profile unit containing approximately 784 Sq. Ft.
ADDITIONAL RENT	\$12.70 per SF est. 2023
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

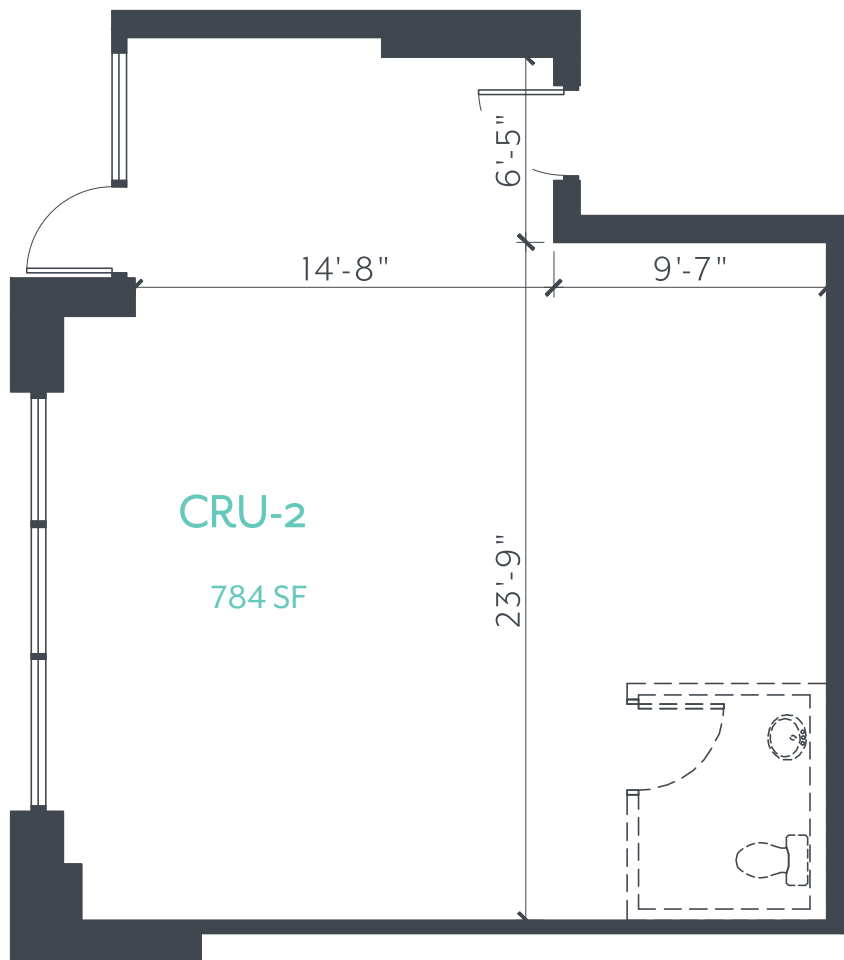
ST. PAUL STREET



LANE

LANE

# AVAILABLE UNITS



# DEMOGRAPHICS

## 0-5 MIN RADIUS

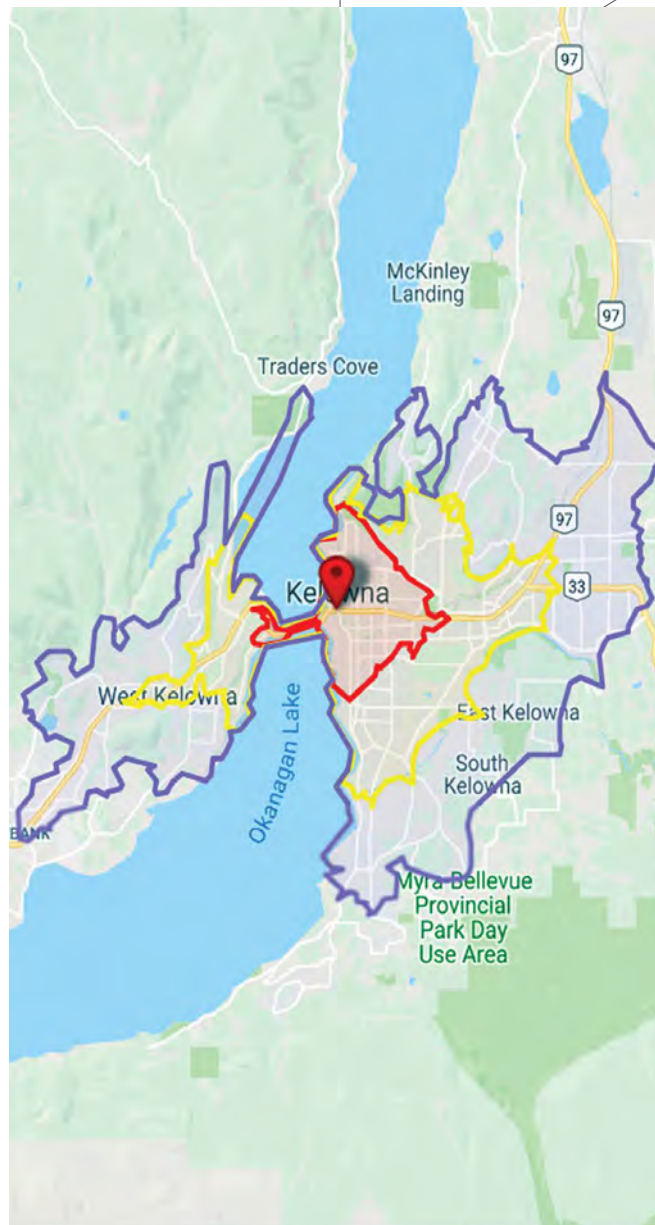
<b>Total Population (2018)</b>	25,370
<b>Projected Population</b>	27,291
<b>Population Distribution</b>	
0-24 years	4,935
25-49 years	10,136
50-74 years	7,299
75+ years	2,999
<b>Average Household Income (2018)</b>	\$75,087
<b>Projected Household Income (2023)</b>	\$87,677
<b>Total Households (2018)</b>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

---

## MISSION GROUP COMMERCIAL LEASING

**Christopher Rundle**

Commercial Leasing Manager

Call **250.317.6998**

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

---

BUILT, OWNED, & OPERATED BY



**MISSION GROUP**