

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
-

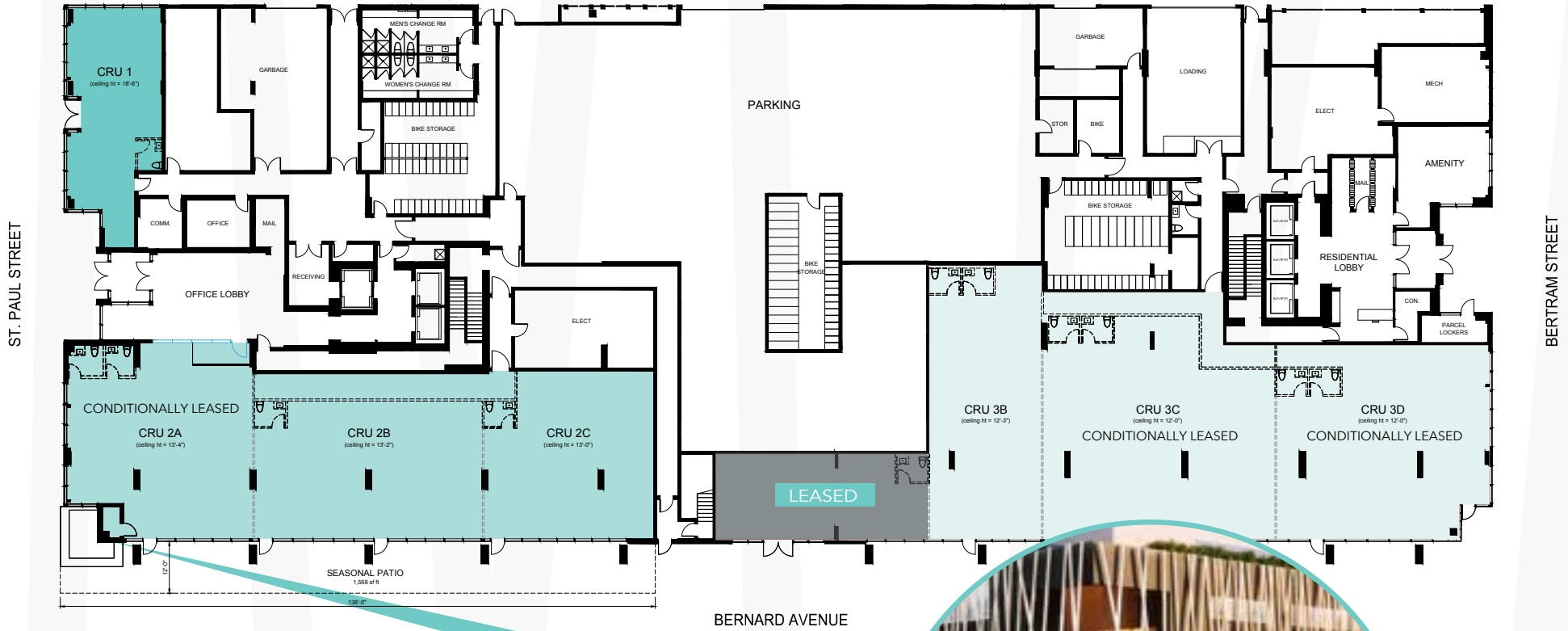
Okanagan  
Lake

NOTE:

- GLASS WALL AND DOOR INTO OFFICE LOBBY
- CRU 3 - SIZE OPTIONS UP TO 7,243 SF
- CRU 2 - SIZE OPTIONS UP TO 5,929 SF
- CRU 1 - 1,128 SF

LANE

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*	2,184 SF	CRU 3B*	1,907 SF
	CRU 2B*	2,037 SF	CRU 3C*	2,971 SF
	CRU 2C*	1,708 SF	CRU 3D*	2,365 SF
	*Units can be made contiguous			
LEASE RATE	Please contact Mission Group Commercial Leasing at 250.317.6998 or <a href="mailto:mgleasing@missiongroup.ca">mgleasing@missiongroup.ca</a>			



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 Cactus Club Cafe
- 9 Skinny Duke's Glorious Emporium
- 10 Salt & Brick
- 11 Craft Beer Market
- 12 Earls Kitchen + Bar



### COFFEE BARS

- 13 Deville Coffee
- 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



### RETAIL

- 21 Shoppers Drug Mart
- 22 Safeway
- 23 Lululemon
- 24 Lakehouse Home Store

Hotel and Conference Centre

WATER ST

2

8

OKANAGAN LAKE

N

ST. PAUL ST

BERTRAM ST

DOYLE AVE

BERNARD AVE

LAWRENCE AVE

LEON AVE

HARVEY AVE

ABBOTT ST

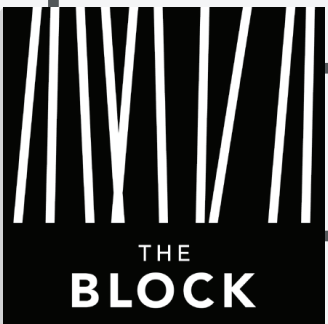
WATER ST

PANDOSY ST

ELLIS ST

BERTRAM ST

RICHTER ST



20

11

10

16

7

6

13

23

18

19

24

5

1

15

14

21

22

3

4

9

17

12



## 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](mailto:mgleasing@missiongroup.ca)**  
**[bernardblock.com](http://bernardblock.com)**