



# NOW LEASING RETAIL SPACE

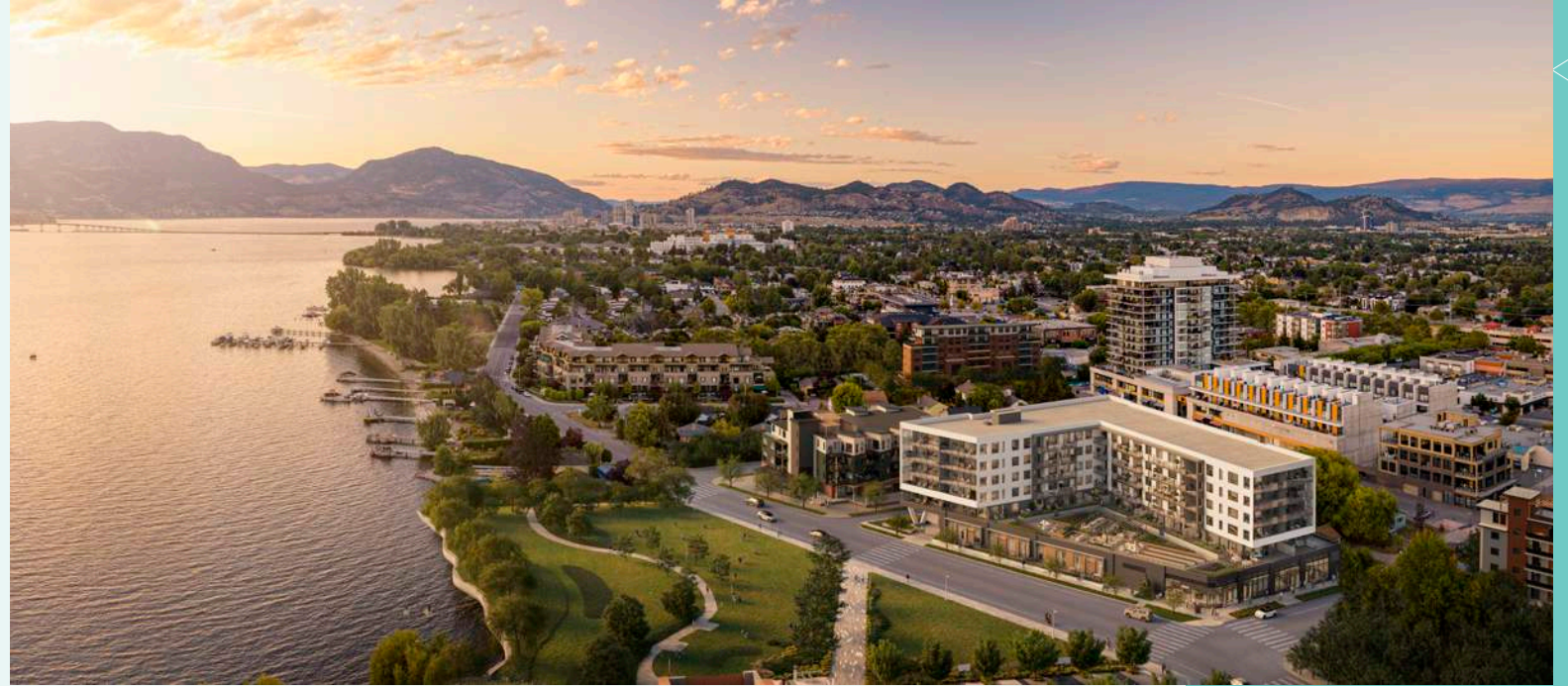
ALMA ON ABBOTT



## ABOUT ALMA ON ABBOTT

Nestled on the corner of Abbott Street and Cedar Ave, Alma on Abbott introduces the opportunity to lease up to 3,392 SF of boutique street-level retail space, situated underneath a brand-new collection of 87 homes.

With anticipated completion for Spring 2025, the retail spaces are located in an amenity-rich neighbourhood just one block away from Pandosy Village. The location features lake views and pedestrian traffic from the newly opened Pandosy Waterfront Park, which includes a public pier, a floating dock, an accessible kayak launch, picnic areas and more.



86 Walk Score

91 Bike Score



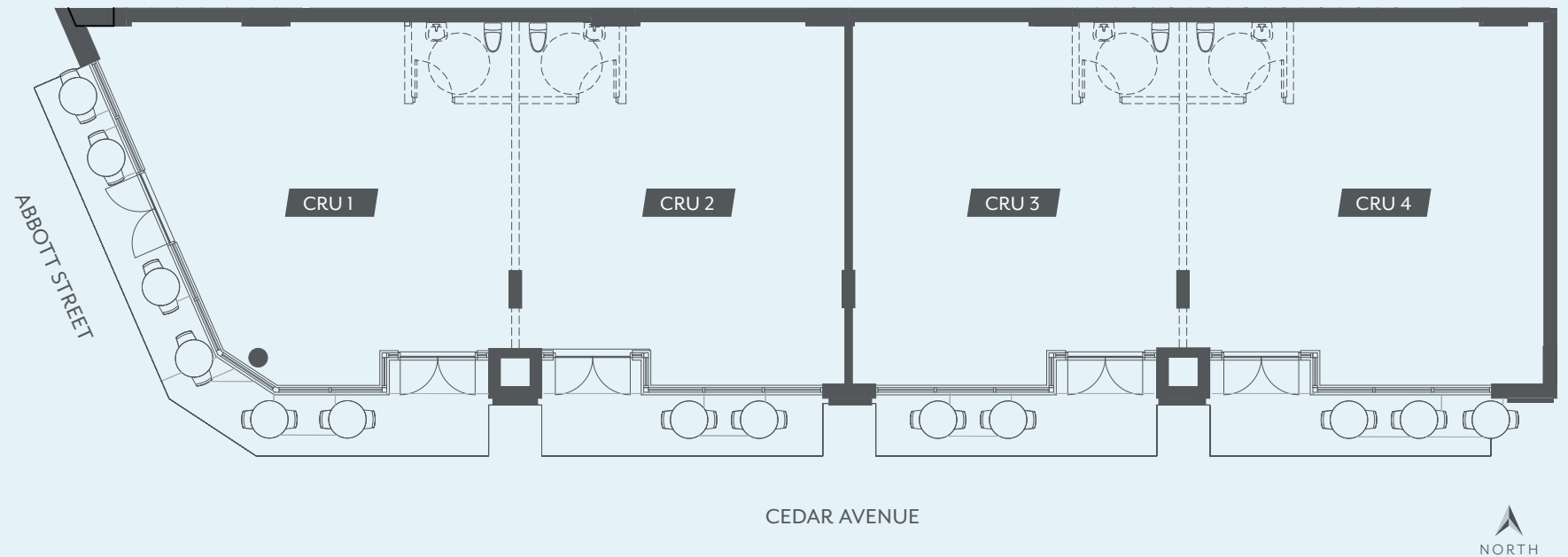
# ALMA ON ABBOTT RETAIL SPACE

Address  
3051 ABBOTT STREET, KELOWNA, BC

TENANT FIXTURING | SPRING 2025

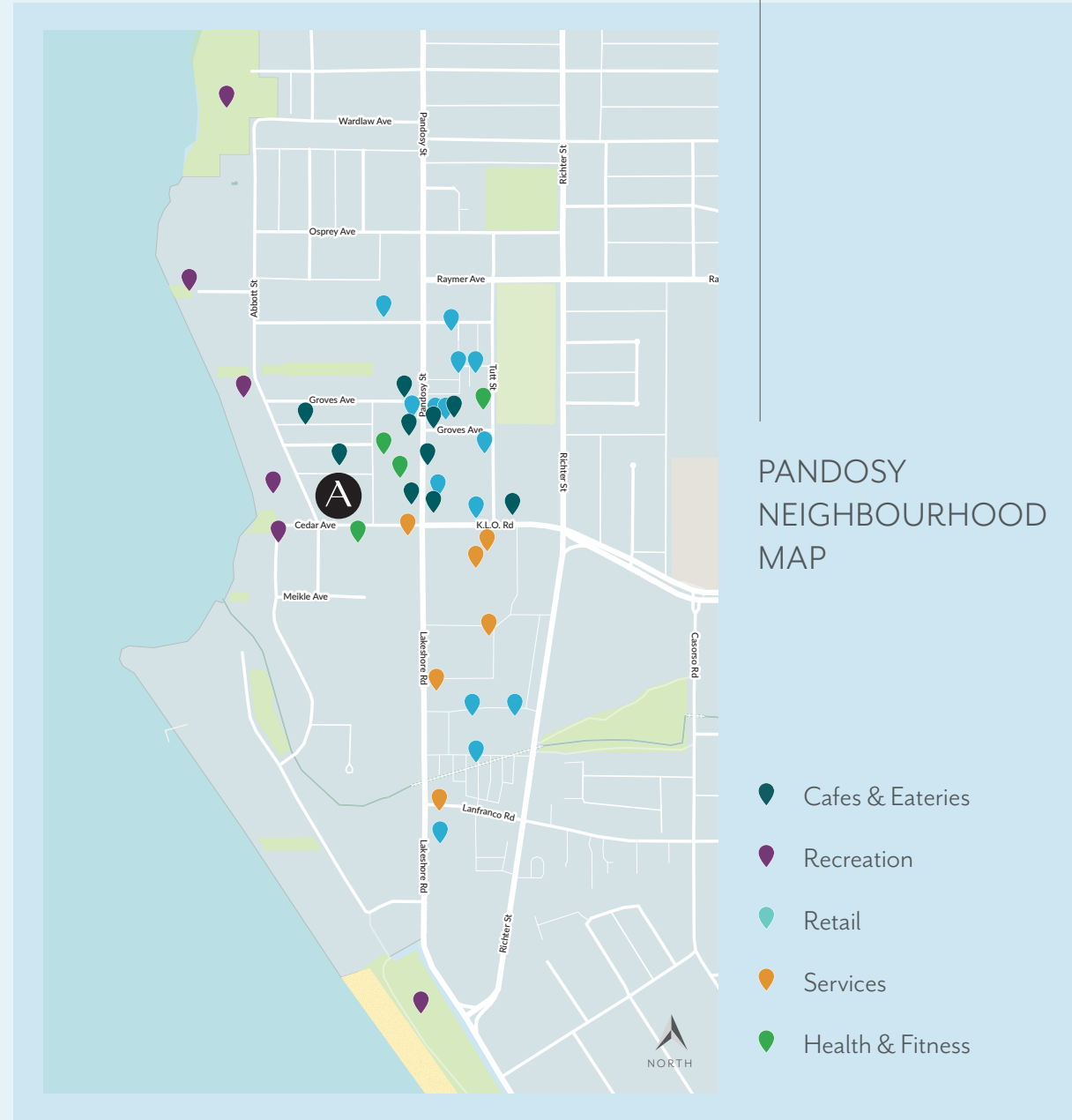
UNIT	SIZE	CEILING HEIGHT	RESERVED PARKING
CRU 1	864 SF*	13'9"	1 STALL
CRU 2	792 SF*	13'9"	1 STALL
CRU 3	792 SF*	15'5"	1 STALL
CRU 4	881 SF*	15'5"	1 STALL

\*Can be made contiguous up to 3, 392 SF.



# COMMUNITY HIGHLIGHTS

- Average population of 11,275 (within 3km radius)
- Average household income of \$108,000 (within 3km radius)
- Average age of population is 46 (within 3km radius)
- Estimated 5830 residential homes in surrounding neighbourhood (within 3km radius)
- Neighbourhood population has increased by 15% since 2016



## OTHER COMMERCIAL SPACES AVAILABLE



285 WESTMINSTER AVE  
PENTICTON, BC | 823 SF

This high-profile retail unit with frontage on pedestrian-friendly Westminister Avenue is minutes from downtown Penticton, and surrounded by a host of local restaurants, cafes and breweries.



THE BLOCK  
KELOWNA, BC | 1,128 - 8,285 SF

As the centrepiece of a master planned urban village, the storefront retail spaces at The Block are the jewels of this iconic development, surrounded by over 400 homes, with a +/- 110,000 square feet of office space above you.



AQUA WATERFRONT RESORT  
KELOWNA, BC | 560 - 6,500 SF

With close proximity to neighbouring hotels, 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.

## ABOUT THE DEVELOPER

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.

## FOR ALL LEASING INQUIRIES

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