



NOW LEASING

Retail & Restaurant

At Aqua Waterfront Village

Leasing Inquires

250.317.6998



MISSION GROUP

About the Opportunity

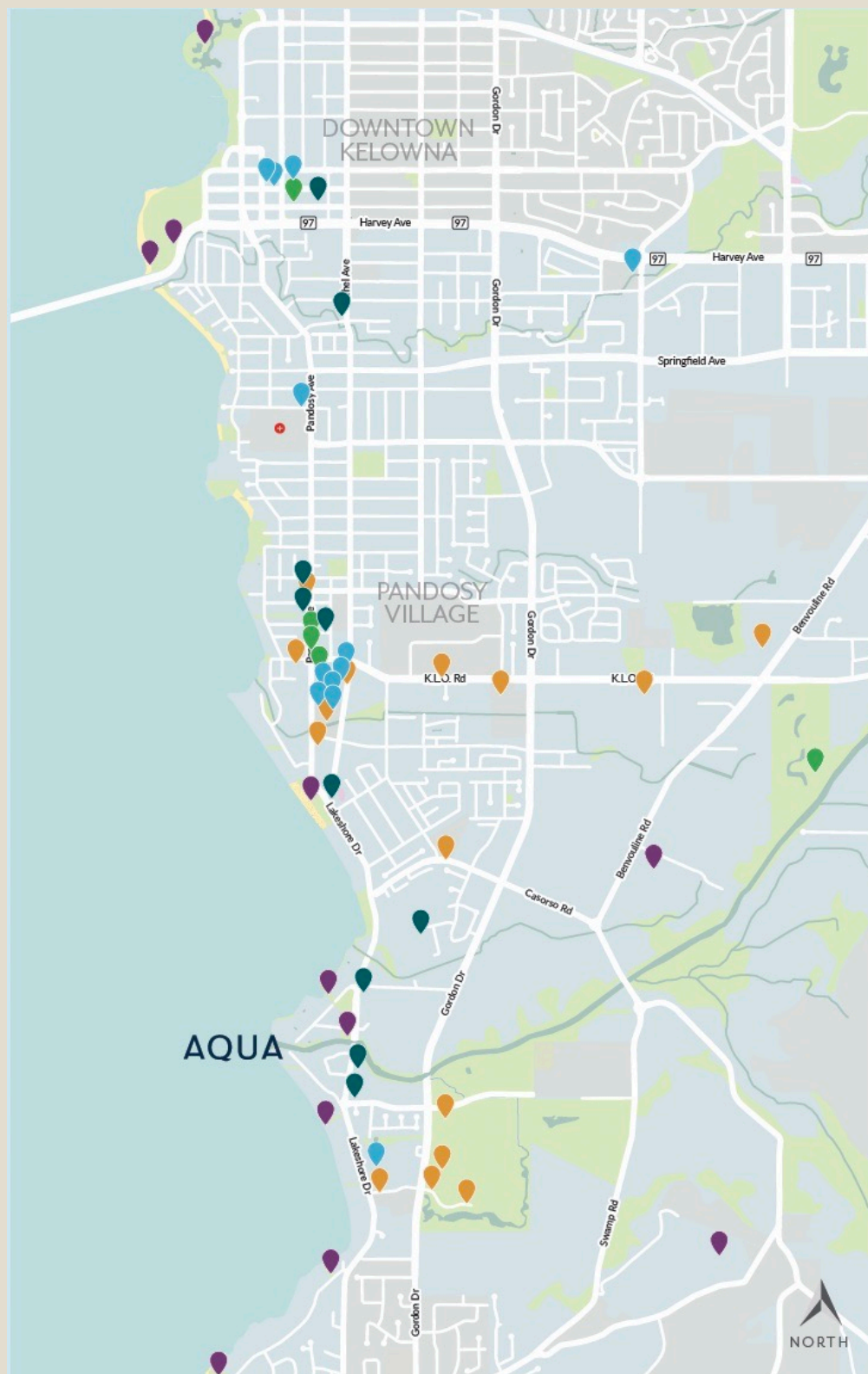
Mission Group presents a variety of unique commercial retail units located at AquaWaterfront Village, a lakefront master-planned community in Kelowna's Lower Mission. With close proximity to neighbouring hotels and residential density set to increase significantly over the coming years, commercial space in this three-tower development will be at the center of the action from sunrise to sunset.

While each neighbourhood in Kelowna has its own distinct draws, the Lower Mission neighbourhood is a destination in itself with sandy beaches, eclectic boutiques and easy access to the Mission Park Greenway. Featuring a proposed public boardwalk and beach, commercial spaces at Aqua will enjoy a high volume of foot traffic from residents and visitors alike, as well as great exposure to vehicles on Lakeshore Rd.



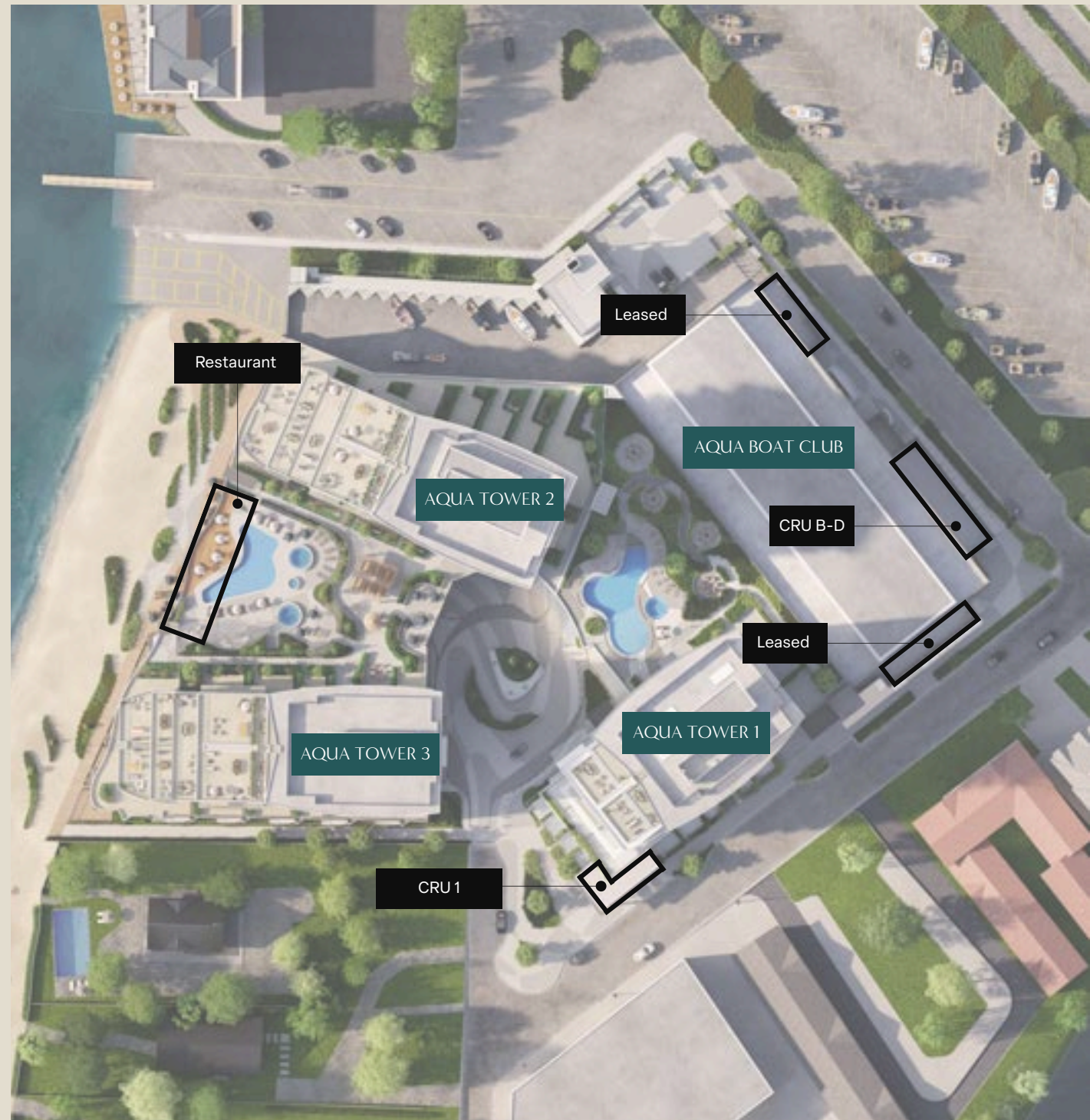
Community Highlights

- Two million visitors to Kelowna annually
- Average population of 11,000+ (within 7km radius)
- Average population of 4000+ (within 2km radius)
- Average household income of \$122,000 (within 2km radius)
- Average age of population is 46 (within 2km radius)
- Additional 1800 residential homes planned or under construction (within 2km radius)
- Daily average of 18,000 vehicles on Lakeshore Road
- Daily average of 650 pedestrians and cyclists on Lakeshore Road



Site Overview

- Kelowna's first waterfront master-planned community
- 415 residential homes
- Resort-style residential amenities and lifestyle
- Onsite Aqua Boat Club offers marine mechanical services, indoor dry-rack moorage and valet, and a boat-share membership program
- Public beach and boardwalk with elevated pedestrian walkway runs parallel to the restaurant space, providing unobstructed lake views of Okanagan Lake





Public Beach Boardwalk with Waterfront Restaurant Space

- The first phase of construction on the new Aqua Boat Club building is complete, with 3 commercial retail units still available
- The first residential tower with one ground-level retail space is now available for tenant fixturing
- The second and third residential towers are being constructed in tandem with the waterfront restaurant, with the restaurant space anticipated to be available for tenant fixturing by winter 2025/2026.



Tower One CRU 1 Retail Space



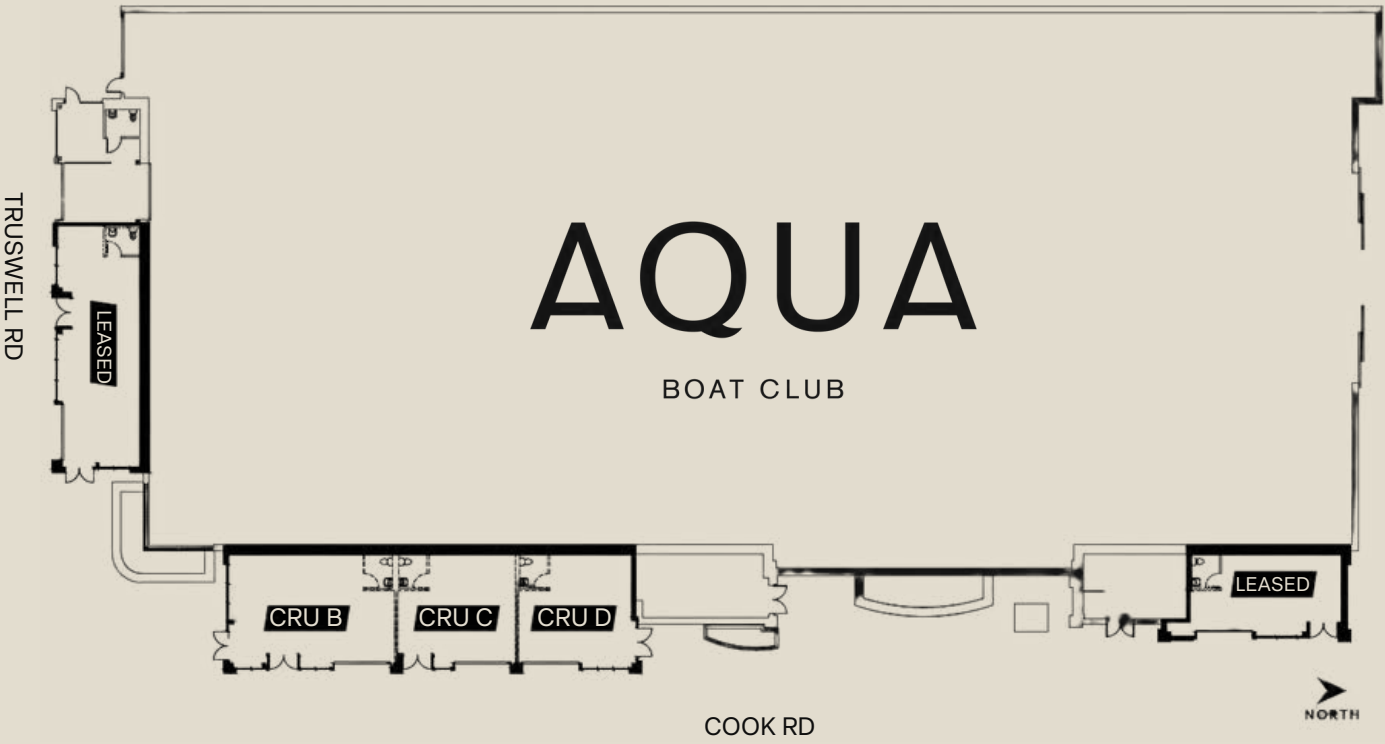
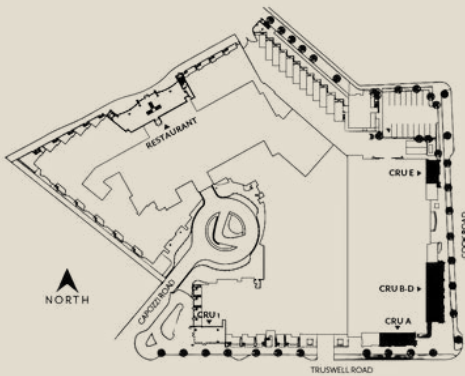
Aqua Boat Club with CRU A-E Retail Spaces

Aqua Boat Club Retail Space

Address: 560 TRUSWELL ROAD KELOWNA, BC

UNIT	SIZE	CEILING HEIGHT
CRU A	LEASED	
CRU B	877 SF*	16'5"
CRU C	617 SF*	16'5"
CRU D	625 SF*	16'5"
CRU E	LEASED	

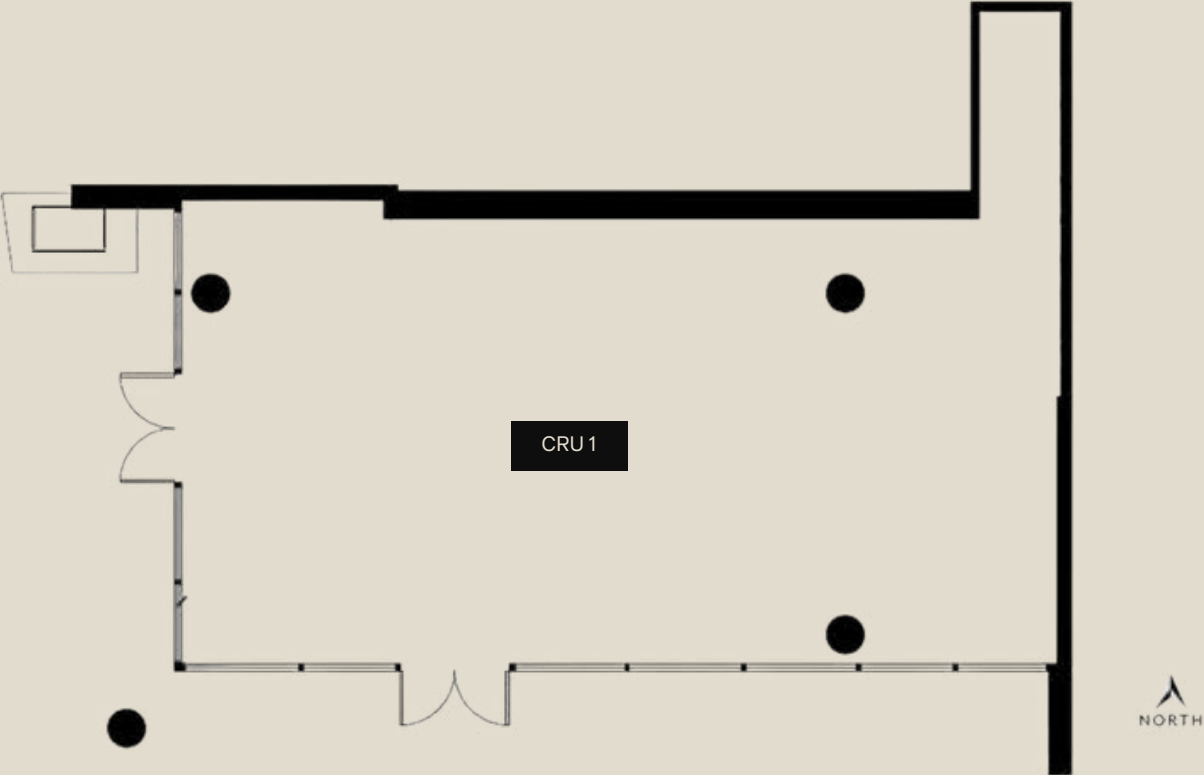
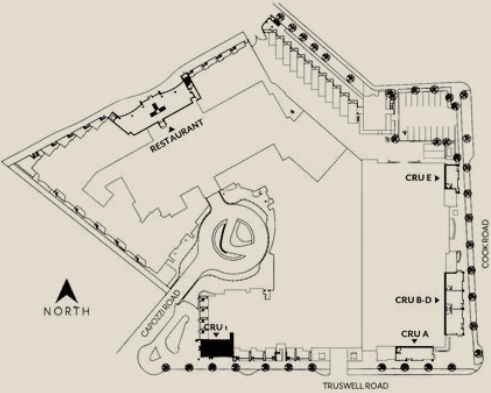
*Can be made contiguous up to 2,119 SF



Tower 1 Retail Space

Address: 3699 CAPOZZI ROAD KELOWNA, BC

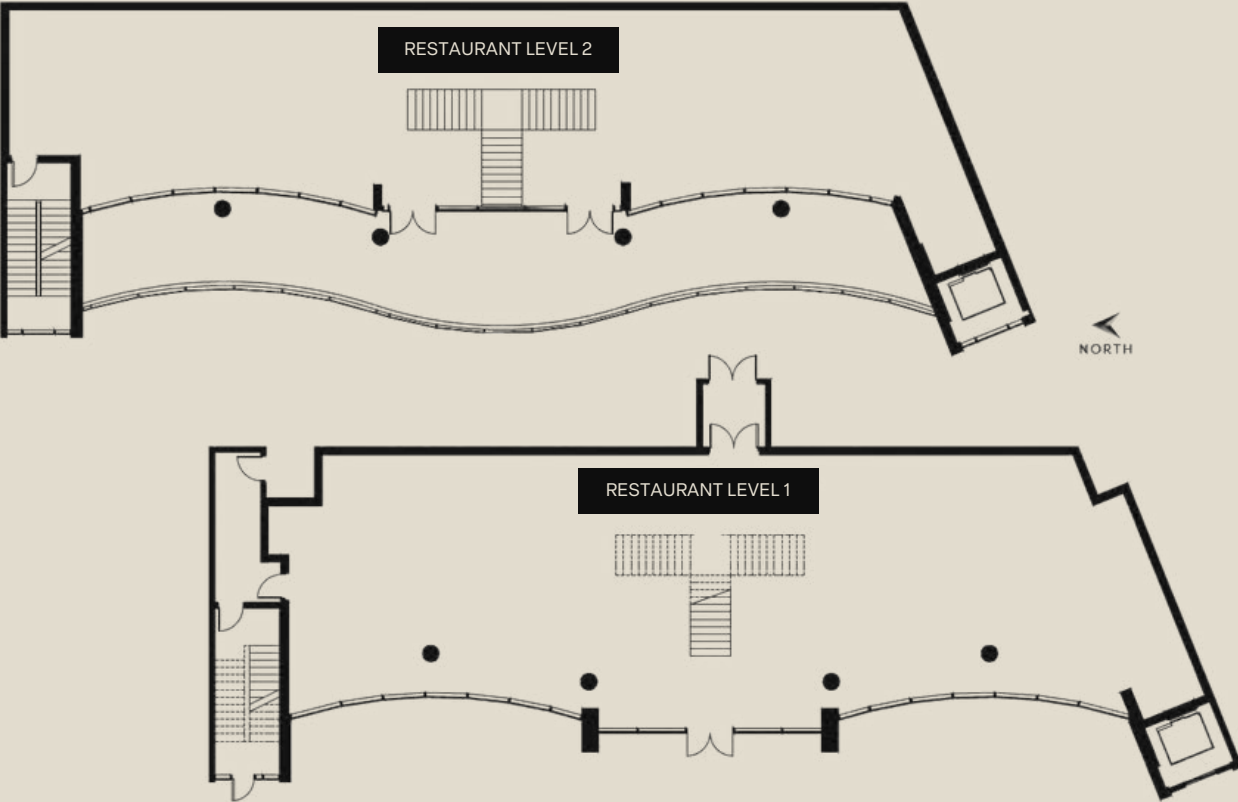
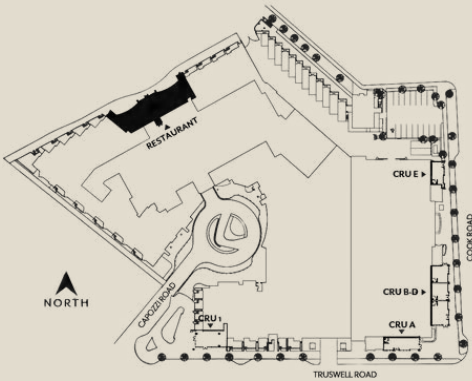
UNIT	SIZE	CEILING HEIGHT
CRU 1	1,180 SF	20'8"



Waterfront Boardwalk Restaurant Space

Address: 3700/3800 CAPOZZI ROAD KELOWNA, BC

UNIT	SIZE	CEILING HEIGHT	RESERVED PARKING
Restaurant	6,500 SF	Level 1 - 13' Level 2 - 25'	Dedicated Restaurant Parking



Other Commercial Availabilities



THE BLOCK
DOWNTOWN KELOWNA, BC | 1,127 – 2,218 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.



ALMA ON ABBOTT
KELOWNA, BC | 792 – 3,329 SF

Just one block from Pandosy Village and across the street from the newly-opened Pandosy Waterfront Park, Alma introduces the opportunity to lease up to 3,392 SQFT of street-level retail space, situated underneath a collection of 87 homes.

About the Developer

For more than 20 years, Mission Group has been creating communities that set a new standard for purposeful development. Rooted in Kelowna yet inspired by the world, we believe the heart of a community beats between its buildings — so the spaces we create are all designed to enrich the cities in which we build for generations to come.

For all Leasing Inquiries

CHRISTOPHER RUNDLE
Commercial Leasing Manager
250.317.6998
mgleasing@missiongroup.ca
missiongroup.ca