



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**





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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.

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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





# 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





## 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.

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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.

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## 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)**