



FOR LEASE: RETAIL UNIT LOCATED IN ICONIC
DOWNTOWN BUILDING

213 BERNARD AVENUE
KELOWNA, BRITISH COLUMBIA



PROPERTY FEATURES



ICONIC BUILDING

Iconic building with Earls directly above and across from the Kelowna sails



LOCATION

Steps away from Okanagan Lake, City Park & variety of shops & restaurants



PARKING

Downtown street parking & steps away from Chapman parkade



ZONING

UC1 - Urban Centre

THE NUMBERS



SIZE

Approx. 1,200 SF



PRICE

Base Rent: \$32/SF



UTILITIES

Water, gas, sewer incld.
Electric separately metered

NNN: \$4.86/SF property tax, \$11.53/SF CAM,
Total: \$16.39/SF

Venture Commercial is pleased to offer 213 Bernard for lease. From a local lens there is no better spot to be in the downtown core. Located in an iconic building and across from Okanagan Lake, this unit experiences high foot traffic and exposure.

213 Bernard Avenue features approx. 1,200 SF of prime street-front retail space, ready for immediate occupancy. The unit is well-laid-out with an open retail floor plan, a small rear storage area, and an in-suite staff bathroom. It provides both street-front and interior corridor access, along with predominant signage opportunities along Bernard Avenue.

Neighboring tenants include Earls Kitchen + Bar, Olivia's Oils & Vinegars, Rocky Mtn Chocolate, and Parlour Ice Cream. The area boasts a diverse mix of fashion boutiques, restaurants, coffee shops, personal services, financial institutions, and offices.

Nearby landmarks include City Park, the Kelowna Visitor Centre, the Kelowna Downtown Marina, and the Kelowna Yacht Club.



AMENITIES

BUSINESSES

1. Earls
2. Downtown YMCA
3. The Innovation Centre
4. Delta Hotel/Playtime Casino
5. Prospera Place

PARKADES

6. Chapman (479 stalls)
7. Library (668 stalls)
8. Memorial (566 stalls)

SHOPPING

9. Safeway
10. Shoppers Drug Mart
11. The District on Bernard
12. Lululemon

COFFEE

13. Starbucks
14. 350 Bakehouse & Cafe
15. Pulp Fiction



THE COMMUNITY

The downtown core is the heart of Kelowna! With everything to offer including museums and galleries within the cultural district, the mixed business atmosphere, diverse restaurant experiences, nightlife, hotels, beautiful brick storefronts and more. Downtown is currently undergoing massive transformations with various new developments including The Block, One Water Street, UBCO Downtown Campus and Water Street by the Park. In addition, wonderfully kept heritage homes, parks and beaches surround the area - making it a desirable place to live, work and play.



Let's chat.

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Our highly driven team is dedicated to building longstanding relationships and uncovering opportunity for our clients. As industry leaders, we aim to guide you through the process with wisdom, fairness and transparency every step of the way. Success for us is not the next commission; rather, it is defined by establishing partnerships throughout the complete life cycle of our client's business.

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