



AVAILABLE FOR LEASE

440 BERNARD AVENUE
KELOWNA, BRITISH COLUMBIA

PRIME STREET LEVEL RETAIL SPACE



PROPERTY FEATURES



EXPOSURE

Premium retail space, ground floor with prime sign exposure



MOVE-IN READY

Fully improved retail setup, open-concept floorplan



LOCATION

Located in the heart of downtown



ZONING

UC1 - Downtown Urban Centre

THE NUMBERS



SIZE

Retail Area: * 1,800 SF
Storage: * 965 SF
* Approx. +/-

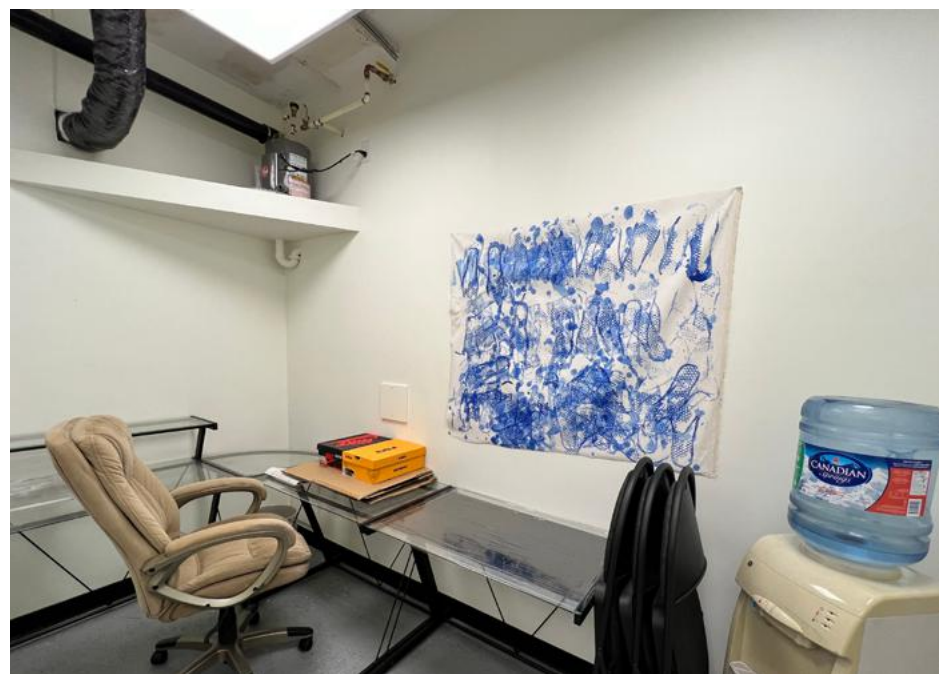
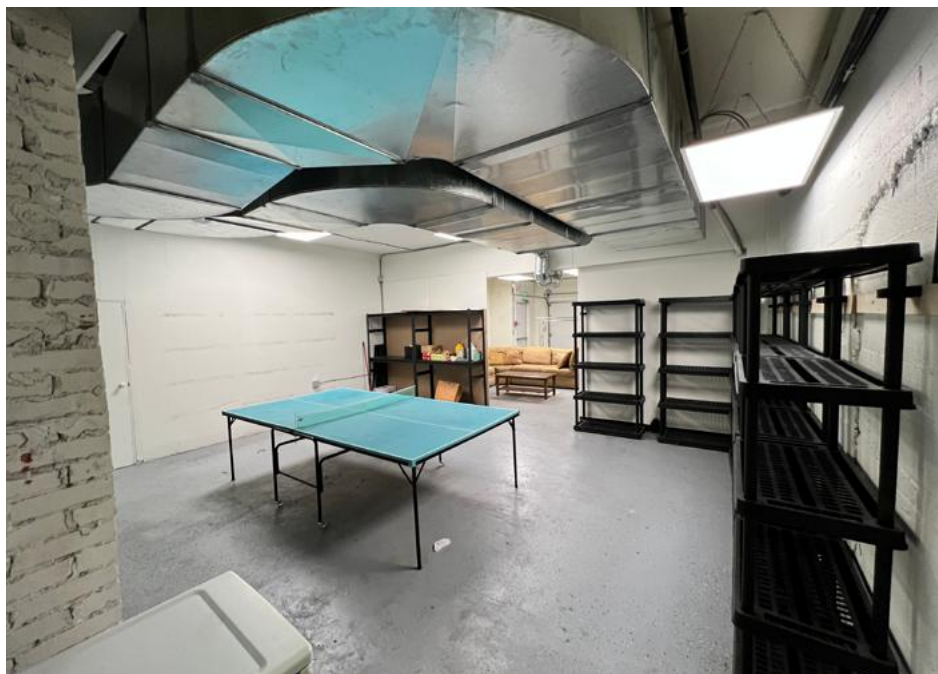


PRICE

Base Retail Rent: \$32 SF
Est. Adtl. Rent: \$11.47/SF
Storage Area: Market Rates

Exciting opportunity to lease newly improved retail space at Bernard Place, located at street level along busy Bernard Avenue. Ideally situated in close proximity to many popular retailers including Lululemon, Fjallraven, and Arc'teryx. This prime downtown location is only 2 blocks from Okanagan Lake and is available for immediate possession.

Bernard Place is central to the business, shopping and cultural districts of Downtown Kelowna and just steps away from the Bernard Block, boardwalk, downtown bus loop and Memorial and Chapman parkades. Built in 1935 and fully refurbished in 2022, this historic building is already home to popular retail tenants such as Anytime Fitness and La Vela Pizzeria. Attractive lease rates and excellent drive-by visibility and signage opportunities make it a perfect option for a retail tenants looking for prominent exposure to potential customers.



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
13. Arc'teryx

COFFEE

14. Starbucks
15. 350 Bakehouse & Cafe
16. 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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