



EXCLUSIVE LISTING - COMING Q4 2026

3131 LAKESHORE ROAD
KELOWNA, BRITISH COLUMBIA

PREMIUM RETAIL, RESTAURANT & OFFICE OPPORTUNITIES



PROPERTY FEATURES

- | | |
|---|--|
|  <p>LOCATION
Prime Lower Mission corner in Kelowna</p> |  <p>ZONING
UC5 - Urban Centre Commercial</p> |
|  <p>PARKING
82 stalls + bicycle spaces</p> |  <p>BUILDINGS
Three modern low-rise structures</p> |
|  <p>OPPORTUNITIES
Flexible retail and office spaces starting at ±900 SF</p> | |

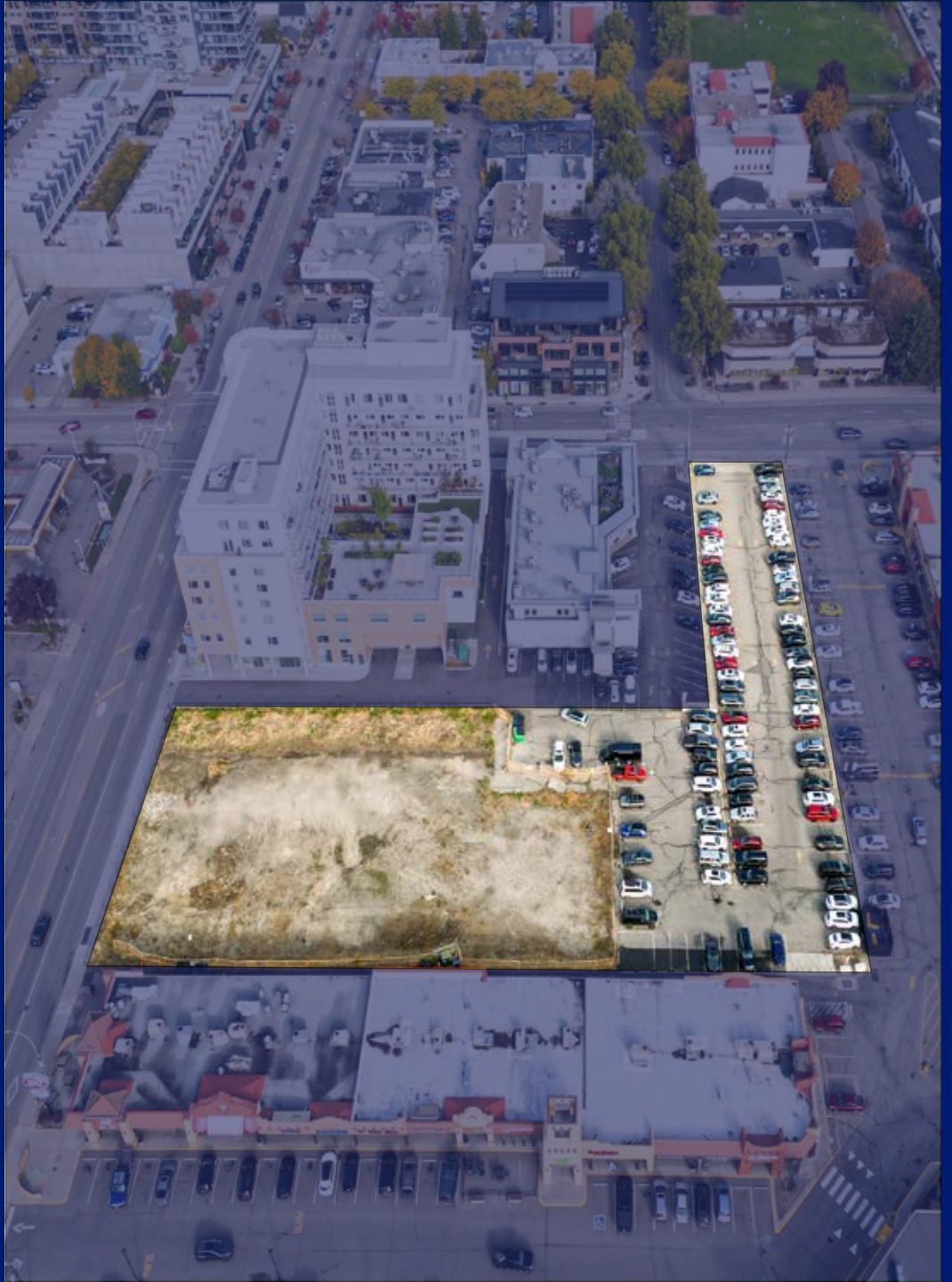
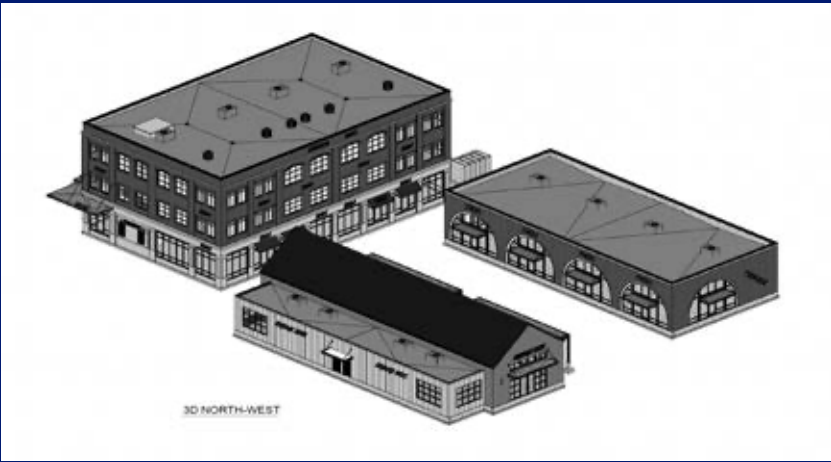
THE NUMBERS

- | | |
|---|--|
|  <p>BUILDING AREA
Approx. 26,430 SF</p> |  <p>AVAILABILITY
Pre-Leasing Now</p> |
|  <p>COMPLETION
Q4 2026</p> |  <p>PRICING
Contact listing agent</p> |

3131 Lakeshore Road introduces a new level of design and community connection to Kelowna's Lower Mission. This exclusive mixed-use project offers high-profile retail, restaurant, and office spaces in a walkable, highly visible location.

At its centre is an open-air courtyard - a landscaped common area that blends commerce with community, creating a vibrant social hub surrounded by boutique shops and cafes.

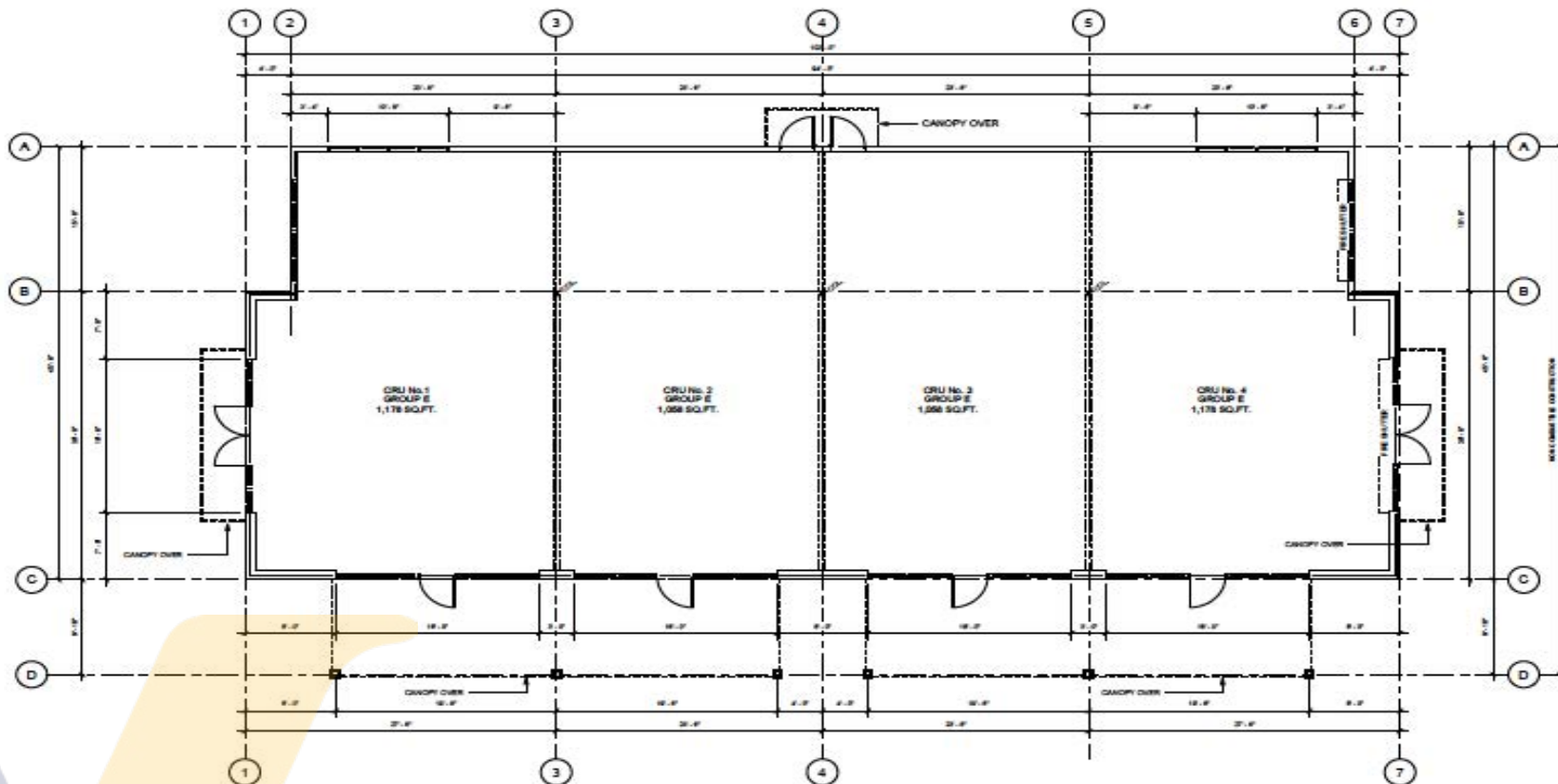
Ideally located just off Lakeshore and KLO Road, the project is shadow anchored by Mission Park Shopping Centre and within walking distance of Save-On-Foods, Okanagan College, and Gyro Beach. Pre-leasing is now underway, with construction starting in 2026 and completion expected in Q4 2026.



BUILDING 1: MAIN FLOOR PLAN

Area Gross: 4,470 ft² [415.3 m²]

Area Net: 4,251 ft² [394.9 m²]



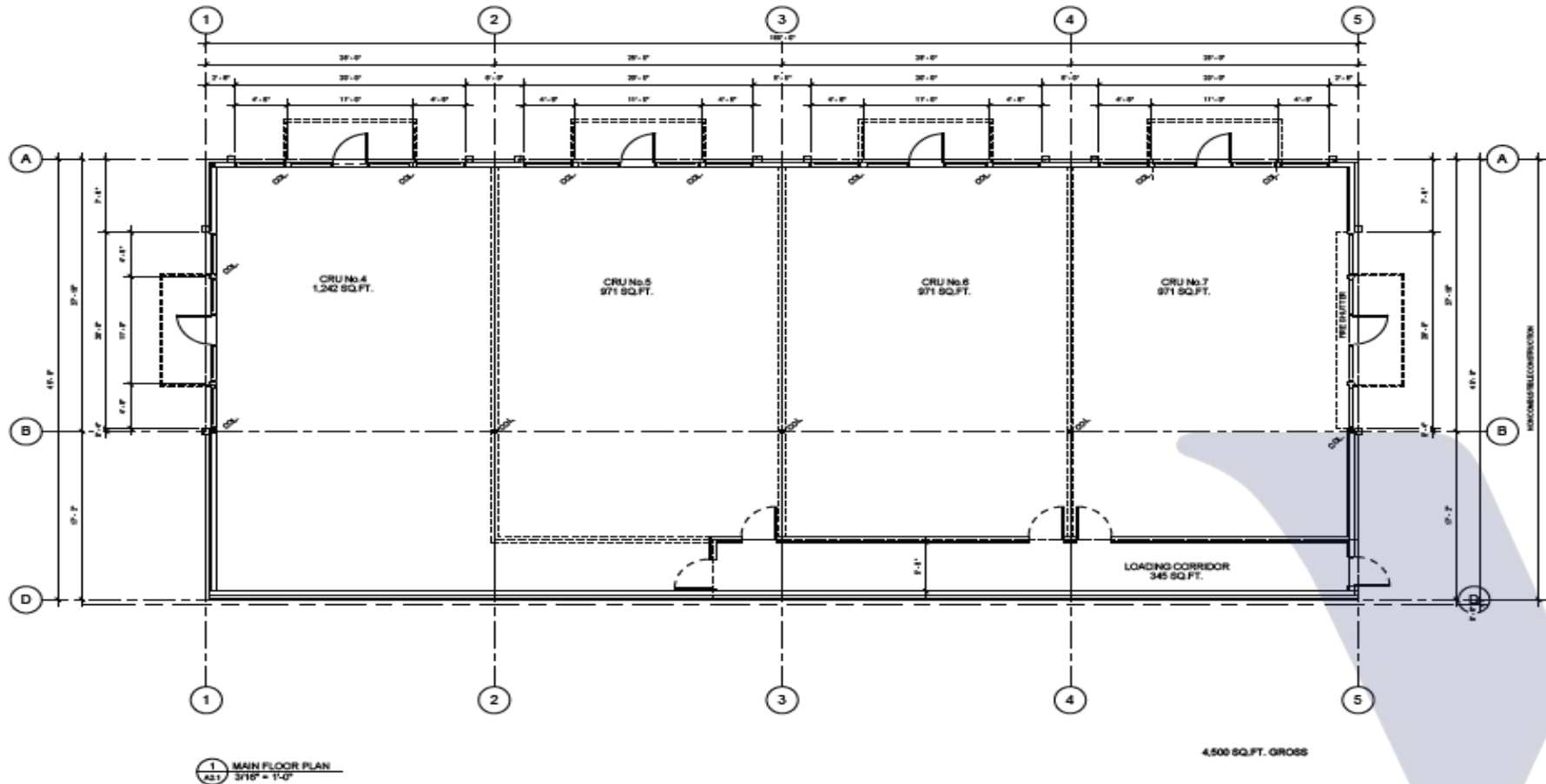
4,470 SQ. FT. GROSS

1 MAIN FLOOR PLAN
3/18/17 T-02

BUILDING 2: MAIN FLOOR PLAN

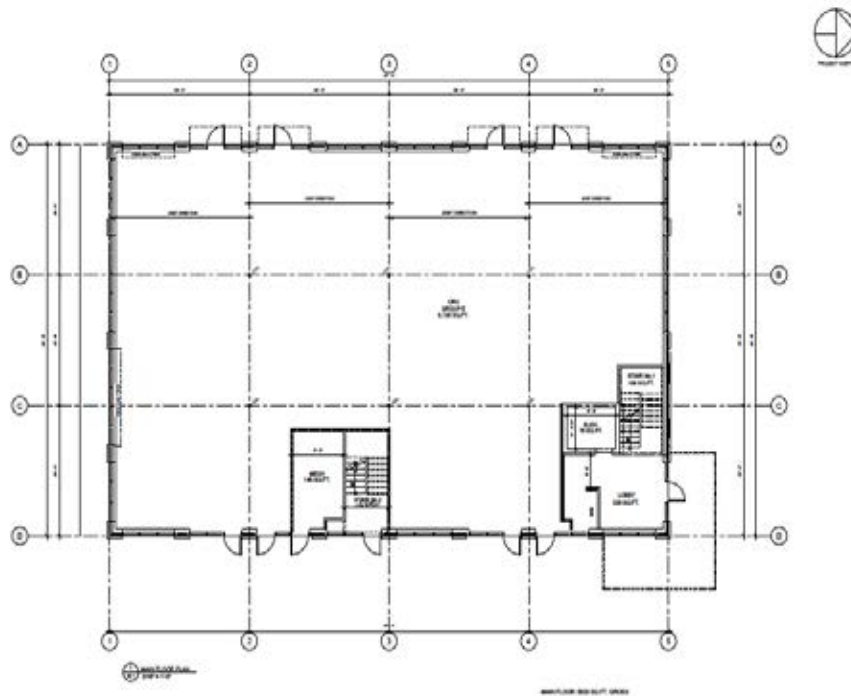
Area Gross: 4,500 ft² [418.1 m²]

Area Net: 3,942 ft² [366.2 m²]

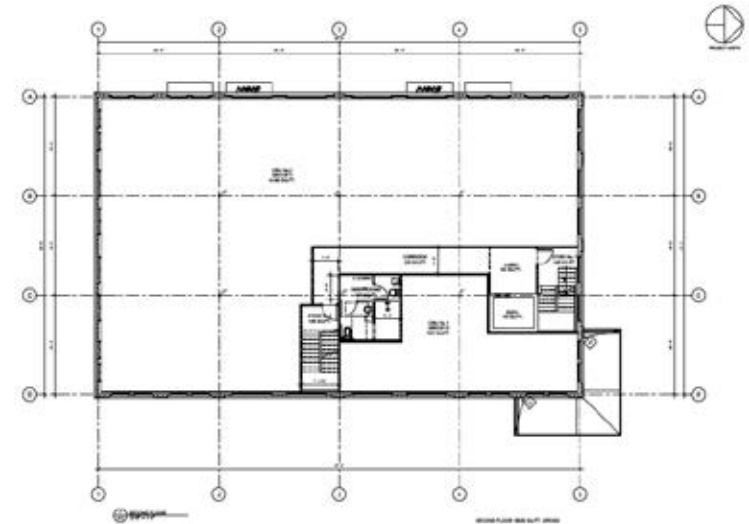


BUILDING 3: FLOOR PLAN

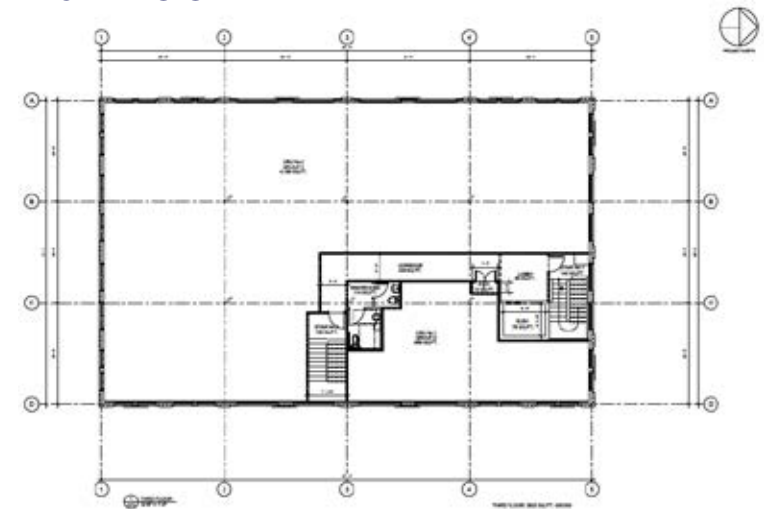
Main Floor



Second Floor



Third Floor



Area Gross:

Main floor: 5,820 ft² [540.7 m²]

Second Floor: 5,820 ft² [540.7 m²]

Third Floor: 5,820 ft² [540.7 m²]

Area Net:

Main floor: 4,859 ft² [451.4 m²]

Second Floor: 4,787 ft² [444.7 m²]

Third Floor: 4,826 ft² [448.4 m²]





Let's chat.

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