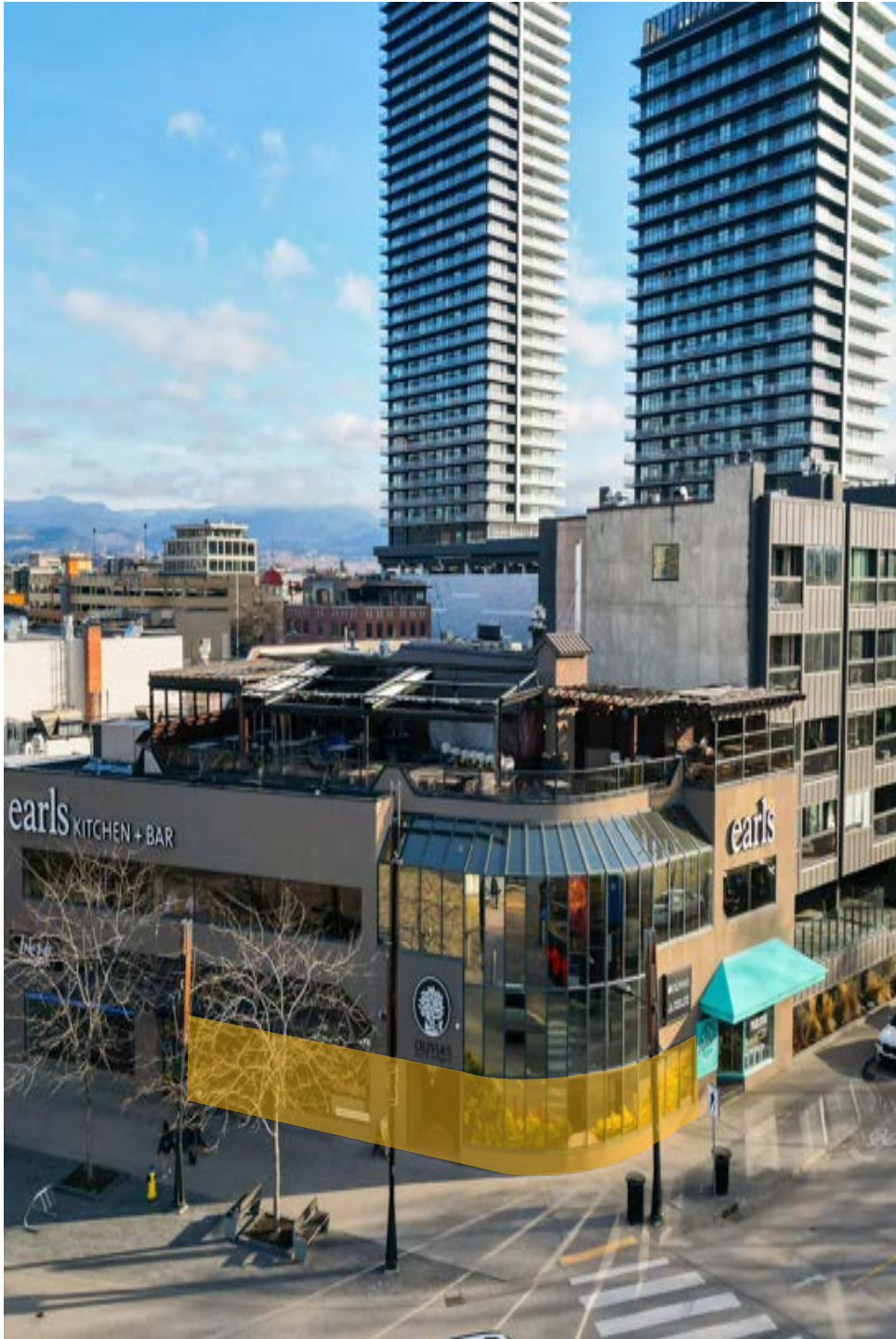




FOR LEASE

207 BERNARD AVENUE
KELOWNA, BRITISH COLUMBIA

RETAIL UNIT LOCATED IN ICONIC
DOWNTOWN BUILDING



PROPERTY FEATURES



ICONIC BUILDING
Iconic building across from the Kelowna sails



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



PARKING
Downtown street parking & steps away from Chapman parkade



ZONING
UC1 - Urban Centre

THE NUMBERS



SIZE
Approx. 2,166 SF



PRICE
Net Rent: \$34.00/SF
Est. NNN: \$16.69/SF

An exceptional opportunity to secure ±2,166 SF of open-concept retail space at 207 Bernard Avenue, prominently located at the base of Earls Kitchen + Bar and directly across from Kelowna's Sails Monument, City Park, and the waterfront promenade.

This highly visible ground-floor space offers a flexible layout ideal for experiential retail, flagship concepts, or service-oriented users seeking maximum exposure in Kelowna's most active commercial corridor. The unit benefits from three separate entrances, including two directly from Bernard Avenue and one connecting internally to Earls Kitchen + Bar, enhancing accessibility and customer flow.

Surrounded by high-density residential developments including One Water, Bertram, Ella, and Waterscapes, the area continues to see strong growth in full-time residents, tourism, and foot traffic. A rare opportunity to establish a presence in Kelowna's downtown waterfront core.

Please note: Quick-service food tenants are not permitted at this time.









Let's chat.

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