



FOR LEASE

293 BERNARD AVENUE
KELOWNA, BRITISH COLUMBIA

HIGH PROFILE ICONIC BRICK STOREFRONT



PROPERTY FEATURES



LOCATION

Top-tier Bernard waterfront block



LAYOUT

Fully improved boutique retail with 4 change rooms & 1 bathroom



EXPOSURE

High pedestrian visibility, historic brick façade



ZONING

UC1 - Urban Centre

THE NUMBERS



SIZE

±1,267 SF



PRICE

Base Rent: \$38.00/SF
Est. NNN: \$12.00/SF

Opportunity to lease ±1,267 SF of boutique retail space along the most sought-after waterfront block of Bernard Avenue, steps from City Park and Okanagan Lake.

Surrounded by high-density residential towers including One Water, Bertram, Ella, and Waterscapes and located within one of downtown’s historic brick buildings, this space sits within the highest concentration of foot traffic, patios, and experiential retail in downtown Kelowna.

Fully improved for clean retail use, the unit includes four change rooms, one washroom, and a bonus storage room, and is currently configured as a women’s clothing store with strong storefront presence along Kelowna’s anchor pedestrian corridor.

Available immediately. Retail uses strongly preferred.

BERNARD AVENUE AT A GLANCE

Bernard Avenue is Kelowna’s historic commercial spine and today its most active waterfront retail corridor. The western waterfront block connects City Park, the marina, and the lakefront promenade to downtown’s retail core.

FOOT TRAFFIC & DEMAND DRIVERS

HISTORY
Kelowna’s original commercial corridor dating to the late 1800s

PEDESTRIAN CORE
Located within the 200–300 block of “Meet Me on Bernard”

WATERFRONT ACCESS
Direct connection to City Park & lakefront promenade

RESIDENTIAL DENSITY
One Water | Bertram | Ella | Waterscapes
3,000+ new downtown residential units

DEMOGRAPHICS
145K+ city population | \$84K+ median income

Sources:
Statistics Canada (2021 Census);
Tourism Kelowna (2024/2025 Report to the Community);
City of Kelowna (2024–2025 Meet Me on Bernard Program & Development Data)



Bernard Avenue, early 1909. Source: Kelowna Public Archives.



Bernard Avenue, 2026.

INTERIOR







Let's chat.

CHRIS WILLS

PERSONAL REAL ESTATE CORPORATION

Chris.wills@venturecommercial.ca
250.870.1330

Venture Commercial was born from a competitive vision to reimagine and elevate the practices of commercial real estate. Our clients benefit from the expertise of the largest commercial real estate brokerage in the Okanagan and the flexible, collaborative and creative representation of a boutique real estate firm.

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.

This document/email has been prepared by Venture Commercial for advertising and general information only and makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability.

We assume that the property is free of any environmental condition that would negatively impact the market value of the property. Unless otherwise stated, we have not performed a review of title, nor any encumbrances that appear on title. We are not Lawyers, nor Accountants and thus are not qualified to provide legal or accounting advice.

Any interested party should undertake their own inquiries as to the accuracy of the information. Venture Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Venture Commercial and /or its licensor(s).