

EXCLUSIVE LISTING - COMING Q4 2026

3131 LAKESHORE ROAD
KELOWNA, BRITISH COLUMBIA

PREMIUM RETAIL, RESTAURANT & OFFICE OPPORTUNITIES



PROPERTY FEATURES

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

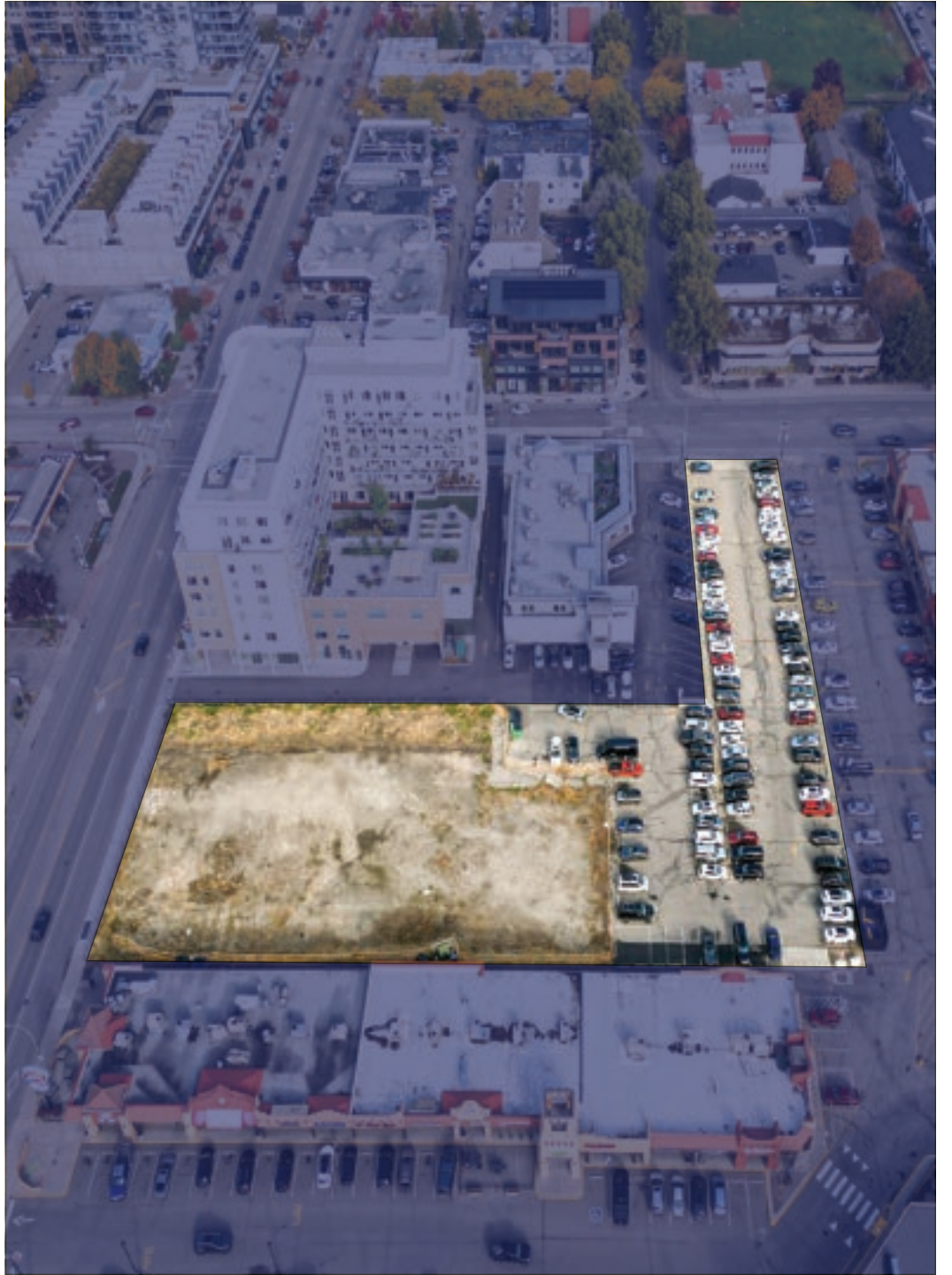
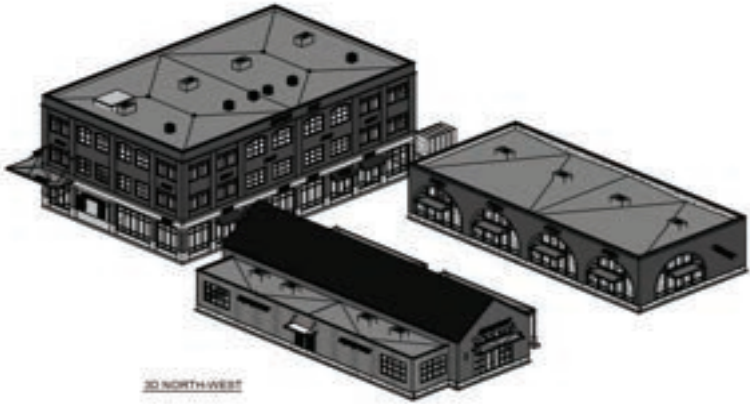
THE NUMBERS

-  **BUILDING AREA**
Approx. 26,430 SF
-  **AVAILABILITY**
Pre-Leasing Now
-  **COMPLETION**
Q4 2026
-  **PRICING**
Contact listing agent

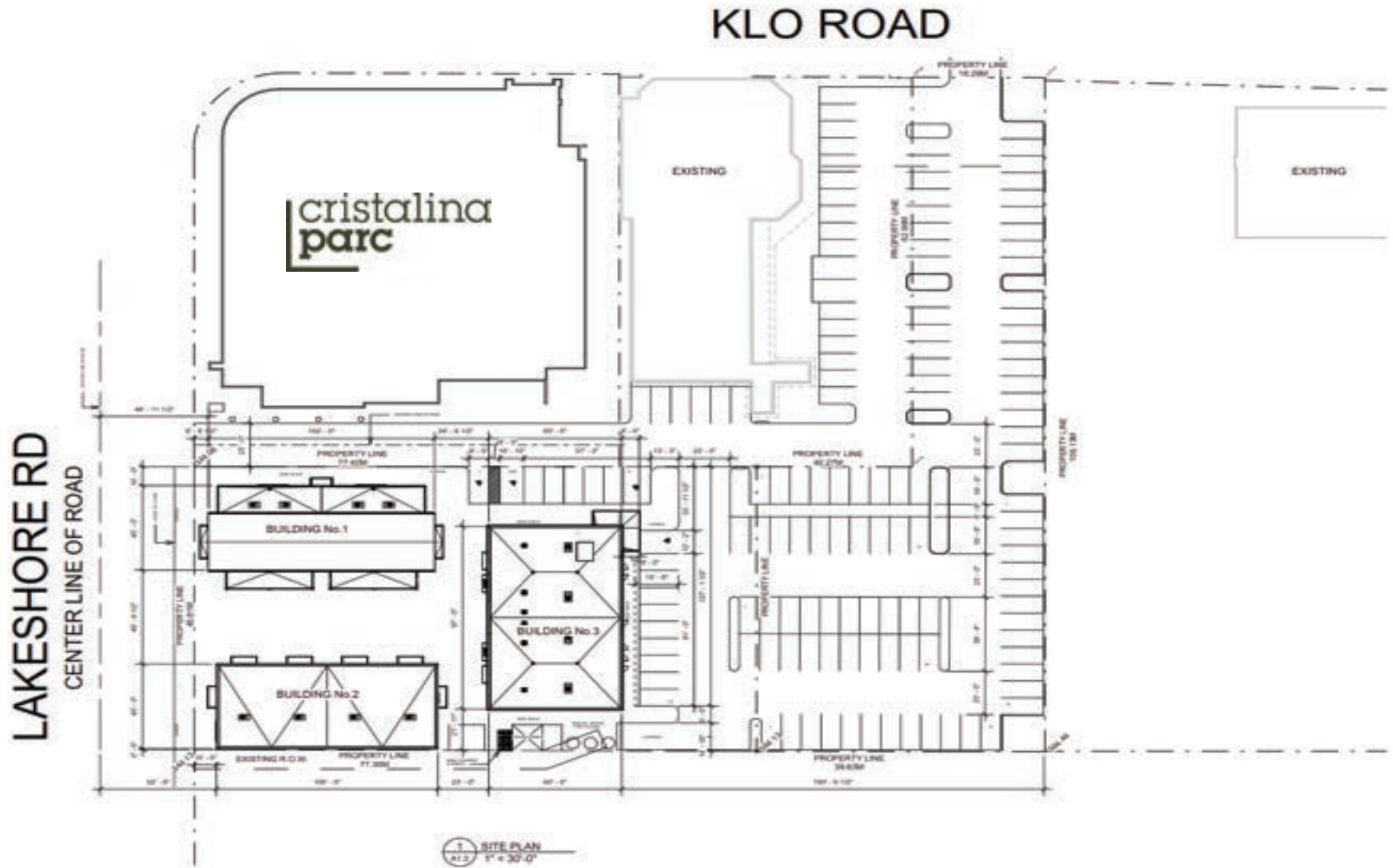
3131 Lakeshore Road introduces a new level of design and community connection to Kelowna's Lower Mission. This exclusive mixed-use project offers high-profile retail, restaurant, and office spaces in a walkable, highly visible location.

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.



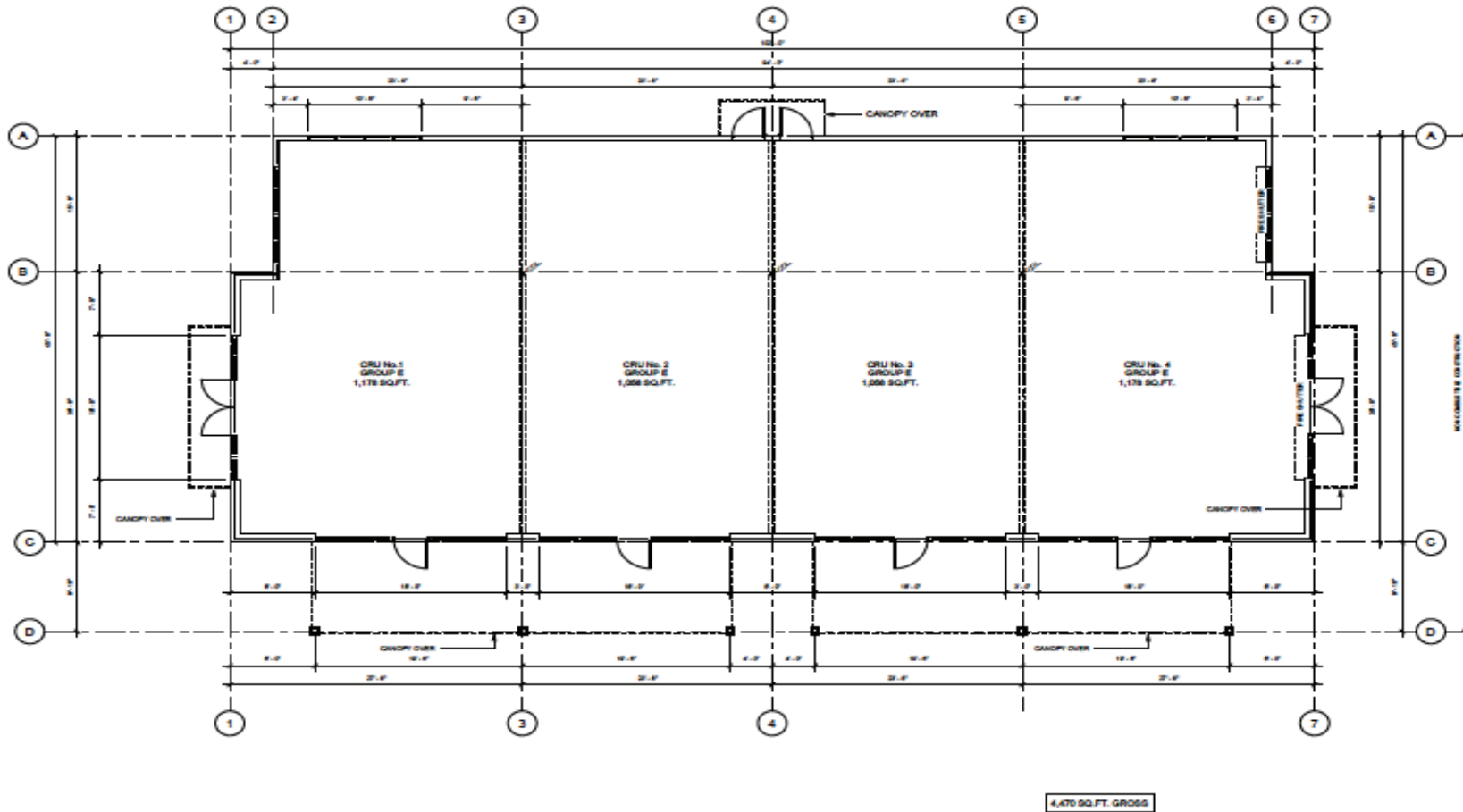
SITE PLAN



BUILDING 1: MAIN FLOOR PLAN

Area Gross: 4,470 ft² [415.3 m²]

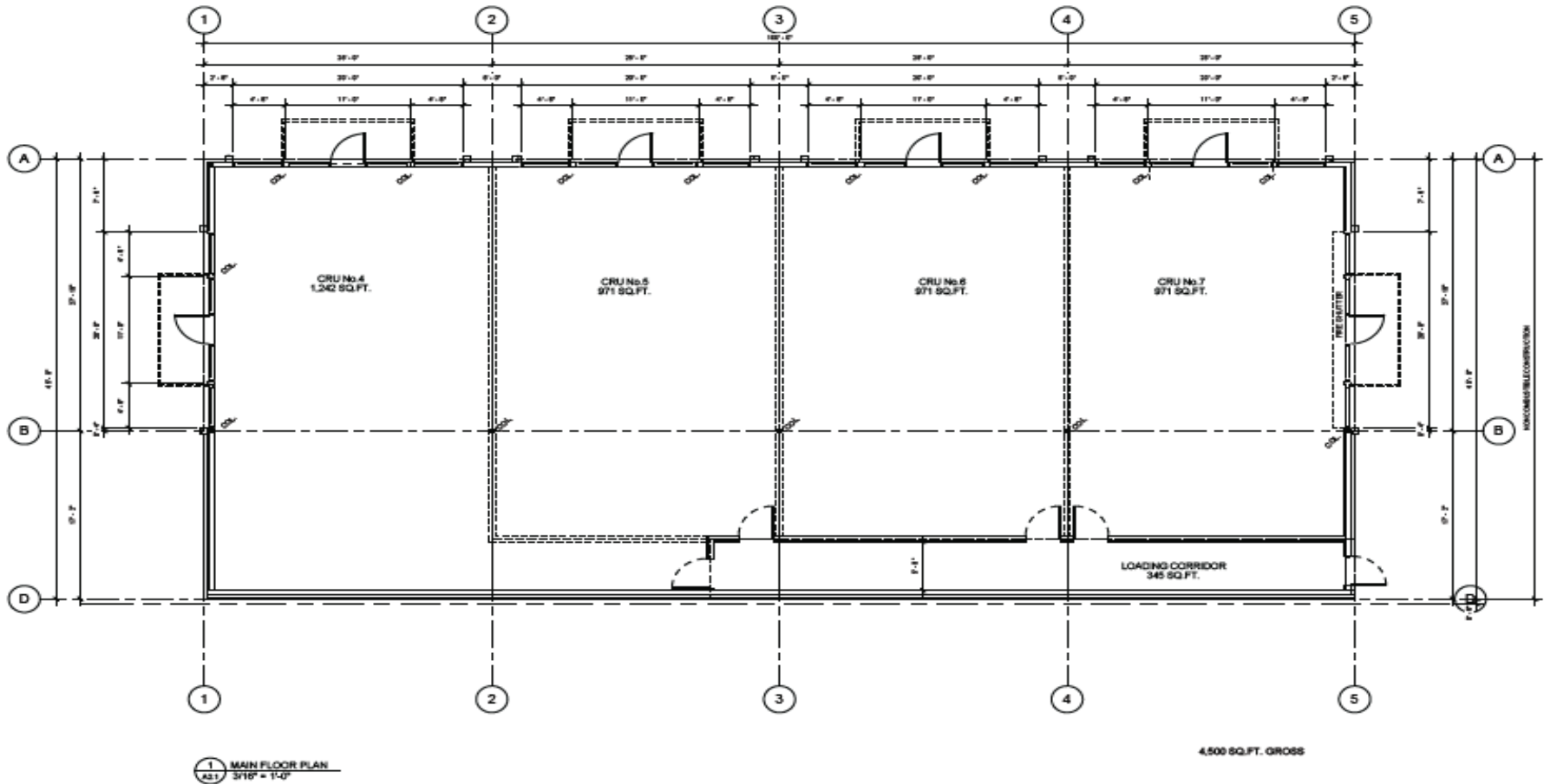
Area Net: 4,251 ft² [394.9 m²]



1 MAIN FLOOR PLAN
STEP 1-0

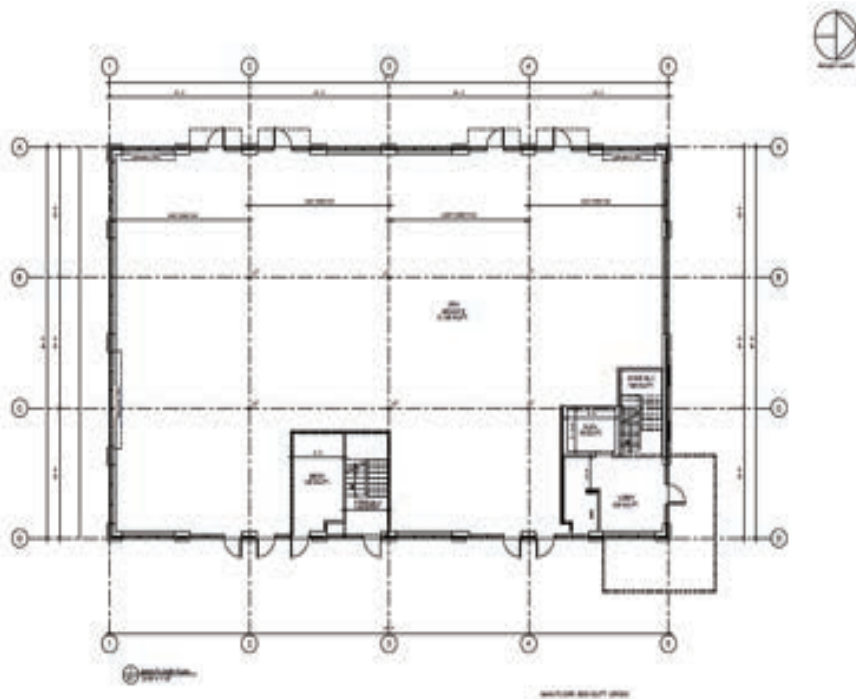
BUILDING 2: MAIN FLOOR PLAN

Area Gross: 4,500 ft² [418.1 m²]
 Area Net: 3,942 ft² [366.2 m²]

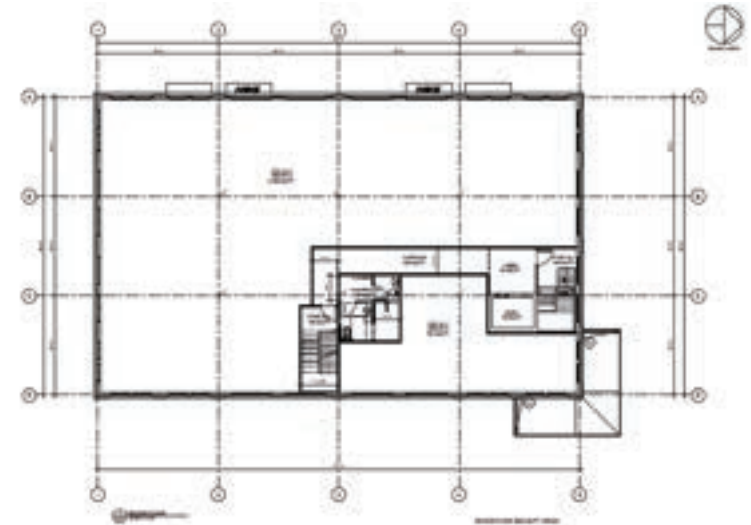


BUILDING 3: FLOOR PLAN

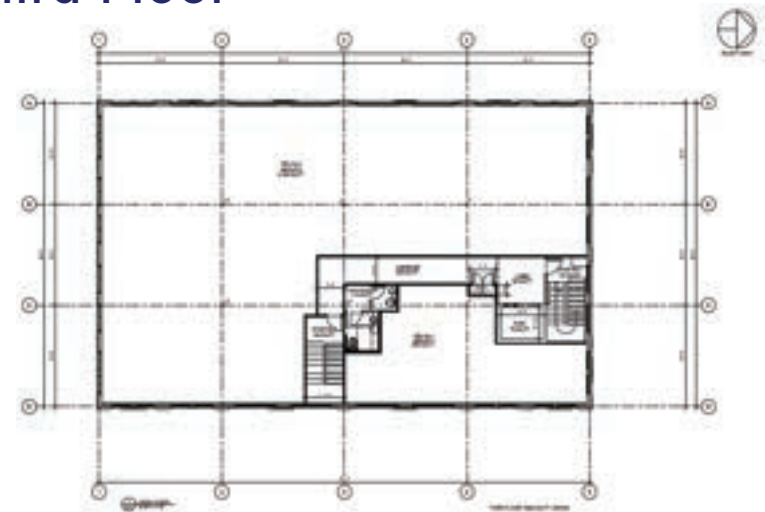
Main Floor



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]



Subject Property

Okanagan Lake

Kelowna Downtown Marina

Kelowna General Hospital

Raymer Elementary School

Siesta Suites Kelowna

Pandosy Village

The Canadian Brewhouse & Grill

Pandosy Waterfront Park

Okanagan College

Starbucks

Urban Fare

K.L.O Road

Lakeshore Road

Save-On Foods

Richter Street

Gyro Beach

Eldorado Resort



Let's chat.

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