



EXCLUSIVE LISTING - COMING Q4 2026

# 3ONE ON LAKESHORE

3131 LAKESHORE ROAD, KELOWNA, BC

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 agents

Introducing 3ONE, a new level of design and community connection in Kelowna's Lower Mission. This exclusive mixed-use development offers high-profile retail, restaurant, and office opportunities in one of the city's most walkable and amenity-rich neighbourhoods.

Ideally located just off Lakeshore Road and K.L.O. Road, the project is shadow anchored by Mission Park Shopping Centre (Save-On-Foods) and surrounded by established tenants including Urban Fare, Starbucks, and The Canadian Brewhouse. The property is also within walking distance to Okanagan College, Gyro Beach, and Pandosy Village, driving consistent foot traffic and strong daytime population.

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 cafés.

Pre-leasing is now underway, with construction scheduled to begin in 2026 and completion anticipated in Q4 2026.

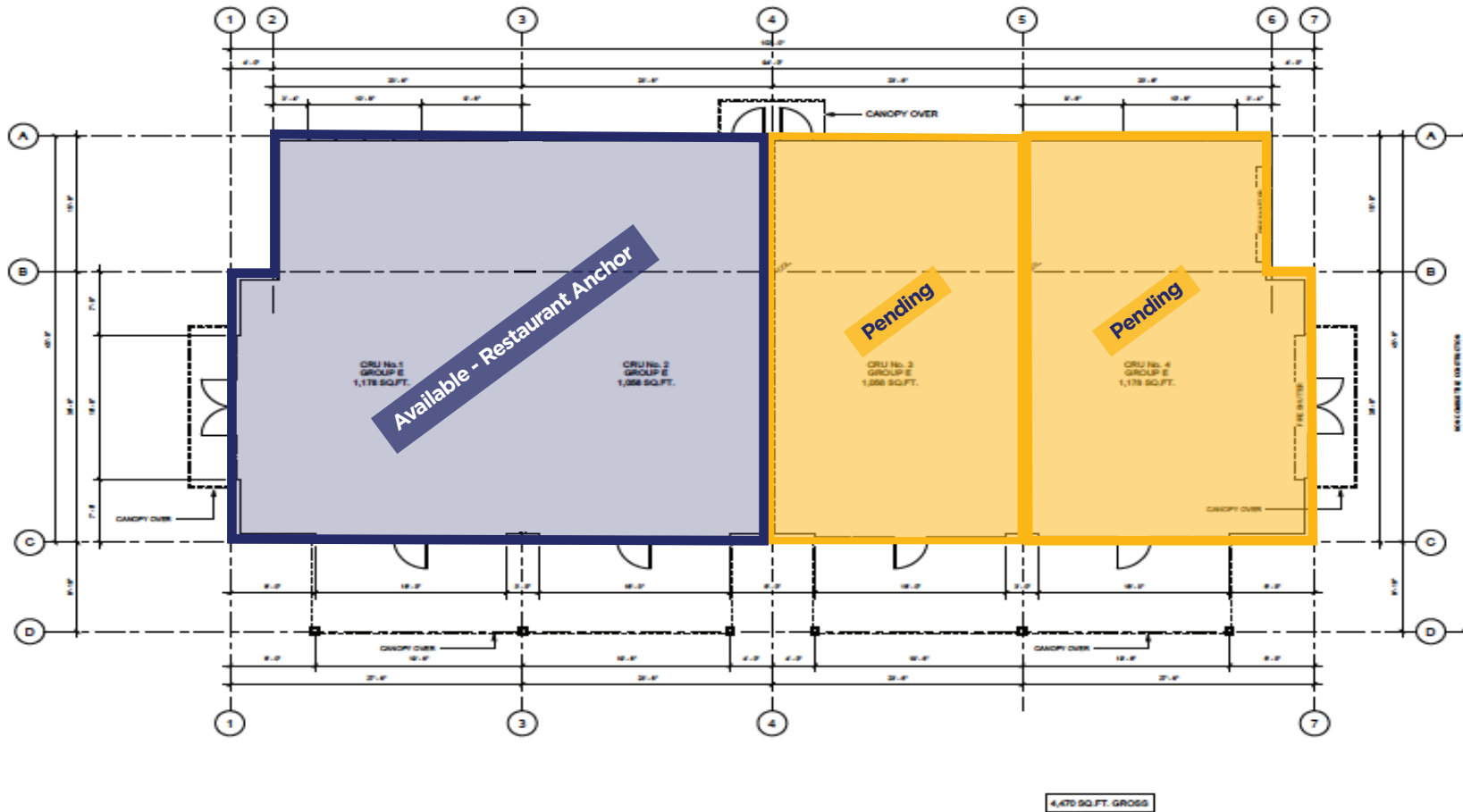






# BUILDING 1: MAIN FLOOR PLAN

Area Gross: 4,470 ft<sup>2</sup> [ 415.3 m<sup>2</sup>]  
 Area Net: 4,251 ft<sup>2</sup> [ 394.9 m<sup>2</sup>]

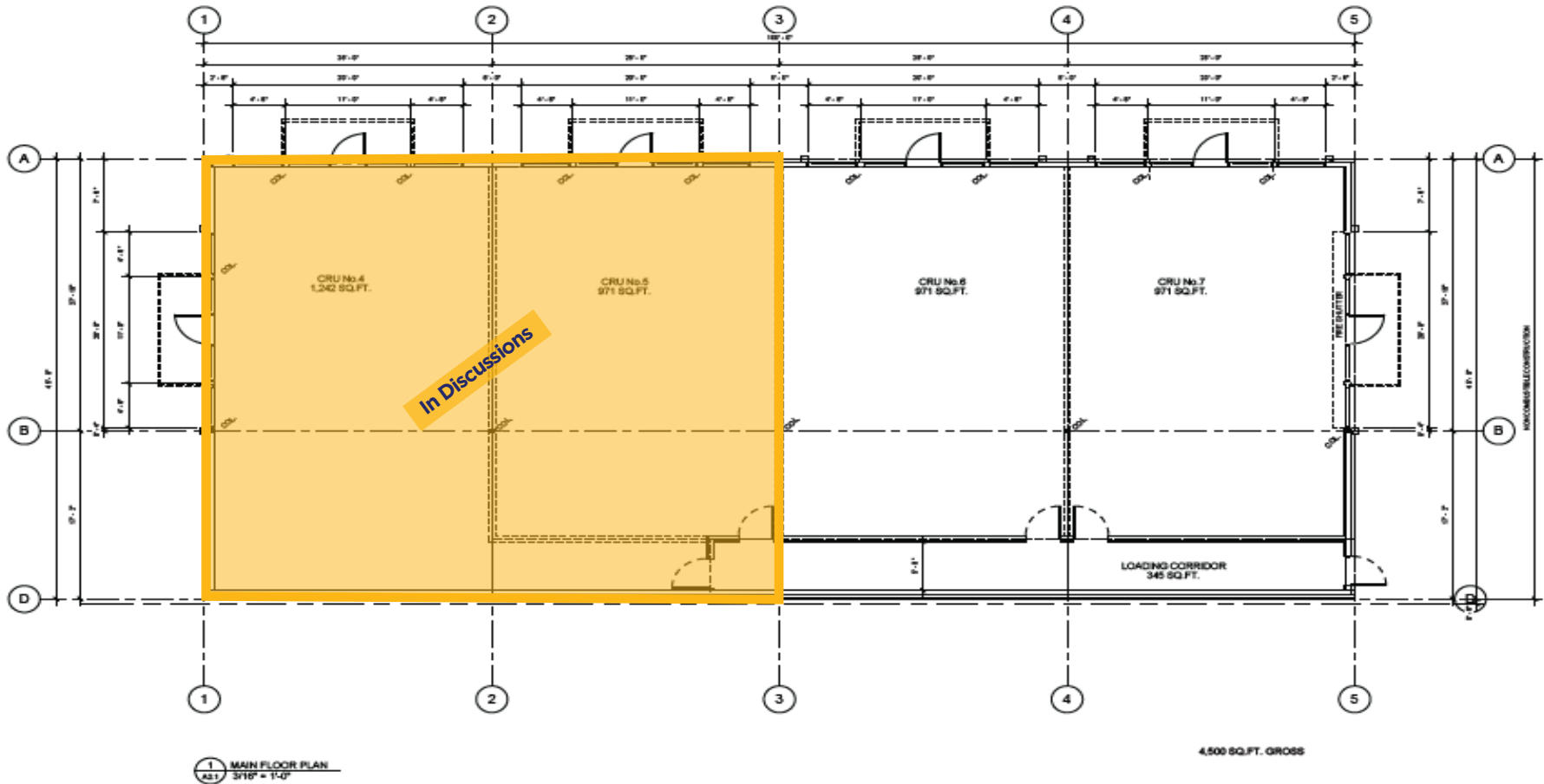


1 MAIN FLOOR PLAN  
 3/28/17

# BUILDING 2: MAIN FLOOR PLAN

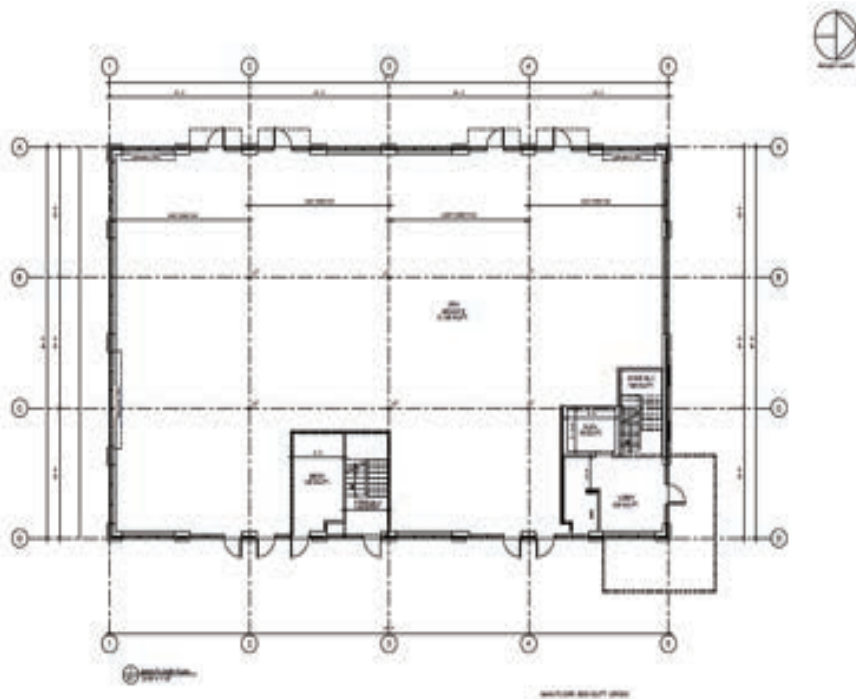
Area Gross: 4,500 ft<sup>2</sup> [ 418.1 m<sup>2</sup>]

Area Net: 3,942 ft<sup>2</sup> [ 366.2 m<sup>2</sup>]

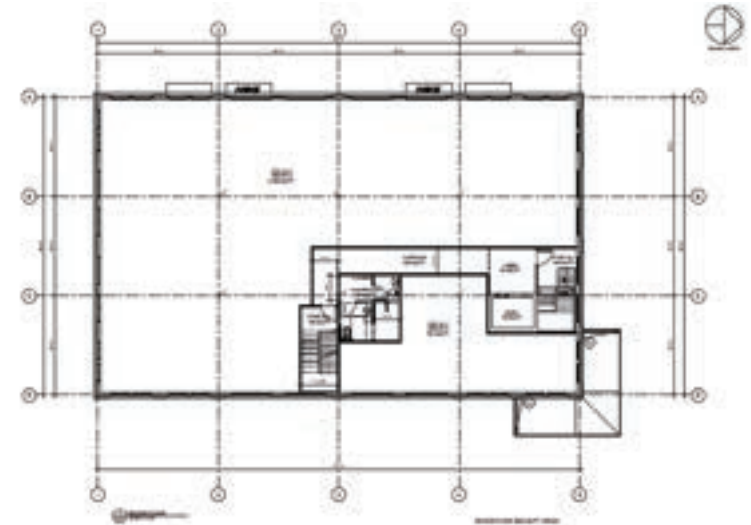


# BUILDING 3: FLOOR PLAN

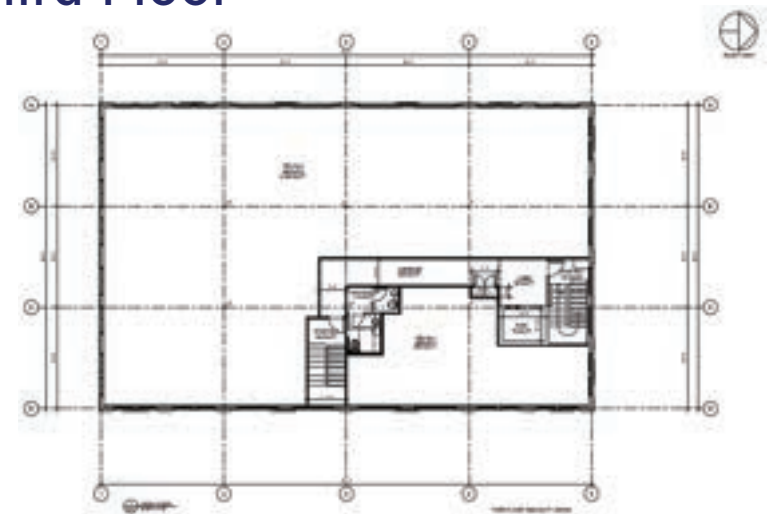
## Main Floor



## Second Floor



## Third Floor



### Area Gross:

Main floor: 5,820 ft<sup>2</sup> [ 540.7 m<sup>2</sup>]

Second Floor: 5,820 ft<sup>2</sup> [ 540.7 m<sup>2</sup>]

Third Floor: 5,820 ft<sup>2</sup> [ 540.7 m<sup>2</sup>]

### Area Net:

Main floor: 4,859 ft<sup>2</sup> [ 451.4 m<sup>2</sup>]

Second Floor: 4,787 ft<sup>2</sup> [ 444.7 m<sup>2</sup>]

Third Floor: 4,826 ft<sup>2</sup> [ 448.4 m<sup>2</sup>]





## Let's chat.

### CHRIS WILLS

PERSONAL REAL ESTATE CORPORATION

chris.wills@venturecommercial.ca  
250.870.1330

### STEPHANIE WASDEN

stephanie.wasden@venturecommercial.ca  
250.859.1199

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