



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

Welcome to 3ONE — a boutique mixed-use destination redefining the future of Kelowna's Lower Mission. With construction progressing quickly and the vision now taking shape, 3ONE is becoming one of the Okanagan's most anticipated commercial developments.

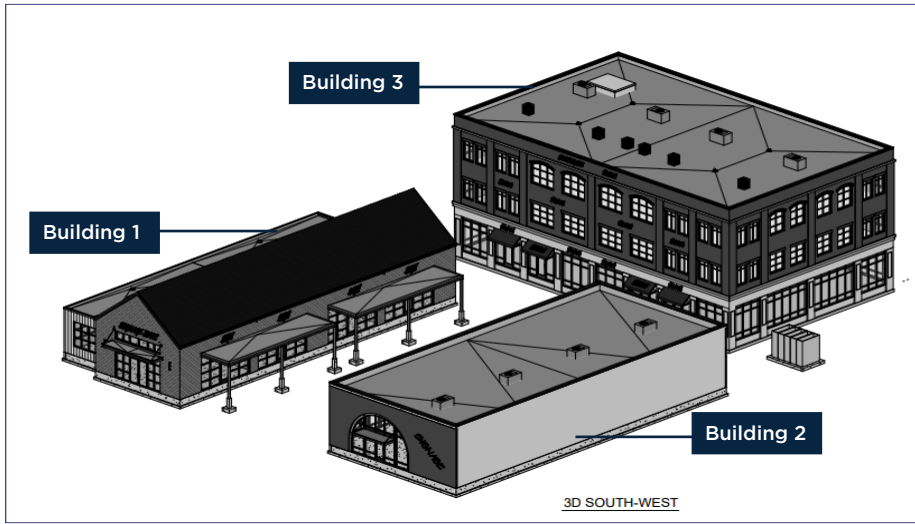
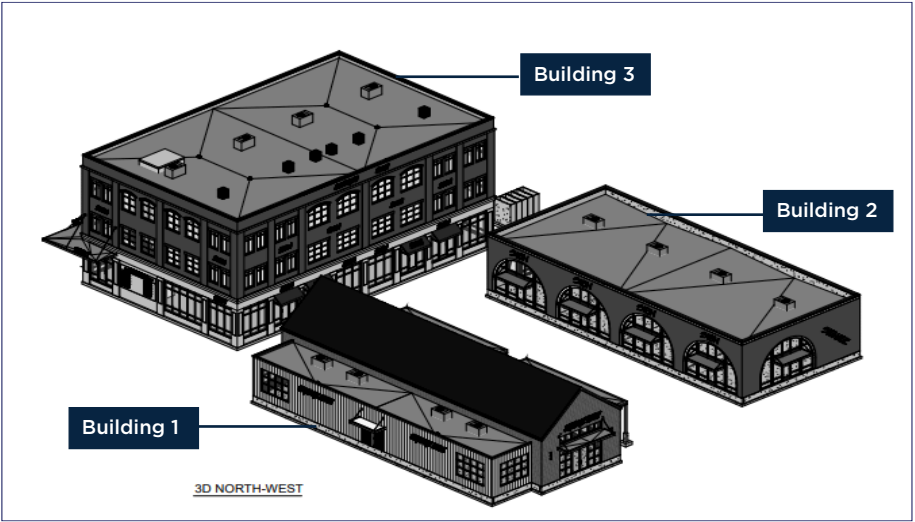
Designed with timeless architecture and exceptional attention to detail, the project blends warm brick, natural stone, wood accents, and contemporary metal finishes to create a modern yet timeless design. Striking arched storefront entrances, soaring vaulted ceilings, and thoughtfully designed gathering spaces combine to create an environment unlike anything else in the region.

At the heart of the development is a beautifully landscaped open-air courtyard designed to bring people together. Surrounded by retailers, food, and office space, the courtyard will feature mature trees, seating areas, and inviting gathering spaces that encourage visitors to slow down, connect, and enjoy the atmosphere. More than simply a place to shop, 3ONE has been envisioned as a vibrant community destination where people naturally meet, linger, and make memories.

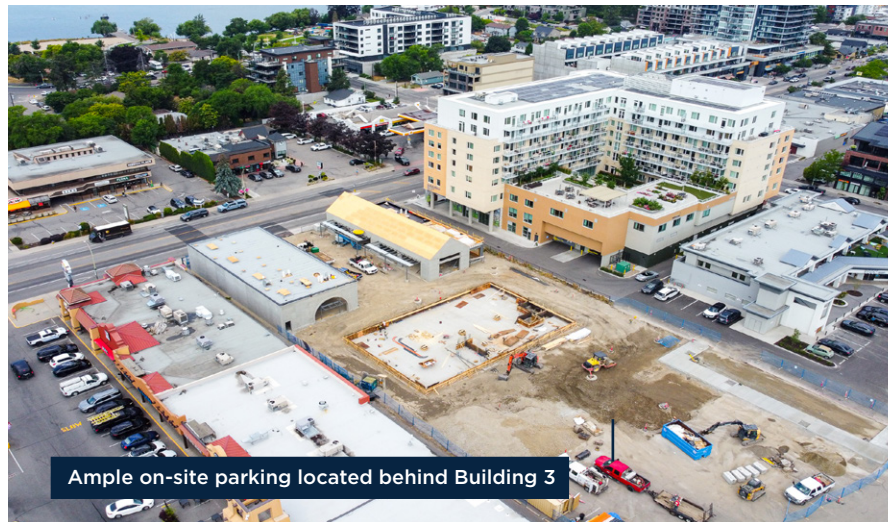
Perfectly positioned at the corner of Lakeshore Road and K.L.O. Road, in the heart of Kelowna's thriving Lower Mission, 3ONE is surrounded by some of the city's most established neighbourhoods and amenities, including Mission Park Shopping Centre, Urban Fare, Starbucks, Okanagan College, Gyro Beach, and Pandosy Village. Abundant on-site parking and exceptional walkability make it easy for customers to visit, explore, and experience everything the development has to offer.

With construction advancing quickly and occupancy anticipated in Q4 of 2026, this is a rare opportunity to secure space within a truly one-of-a-kind destination in the Okanagan.

RENDERINGS



SITE PROGRESS UPDATE: JULY



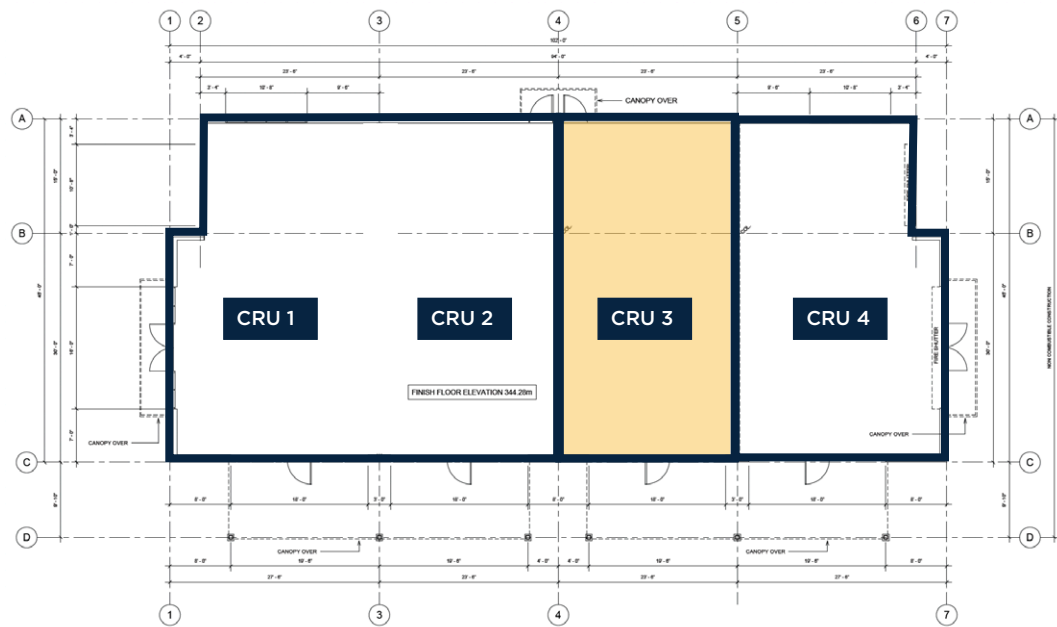
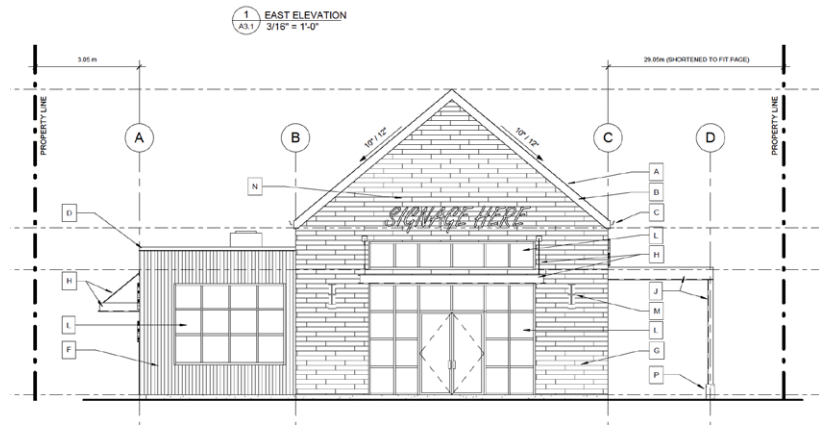
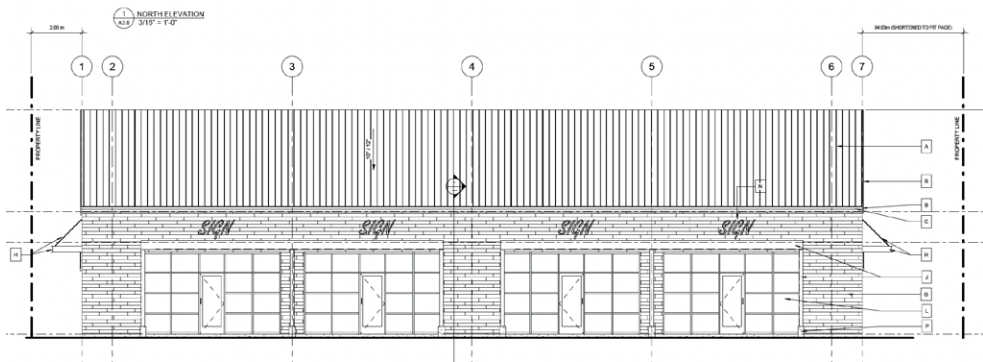
SITE PROGRESS UPDATE: JULY



SITE PLAN



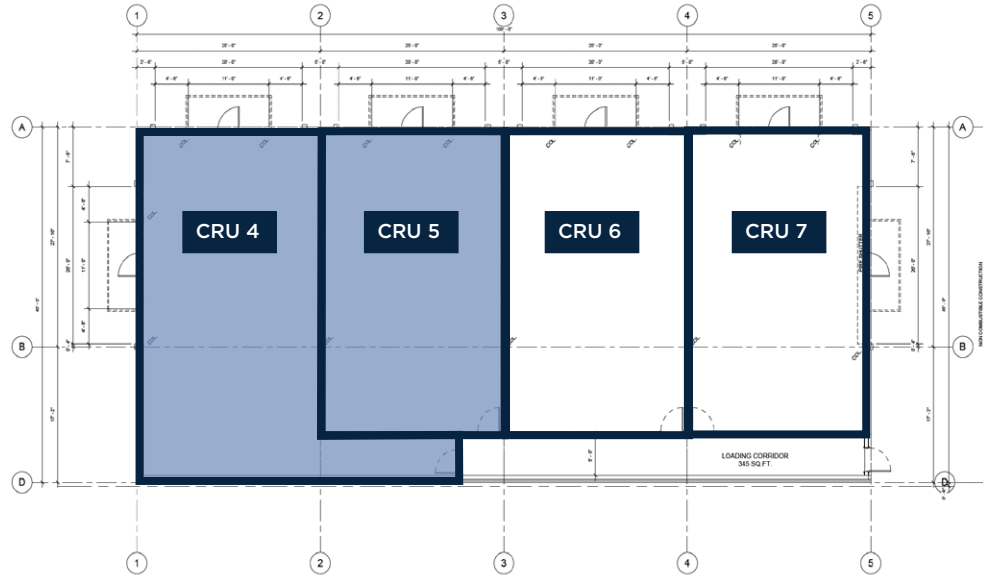
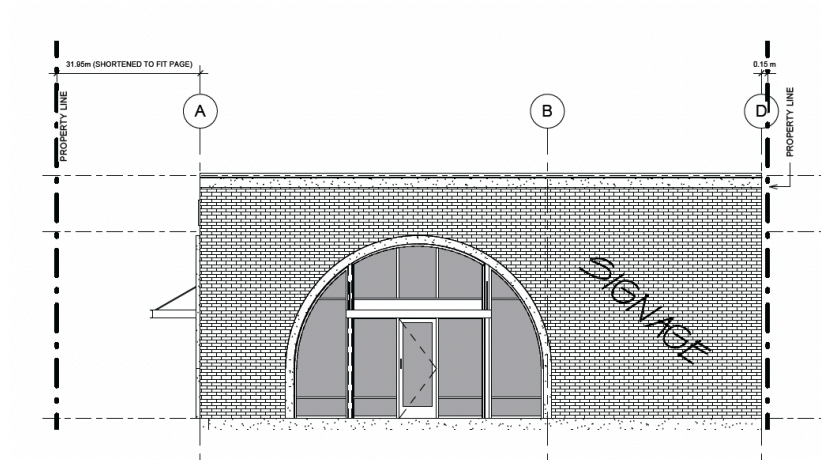
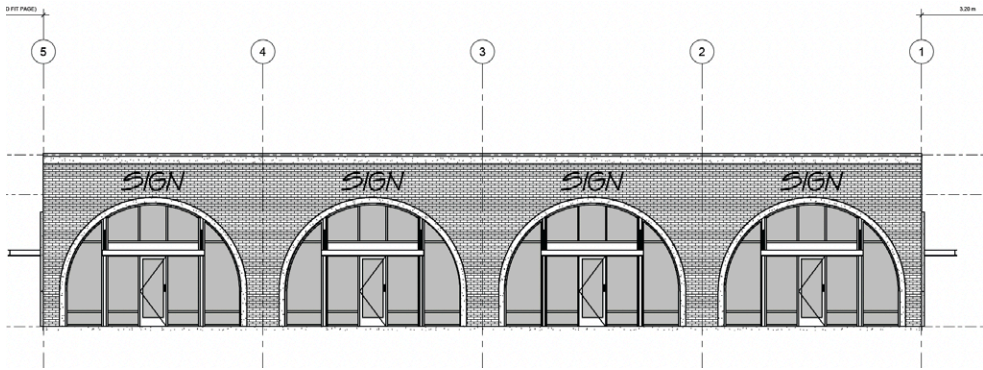
BUILDING 1: MAIN FLOOR PLAN



CRU #	TOTAL SF	STATUS
CRU # 1/2	± 2,234 SF	Available
CRU # 3	± 1,056 SF	Pending
CRU # 4	± 1,178 SF	Available <i>Opportunity for patio space</i>

BUILDING 2: MAIN FLOOR PLAN

3131 LAKESHORE ROAD, KELOWNA, BC



CRU #	TOTAL SF	STATUS
CRU # 4	± 1,242 SF	In Discussions
CRU # 5	± 971 SF	In Discussions
CRU # 6	± 971 SF	Available
CRU # 7	± 971 SF	Available <i>Opportunity for patio space</i>

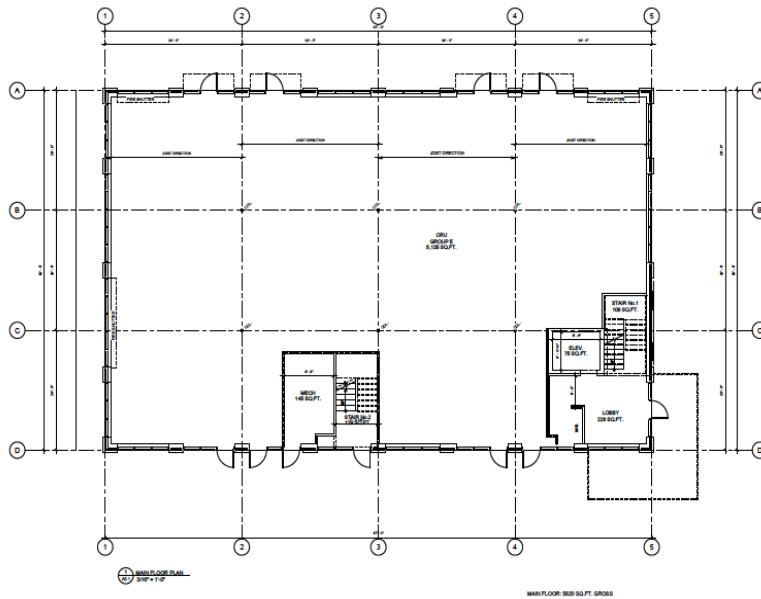
BUILDING 3: MAIN FLOOR PLAN

3131 LAKESHORE ROAD, KELOWNA, BC

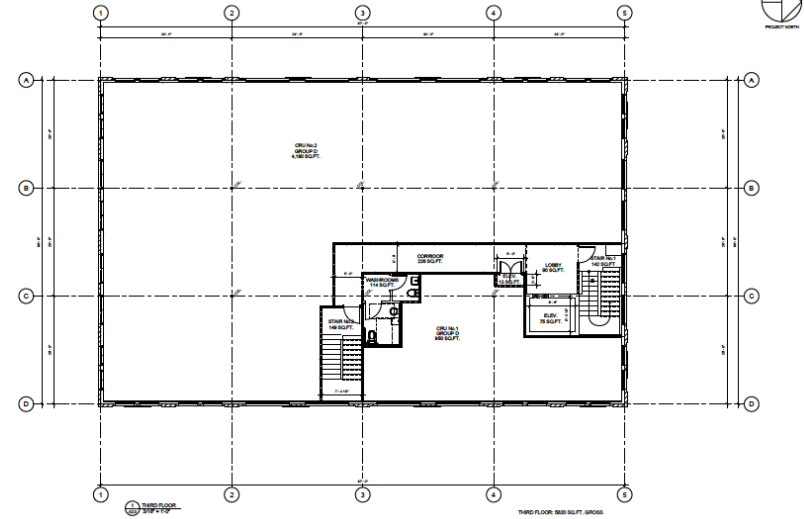


BUILDING 3: FLOOR PLAN

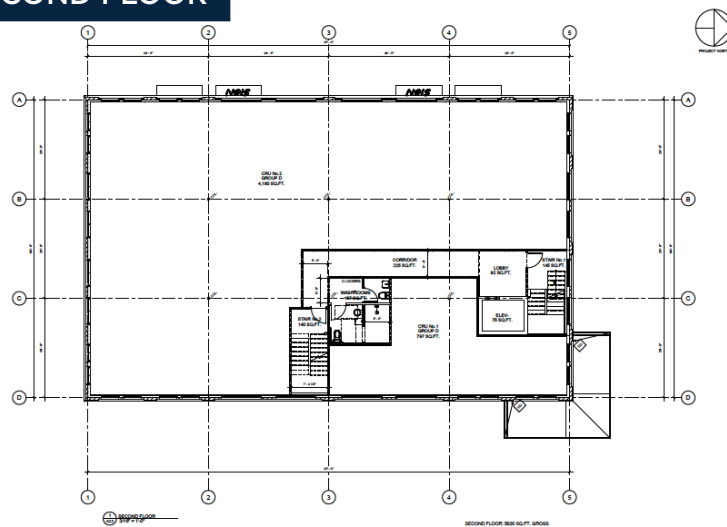
MAIN FLOOR



THIRD FLOOR



SECOND FLOOR



CRU #	TOTAL SF	STATUS
Main Floor	± 5,820 SF	In Discussions*
Second Floor	± 5,820 SF	Available*
Third Floor	± 5,828 SF	In Discussions*

**Flexible demising opportunities available*

30NE

Okanagan Lake

Kelowna Downtown Marina

Kelowna General Hospital

Siesta Suites Kelowna

Raymer Elementary School

Pandosy Village

The Canadian Brewhouse & Grill

Pandosy Waterfront Park

Okanagan College

Starbucks

Urban Fare

K.L.O Road

Save-On Foods

Lakeshore Road

Richter Street

Gyro Beach

Eldorado Resort



Let's chat.

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