



EXCLUSIVE LISTING - COMING Q4 2026

THE 31 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

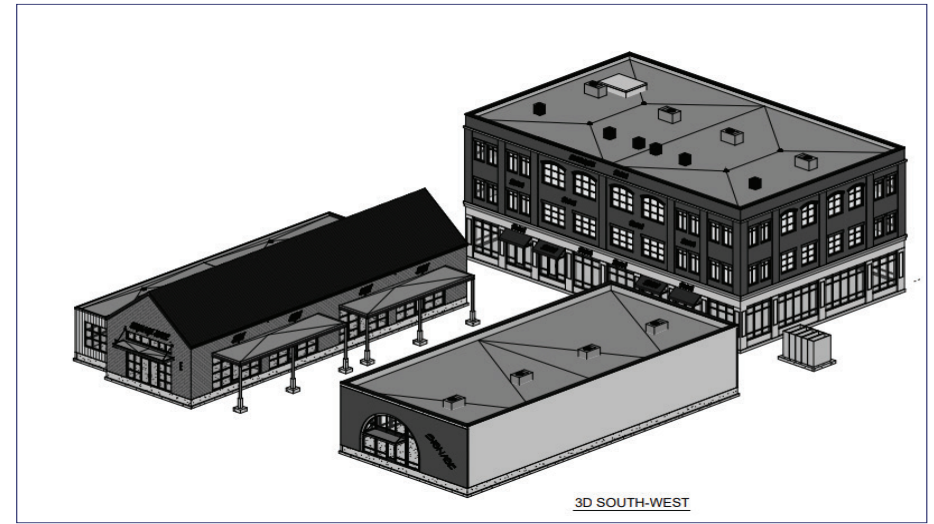
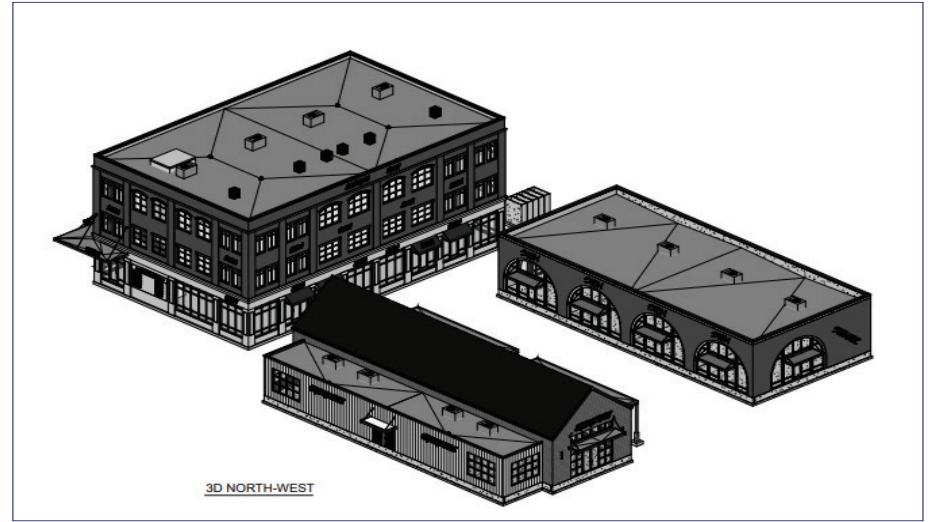
Introducing The 31, a new level of design and community connection in Kelowna's Lower Mission. This exclusive mixed-use development offers high-profile retail, restaurant, and office opportunities in one of the city's most walkable and amenity-rich neighbourhoods.

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.

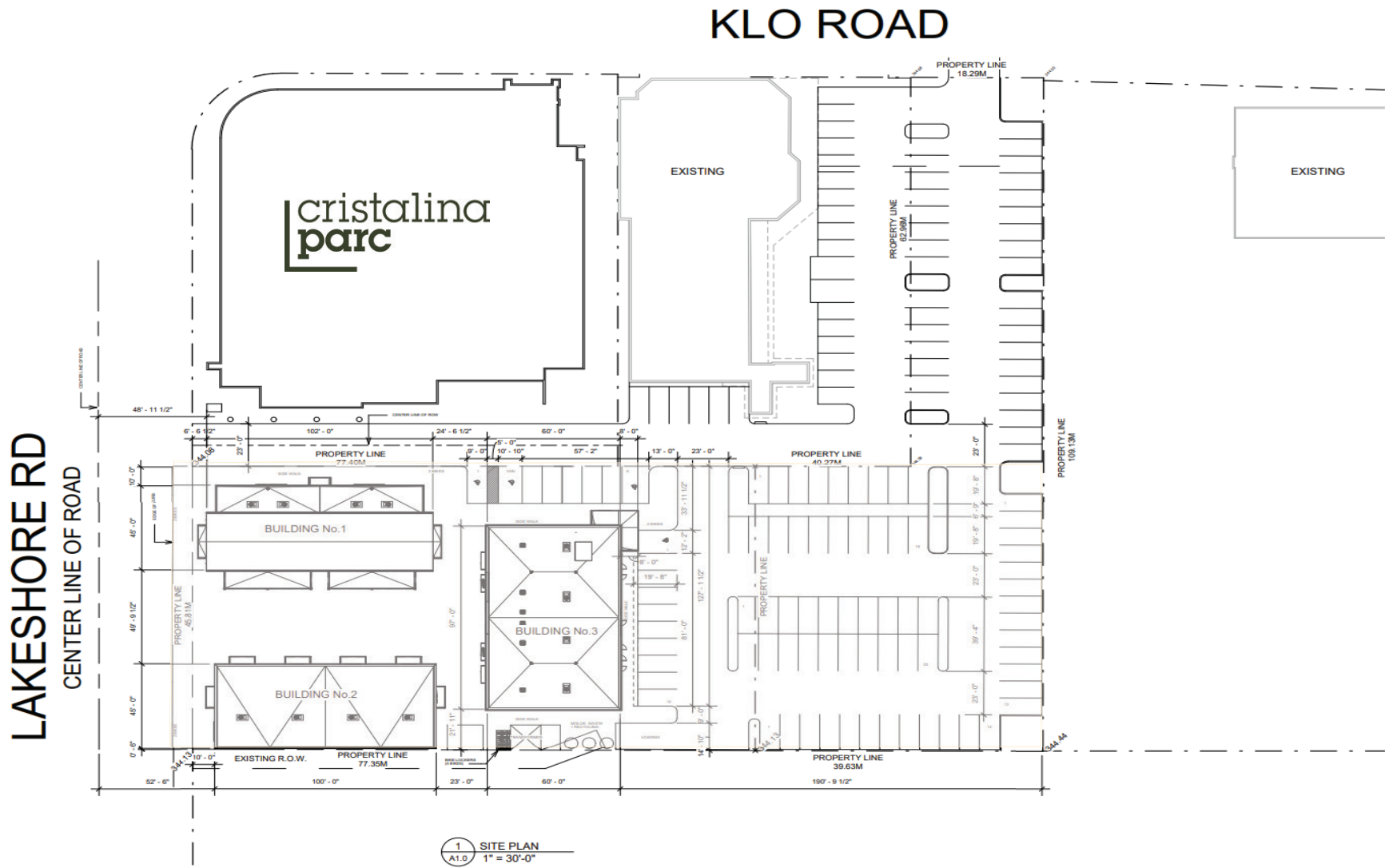
At its centre is an open-air courtyard—a landscaped common area that blends commerce with community, creating a vibrant social hub surrounded by boutique shops and cafés.

Construction is underway, with completion anticipated for Fall 2026. Opportunities are already being secured—contact us today to explore availability.

RENDERINGS



SITE PLAN

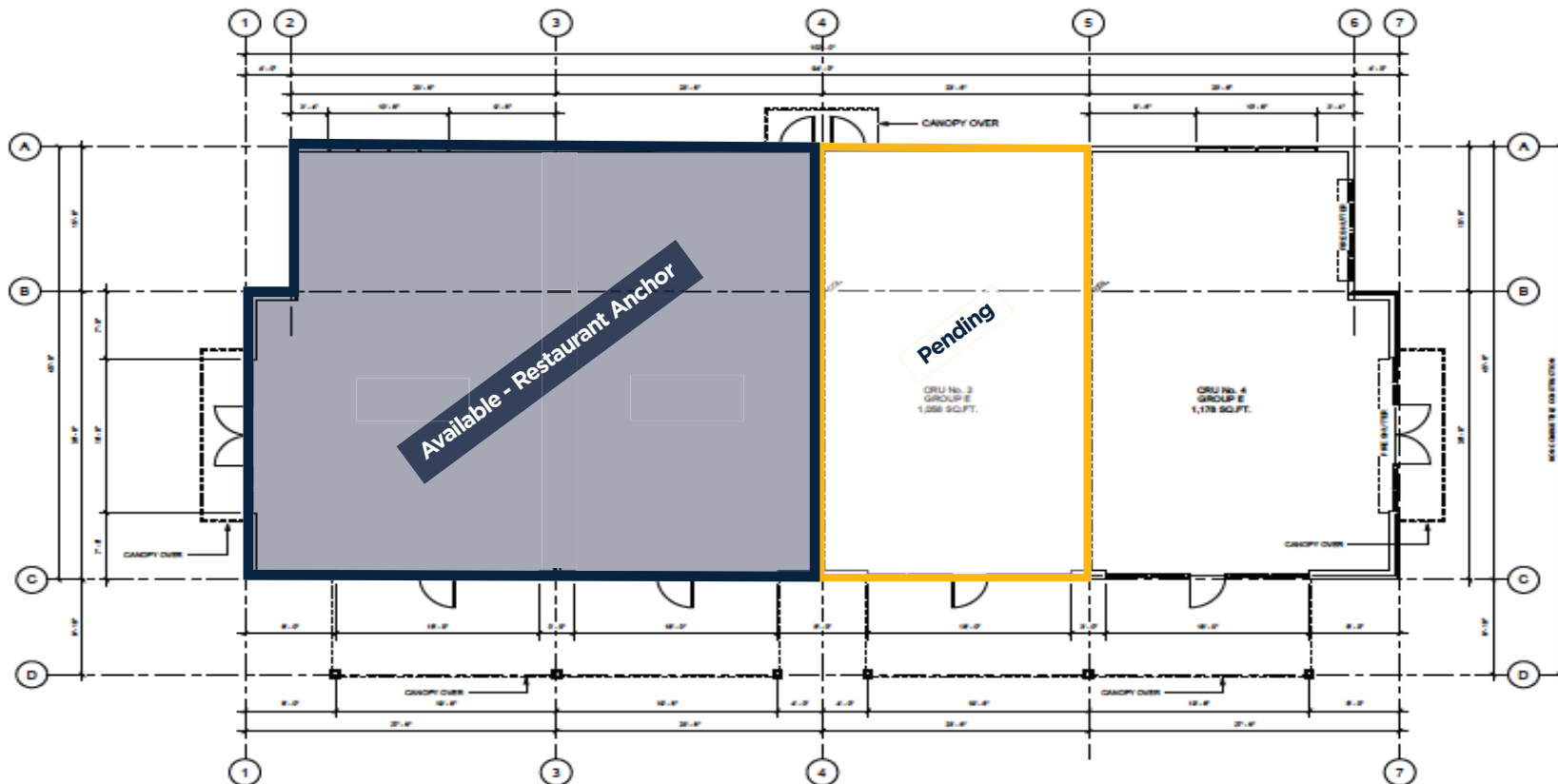


3131 LAKESHORE ROAD, KELOWNA, BC

BUILDING 1: MAIN FLOOR PLAN

Area Gross: 4,470 ft² [415.3 m²]

Area Net: 4,251 ft² [394.9 m²]



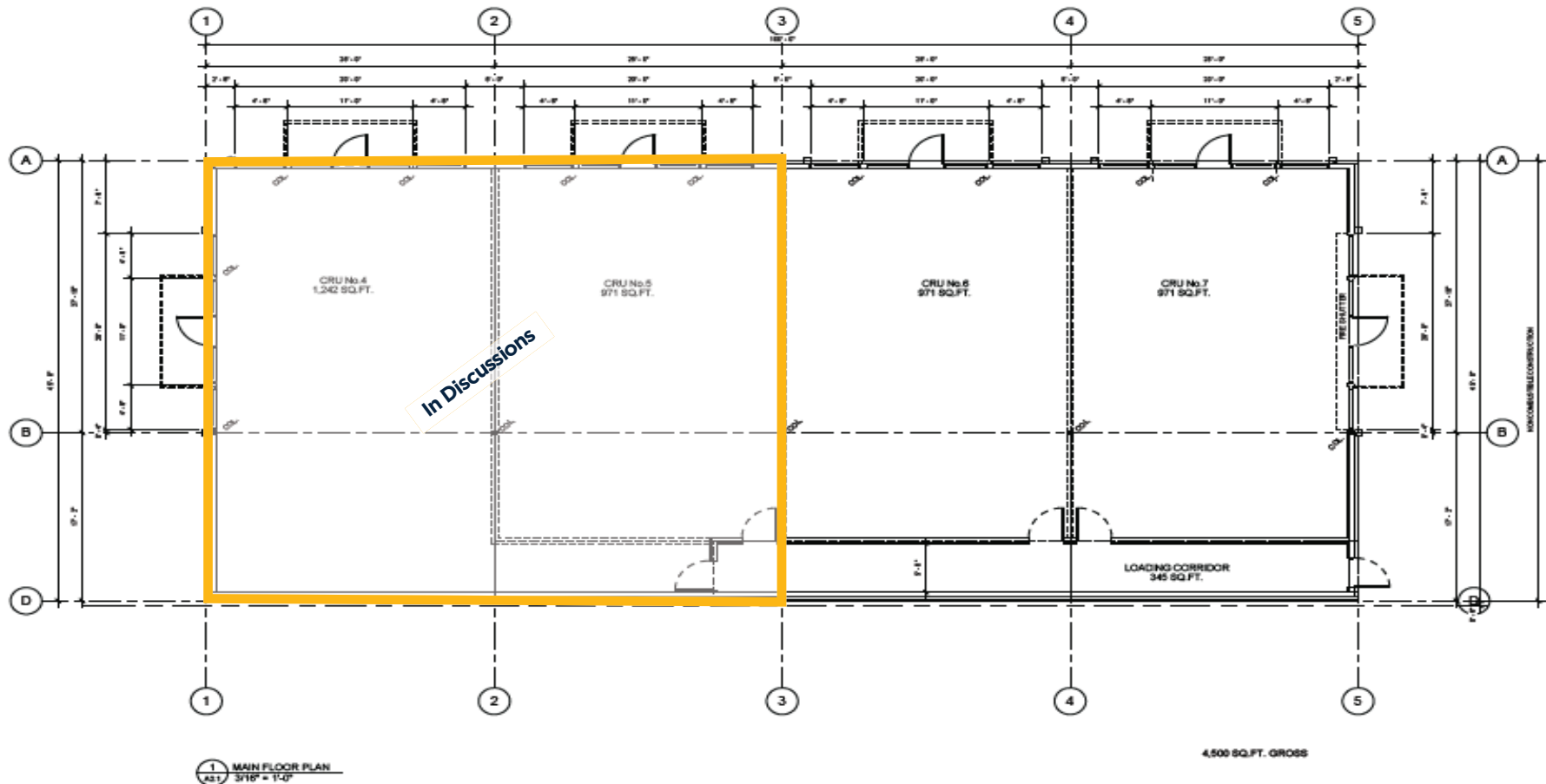
4,470 SQ.FT. GROSS

1 MAIN FLOOR PLAN
STEP 1-10

BUILDING 2: MAIN FLOOR PLAN

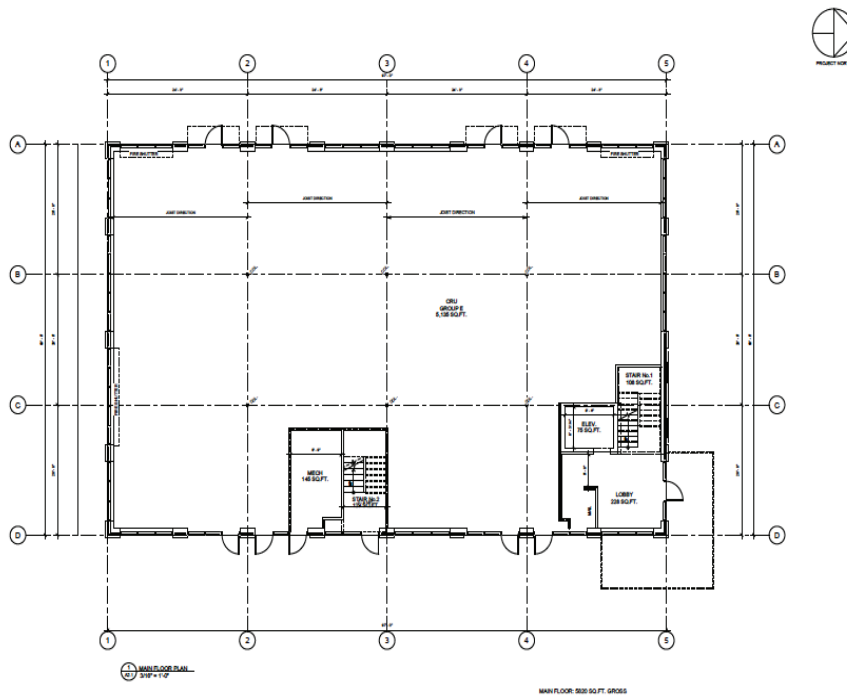
Area Gross: 4,500 ft² [418.1 m²]

Area Net: 3,942 ft² [366.2 m²]

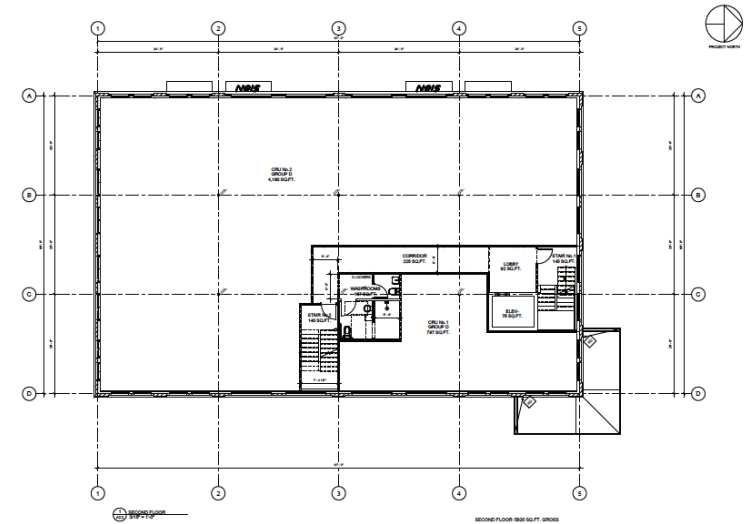


BUILDING 3: FLOOR PLAN

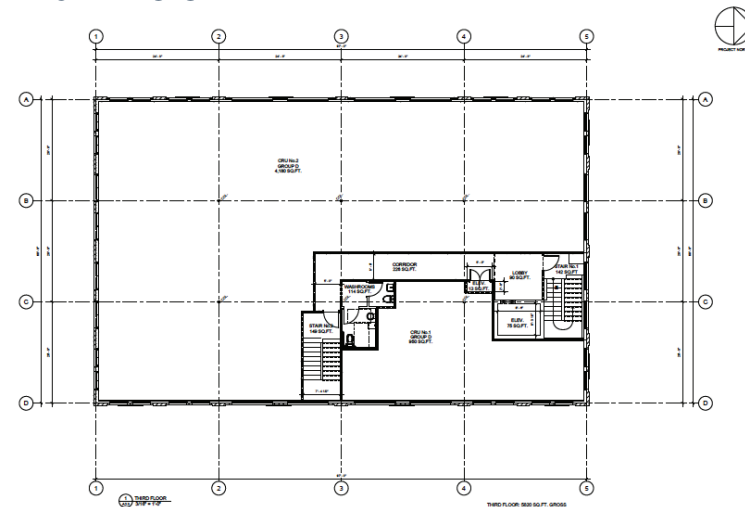
Main Floor



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]





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

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).