



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

88 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.

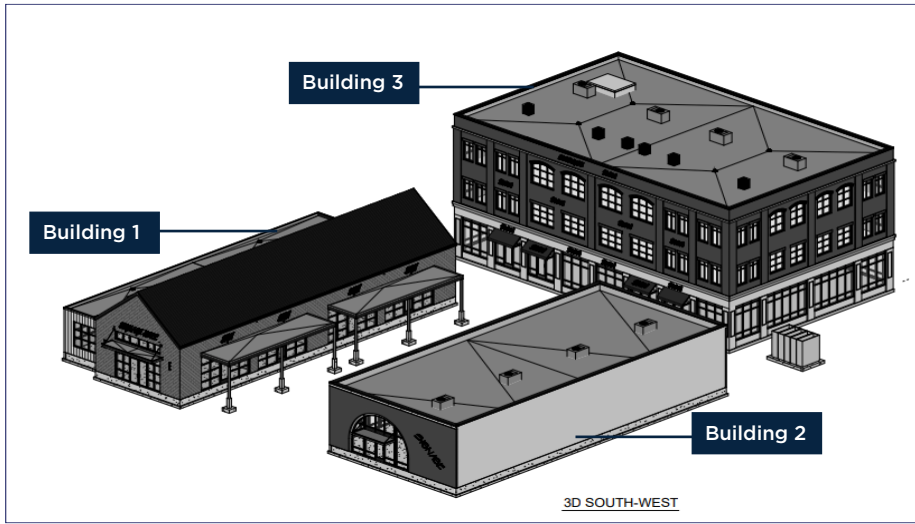
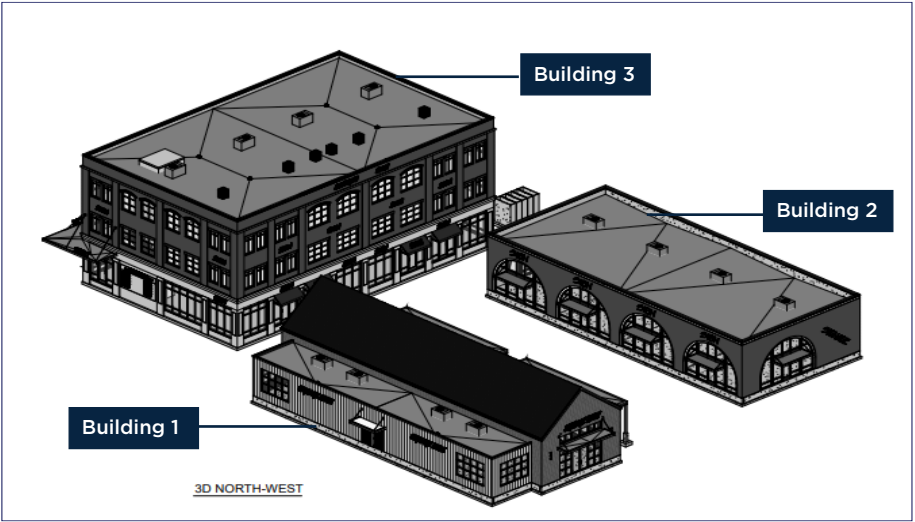
Designed with timeless architecture and exceptional attention to detail, the project blends warm brick, natural stone, wood accents, and contemporary metal finishes to create a modern yet timeless design. Striking arched storefront entrances, soaring vaulted ceilings, and thoughtfully designed gathering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



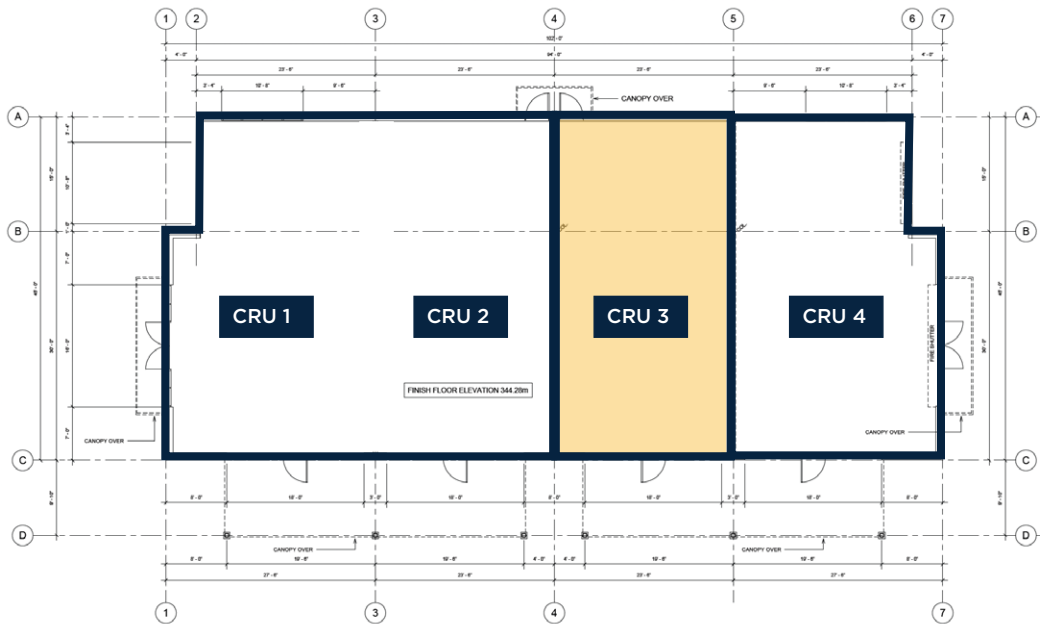
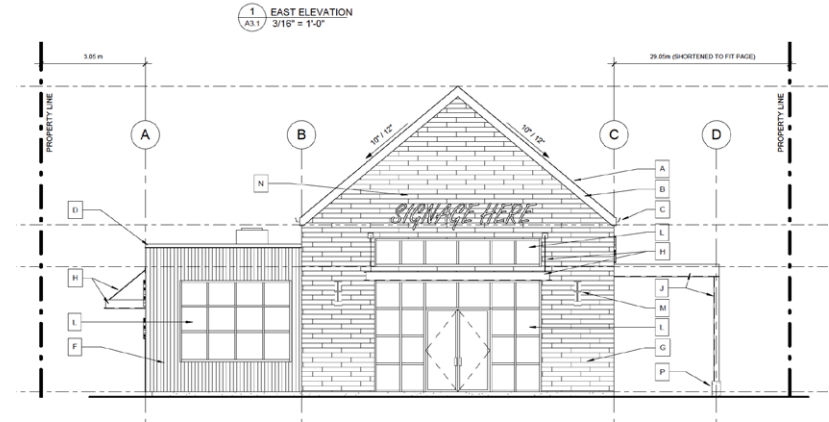
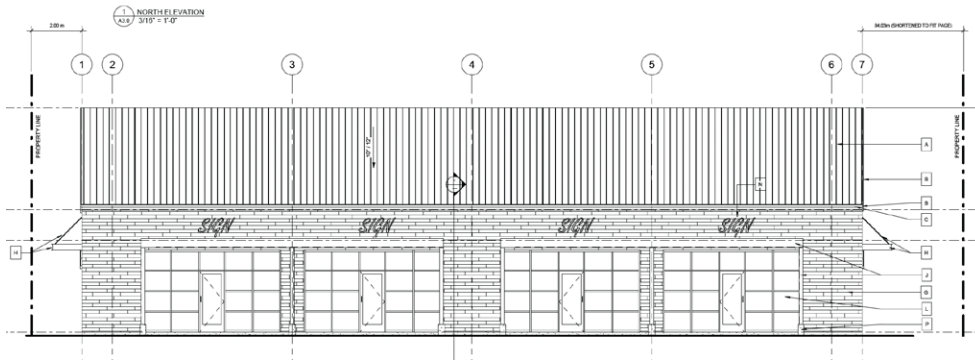
# SITE PROGRESS UPDATE: AUGUST



# SITE PLAN

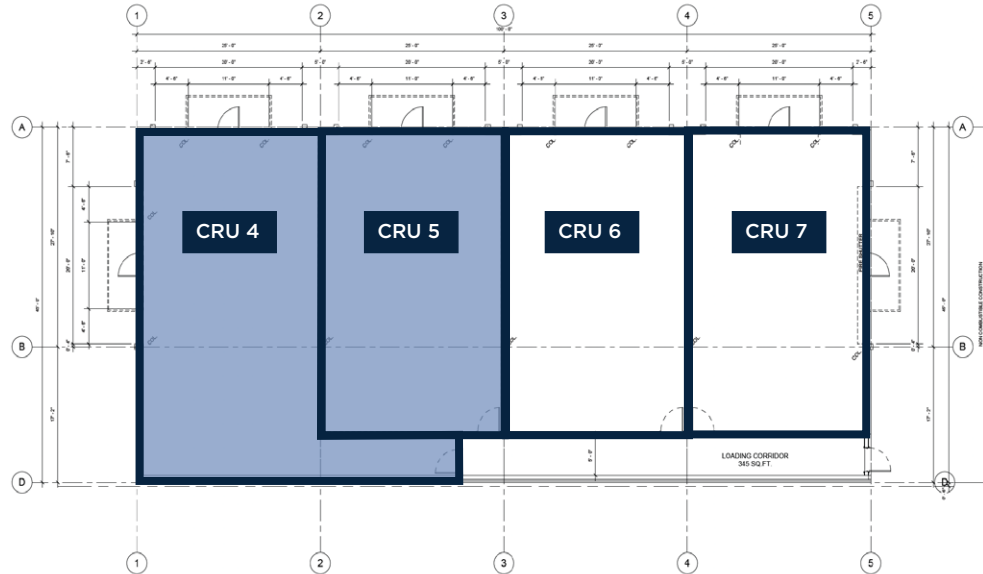
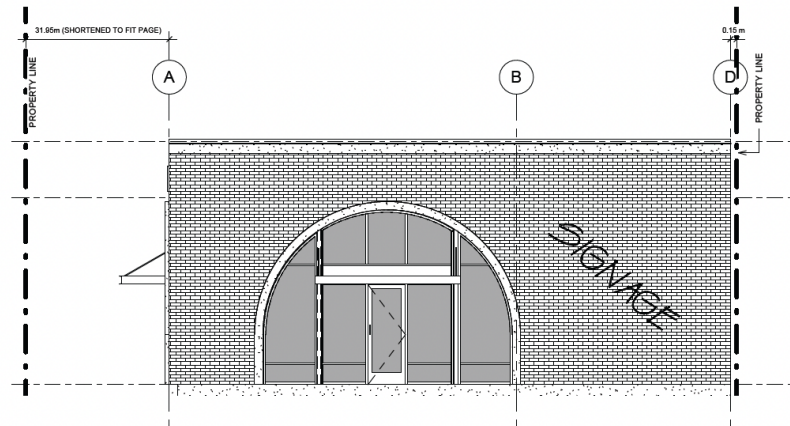
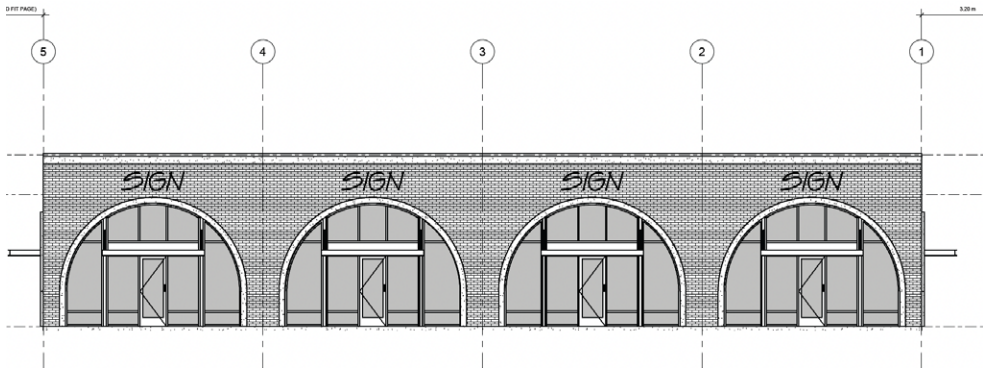


# BUILDING 1: FLOOR PLAN



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

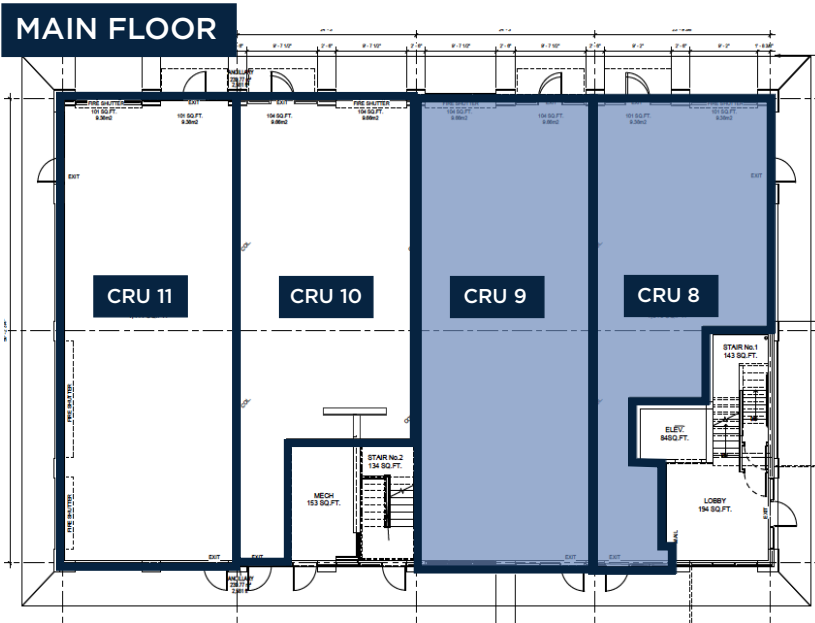
# BUILDING 2: FLOOR PLAN



| 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<br><i>Opportunity for patio space</i> |

# BUILDING 3: MAIN FLOOR PLAN

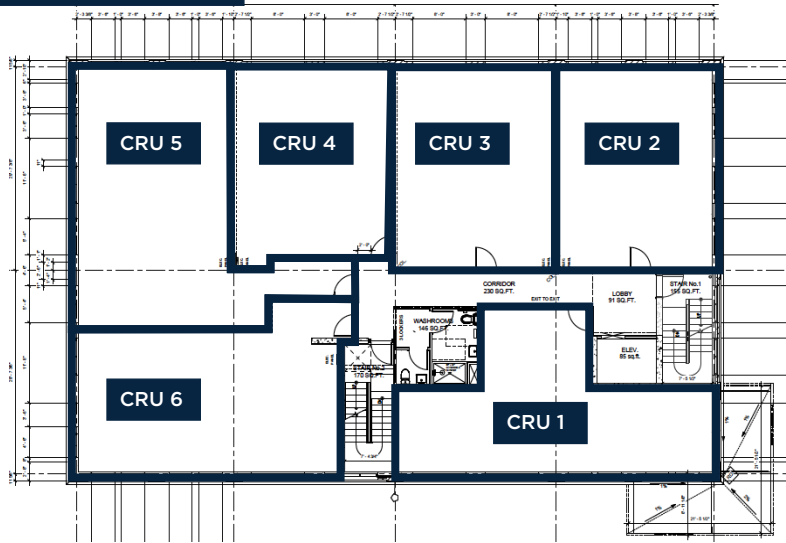
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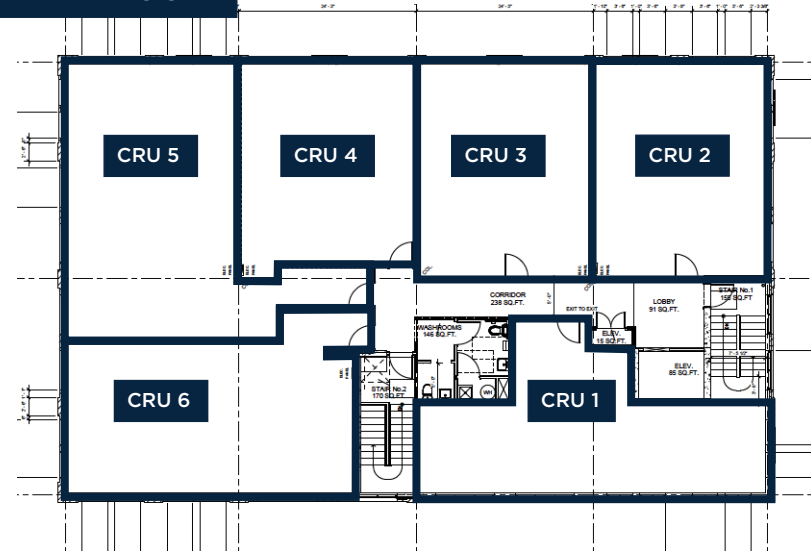
| CRU #    | TOTAL SF   | STATUS         |
|----------|------------|----------------|
| CRU # 8  | ± 1,016 SF | In Discussions |
| CRU # 9  | ± 1,458 SF | In Discussions |
| CRU # 10 | ± 1,169 SF | Available      |
| CRU # 11 | ± 1,441 SF | Available      |

# BUILDING 3: SECOND & THIRD FLOOR PLANS

SECOND FLOOR



THIRD FLOOR



| CRU #   | TOTAL SF   | STATUS    |
|---------|------------|-----------|
| CRU # 1 | ± 815 SF   | Available |
| CRU # 2 | ± 716 SF   | Available |
| CRU # 3 | ± 725 SF   | Available |
| CRU # 4 | ± 695 SF   | Available |
| CRU # 5 | ± 1,054 SF | Available |
| CRU # 6 | ± 905 SF   | Available |

| CRU #   | TOTAL SF   | STATUS    |
|---------|------------|-----------|
| CRU # 1 | ± 788 SF   | Available |
| CRU # 2 | ± 716 SF   | Available |
| CRU # 3 | ± 725 SF   | Available |
| CRU # 4 | ± 695 SF   | Available |
| CRU # 5 | ± 1,054 SF | Available |
| CRU # 6 | ± 905 SF   | 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

Richter Street

Lakeshore Road

Gyro Beach

Eldorado Resort



## Let's chat.

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