



EXCLUSIVE LISTING - COMING Q4 2026

3ONE ON LAKESHORE

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



AVAILABILITY

Pre-Leasing Now

THE NUMBERS



BUILDING AREA

Approx. 26,430 SF



PRICING

Base Rent: Contact listing agents

Est. NNN: \$13.00/SF



COMPLETION

Q4 2026

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.

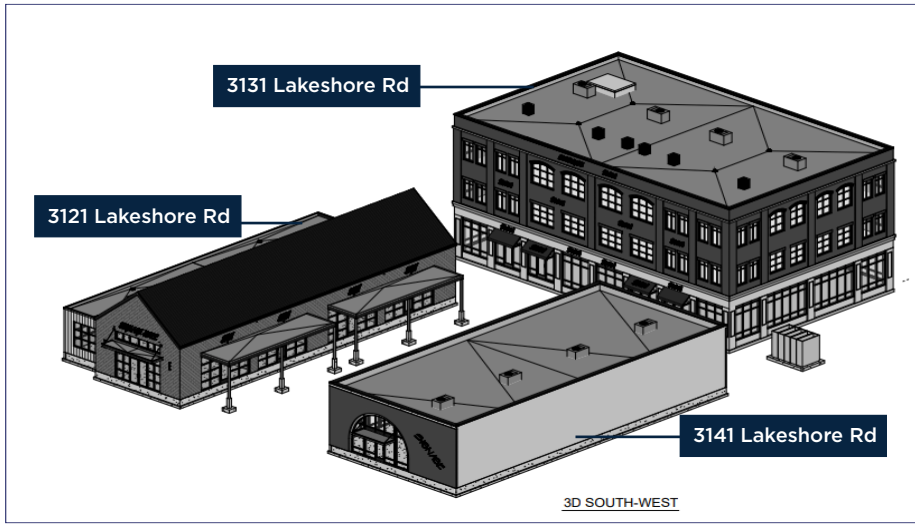
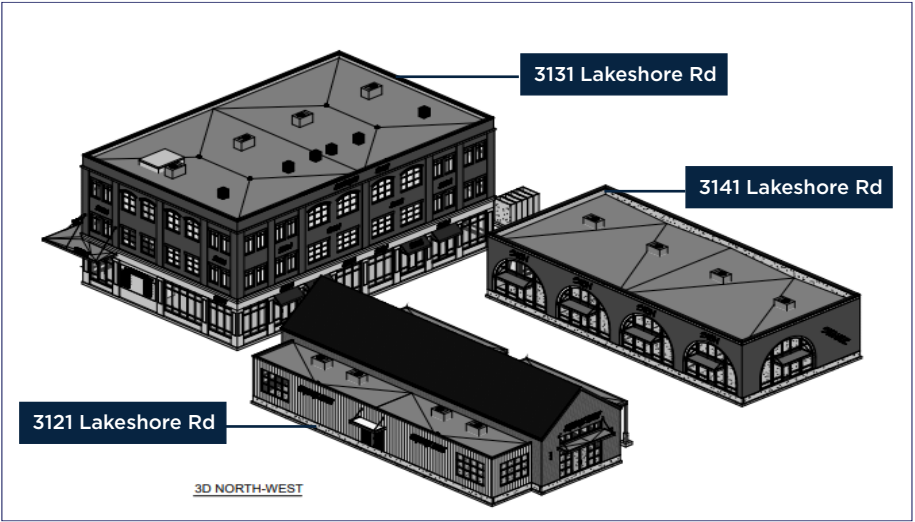
Designed with timeless architecture and exceptional attention to detail, the project blends warm brick, natural stone, wood accents, and contemporary metal finishes to create a modern yet timeless design. Striking arched storefront entrances, soaring vaulted ceilings, and thoughtfully designed gathering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

3131 LAKESHORE ROAD, KELOWNA, BC

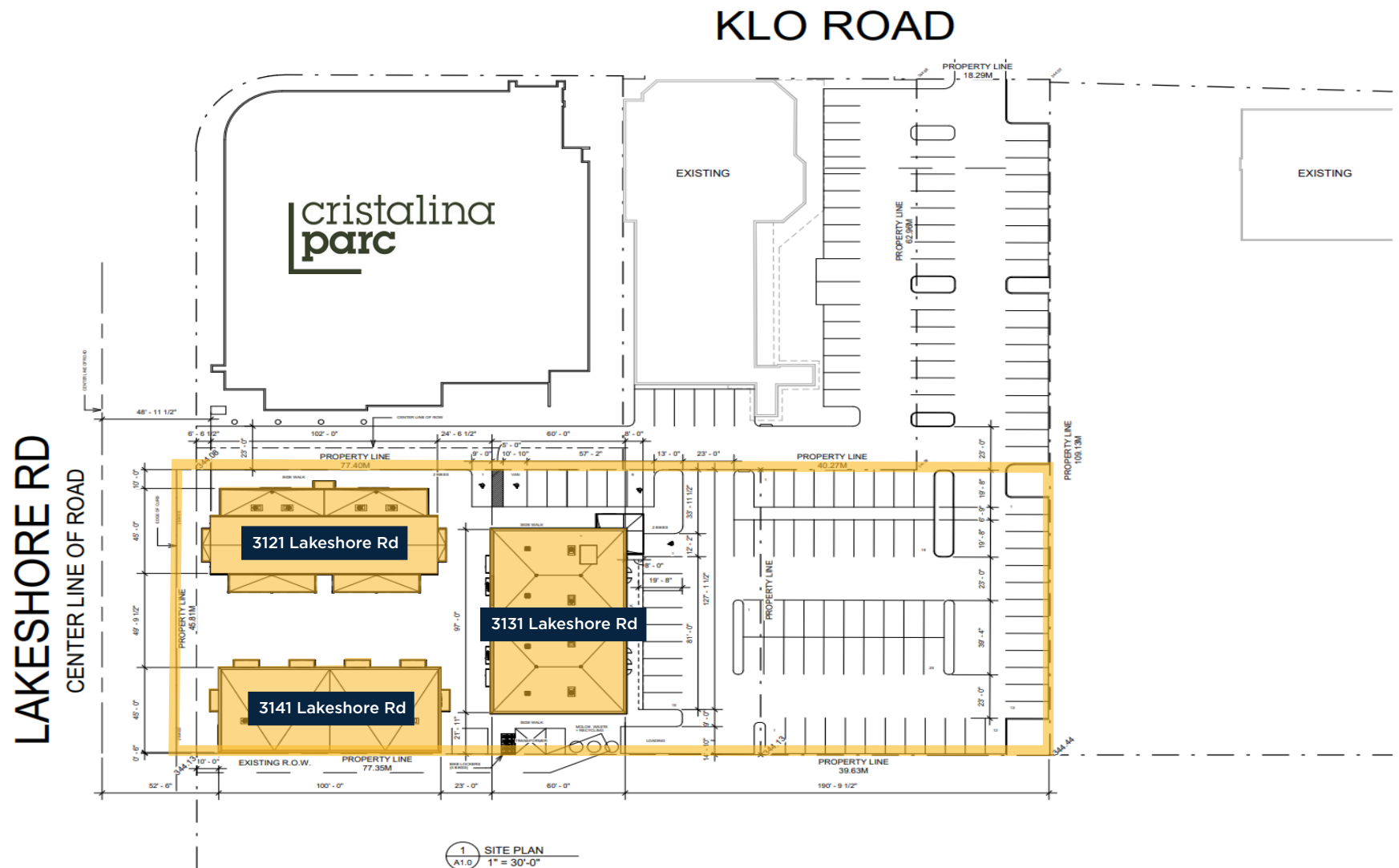


SITE PROGRESS UPDATE: SEPTEMBER

3131 LAKESHORE ROAD, KELOWNA, BC

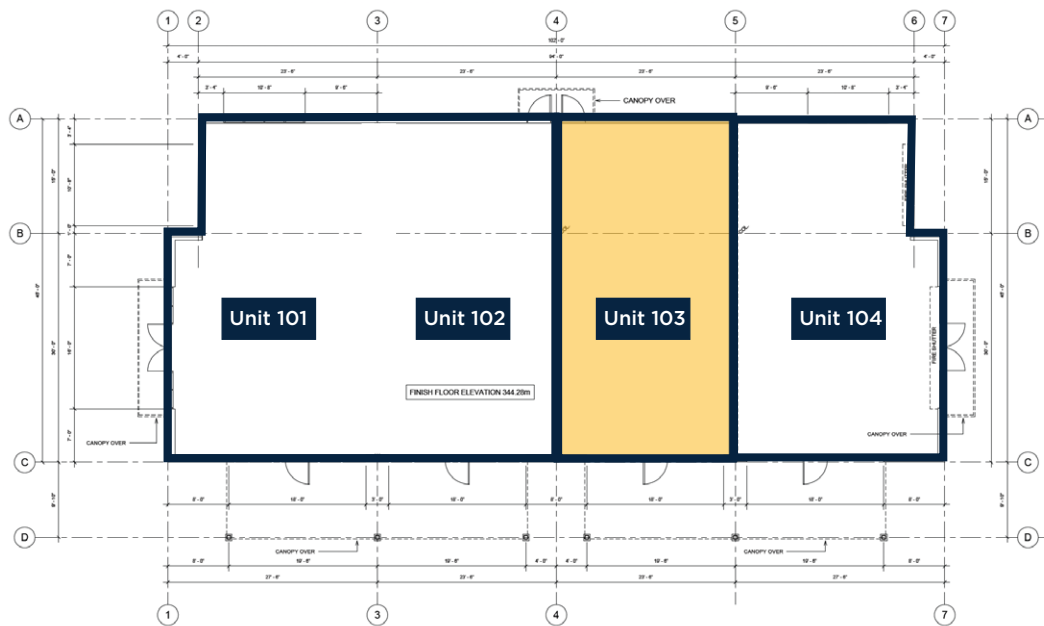
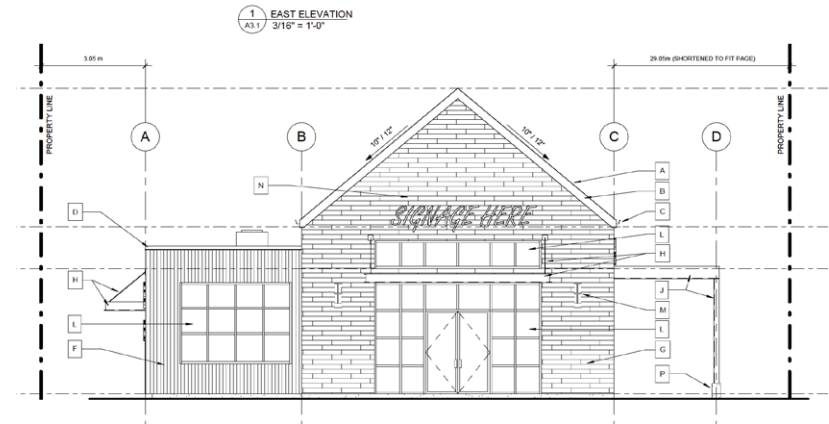
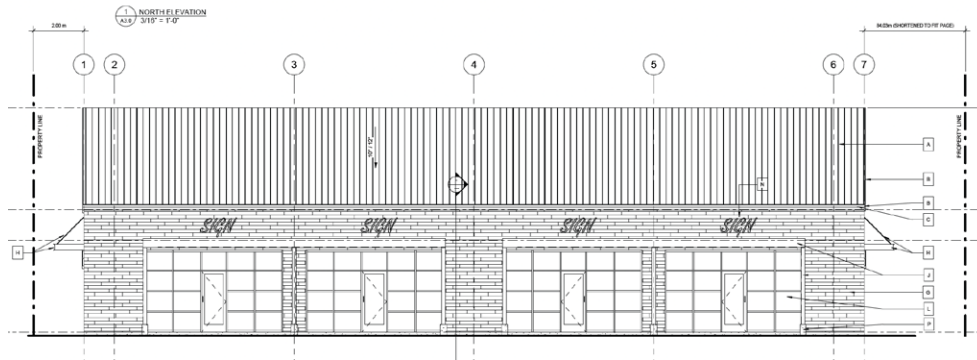


SITE PLAN



3121 LAKESHORE RD: FLOOR PLAN

3121 LAKESHORE ROAD, KELOWNA, BC



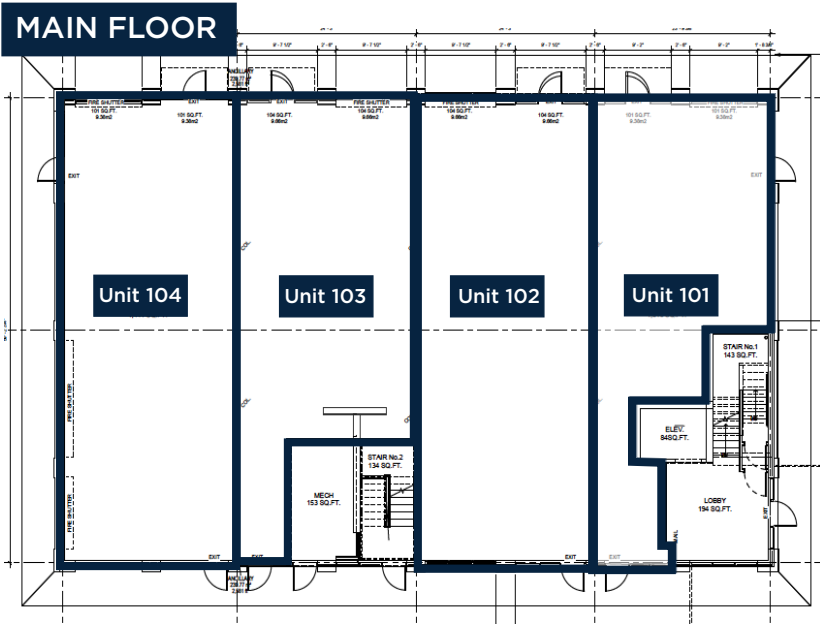
3121 LAKESHORE ROAD			
UNIT	USEABLE SF	RENTABLE SF	STATUS
Unit 101	± 1,178 SF	± 1,193 SF	Available
Unit 102	± 1,058 SF	± 1,072 SF	Available
Unit 103	± 1,058 SF	± 1,072 SF	Pending
Unit 104	± 1,178 SF	± 1,193 SF	Available <i>Opportunity for patio space</i>

Up to approximately 4,530 SF of rentable area.

NOTE: Dimensions and areas are derived from Architectural Plans and may differ from final survey. Rentable Area includes the unit's usable area plus it's proportionate share of common areas.

3131 LAKESHORE RD: MAIN FLOOR PLAN

3131 LAKESHORE ROAD, KELOWNA, BC



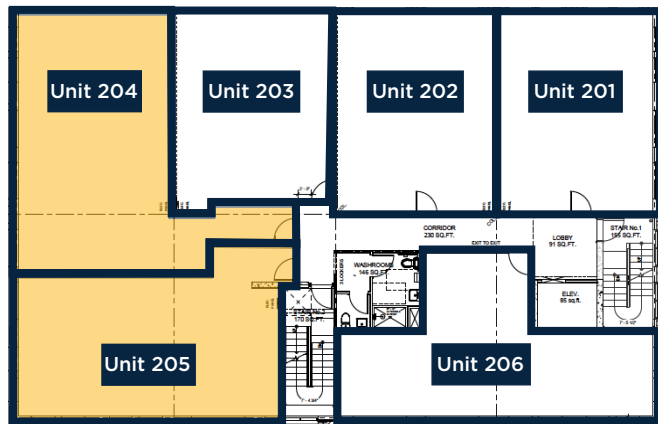
MAIN FLOOR, 3131 LAKESHORE ROAD			
UNIT	USEABLE SF	RENTABLE SF	STATUS
Unit 101	± 1,016 SF	± 1,029 SF	Available
Unit 102	± 1,458 SF	± 1,477 SF	Available
Unit 103	± 1,169 SF	± 1,184 SF	Available
Unit 104	± 1,441 SF	± 1,460 SF	Available <i>Opportunity for patio space</i>

Up to approximately 5,150 SF of rentable area.

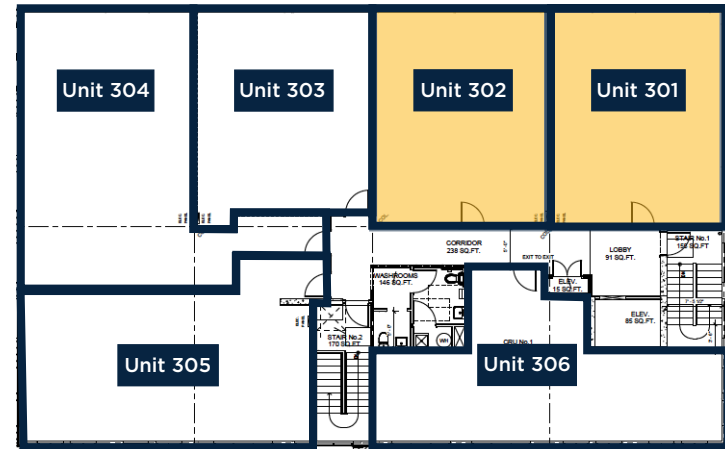
NOTE: Dimensions and areas are derived from Architectural Plans and may differ from final survey. Rentable Area includes the unit's usable area plus it's proportionate share of common areas.

3131 LAKESHORE RD: SECOND & THIRD FLOOR PLANS

SECOND FLOOR



THIRD FLOOR



2 nd FLOOR, 3131 LAKESHORE ROAD			
UNIT	USEABLE SF	RENTABLE SF	STATUS
Unit 201	± 716 SF	± 811 SF	Available
Unit 202	± 725 SF	± 821 SF	Available
Unit 203	± 695 SF	± 787 SF	Available
Unit 204	± 1,054 SF	± 1,194 SF	Pending
Unit 205	± 905 SF	± 1,025 SF	Pending
Unit 206	± 815 SF	± 923 SF	Available

Up to approximately 5,563 SF of rentable area.

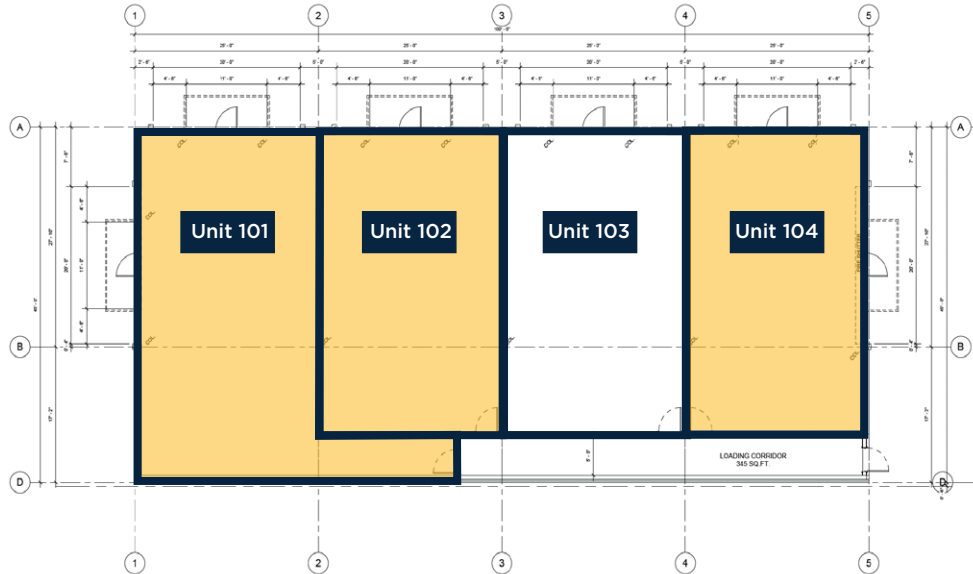
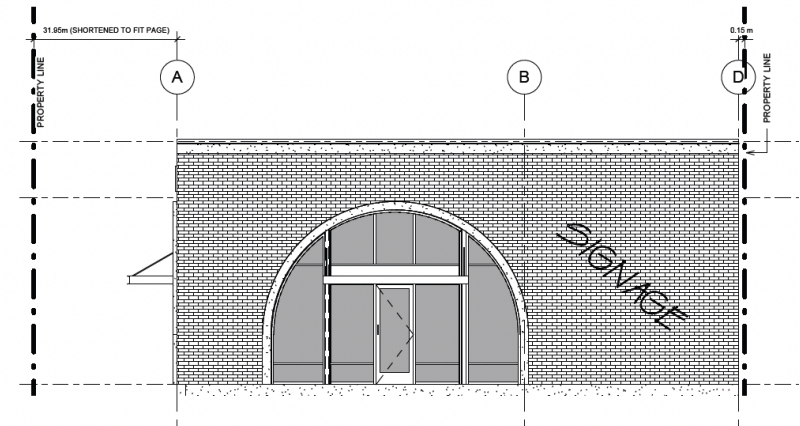
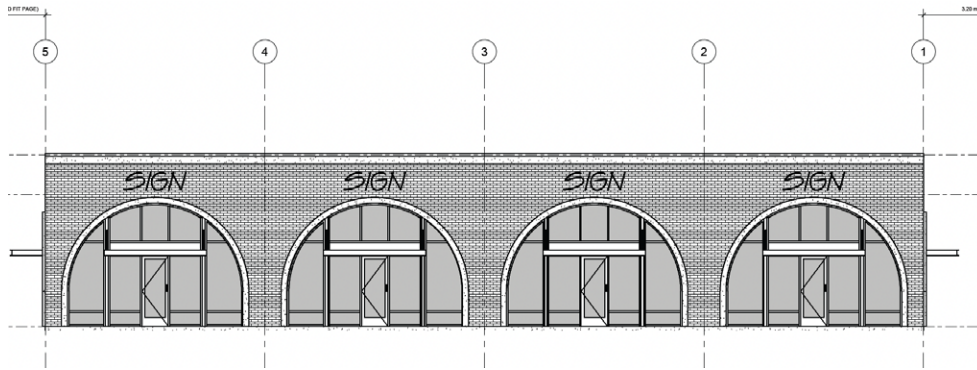
3 rd FLOOR, 3131 LAKESHORE ROAD			
UNIT	USEABLE SF	RENTABLE SF	STATUS
Unit 301	± 716 SF	± 811 SF	Pending
Unit 302	± 725 SF	± 821 SF	Pending
Unit 303	± 695 SF	± 787 SF	Available
Unit 304	± 1,054 SF	± 1,194 SF	Available
Unit 305	± 905 SF	± 1,025 SF	Available
Unit 306	± 788 SF	± 893 SF	Available

Up to approximately 5,532 SF of rentable area.

NOTE: Dimensions and areas are derived from Architectural Plans and may differ from final survey. Rentable Area includes the unit's usable area plus it's proportionate share of common areas.

3141 LAKESHORE RD: FLOOR PLAN

3131 LAKESHORE ROAD, KELOWNA, BC



3141 LAKESHORE ROAD			
UNIT	USEABLE SF	RENTABLE SF	STATUS
Unit 101	± 1,242 SF	± 1,355 SF	Pending
Unit 102	± 971 SF	± 1,059 SF	Pending
Unit 103	± 971 SF	± 1,059 SF	Available
Unit 104	± 971 SF	± 1,059 SF	Pending

Up to approximately 4,532 SF of rentable area.

NOTE: Dimensions and areas are derived from Architectural Plans and may differ from final survey. Rentable Area includes the unit's usable area plus it's proportionate share of common areas.

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.

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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