

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.

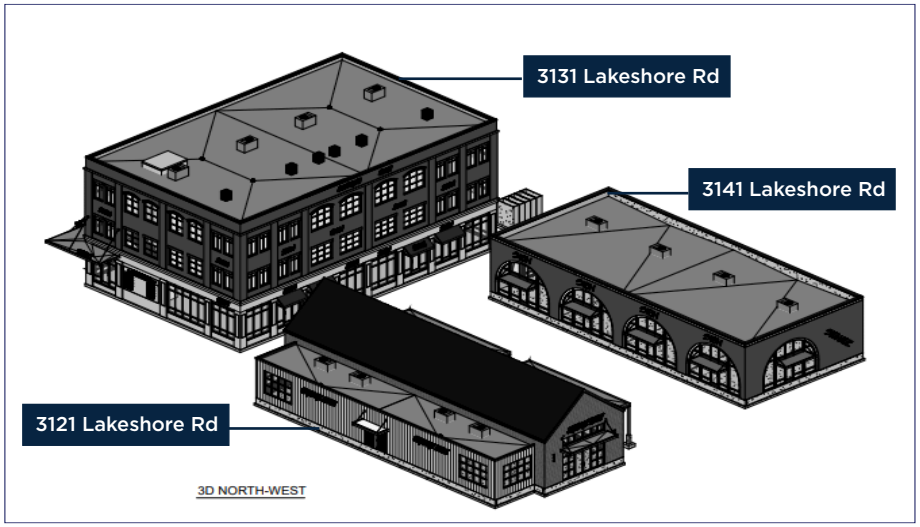
At the heart of the development is a beautifully landscaped open-air courtyard designed to bring people together. Surrounded by retailers, food, and office space, the courtyard will feature mature trees, seating areas, and inviting gathering spaces that encourage visitors to slow down, connect, and enjoy 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.

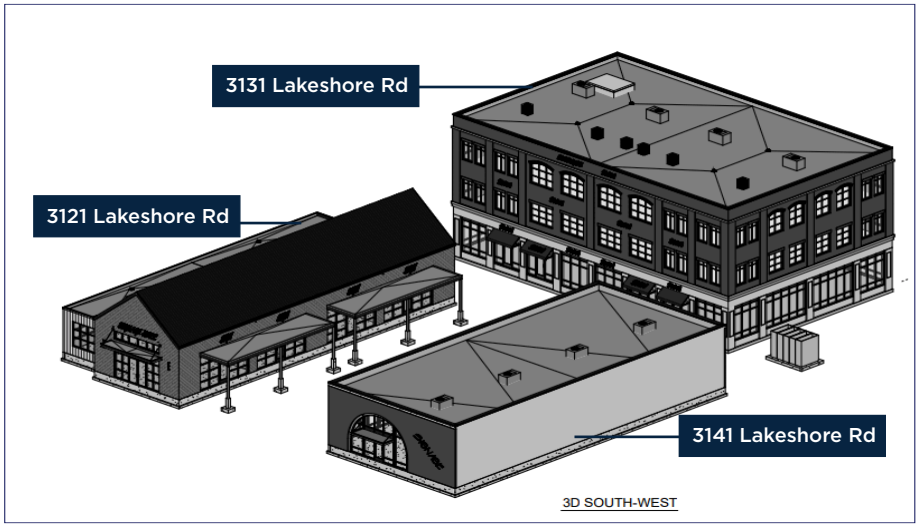
With construction advancing quickly and occupancy anticipated in Q4 of 2026, this is a rare opportunity to secure space within a truly one-of-a-kind destination in the Okanagan.

RENDERINGS


SIGN


3131 Lakeshore Rd
3141 Lakeshore Rd
3121 Lakeshore Rd
3D NORTH-WEST




3131 Lakeshore Rd
3121 Lakeshore Rd
3141 Lakeshore Rd
3D SOUTH-WEST

SITE PROGRESS UPDATE: OCTOBER









SITE PROGRESS UPDATE: OCTOBER





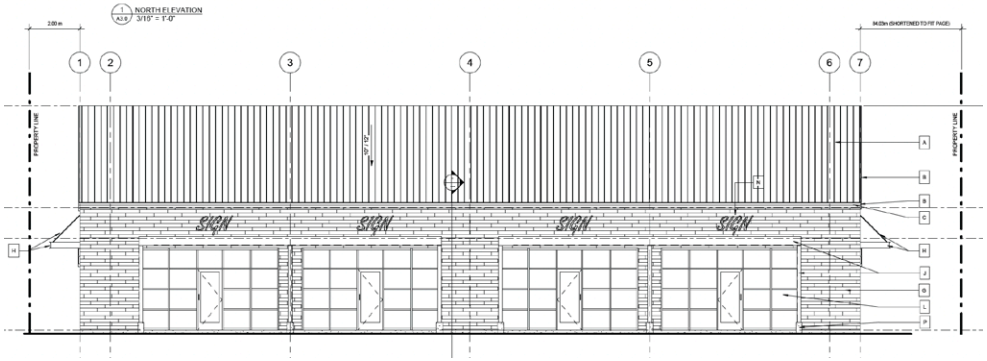


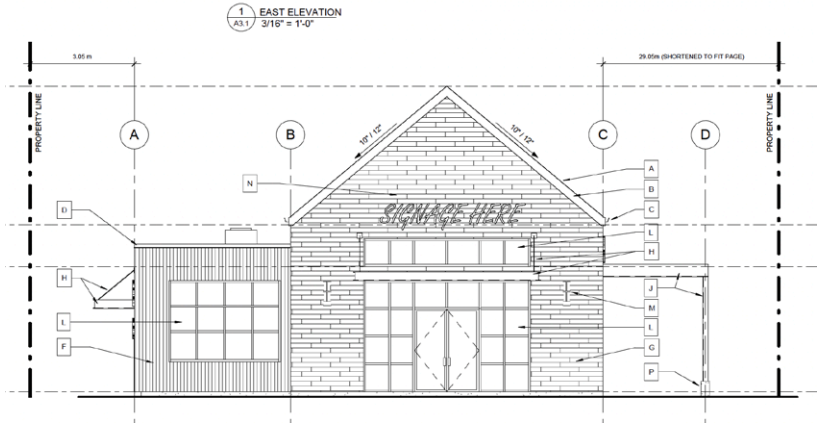


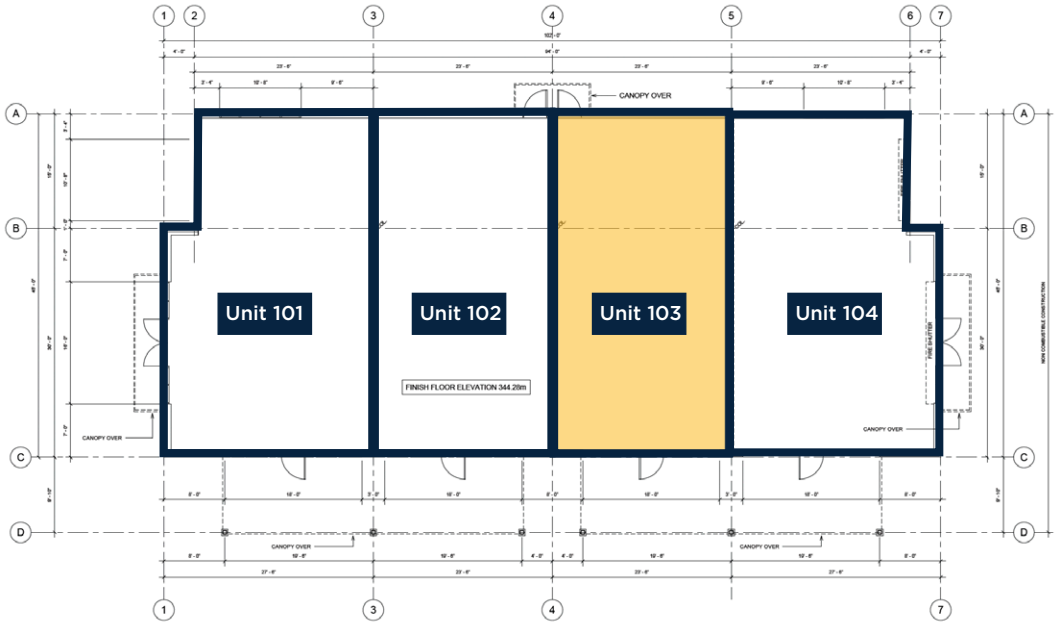
SITE PLAN


KLO ROAD
LAKESHORE RD
CENTER LINE OF ROAD
cristalina parc
EXISTING
EXISTING
3121 Lakeshore Rd
3131 Lakeshore Rd
3141 Lakeshore Rd
PROPERTY LINE 18.29M
PROPERTY LINE 62.99M
PROPERTY LINE 77.40M
PROPERTY LINE 40.27M
PROPERTY LINE 109.13M
PROPERTY LINE 45.81M
PROPERTY LINE 77.35M
PROPERTY LINE 39.63M
EXISTING R.O.W.
1 A1.0 SITE PLAN 1" = 30'-0"

3121 LAKESHORE RD: FLOOR PLAN







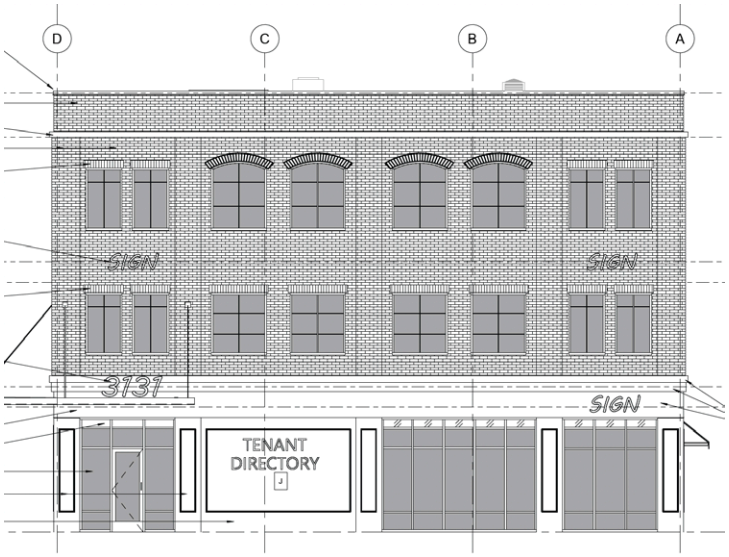
3121 LAKESHORE ROAD			
UNIT	**USEABLE SF**	**RENTABLE SF**	**STATUS**
Unit 101	± 1,178 SF	± 1,193 SF	**Available**
Unit 102	± 1,058 SF	± 1,072 SF	**Available**
Unit 103	± 1,058 SF	± 1,072 SF	**Pending**
Unit 104	± 1,178 SF	± 1,193 SF	**Available** *Opportunity for patio space*

Up to approximately 4,530 SF of rentable area.

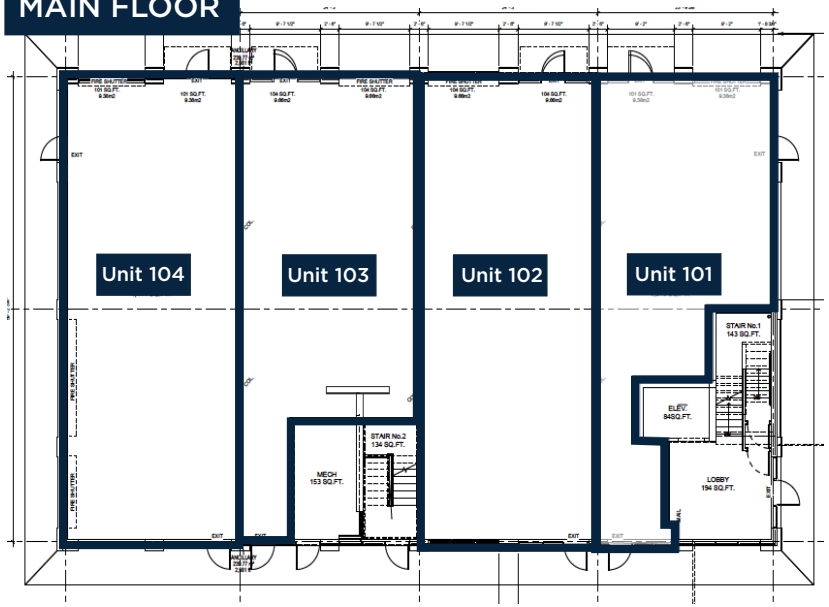
NOTE: Dimensions and areas are derived from Architectural Plans and may differ from final survey. Rentable Area includes the unit's usable area plus it's proportionate share of common areas.

3131 LAKESHORE RD: MAIN FLOOR PLAN





MAIN FLOOR



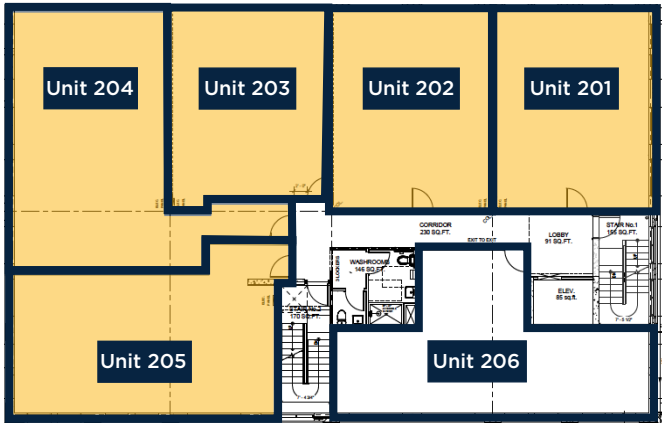
MAIN FLOOR, 3131 LAKESHORE ROAD			
UNIT	USEABLE SF	RENTABLE SF	STATUS
Unit 101	± 1,016 SF	± 1,029 SF	**Available**
Unit 102	± 1,458 SF	± 1,477 SF	**Available**
Unit 103	± 1,169 SF	± 1,184 SF	**Available**
Unit 104	± 1,441 SF	± 1,460 SF	**Available** *Opportunity for patio space*

Up to approximately 5,150 SF of rentable area.

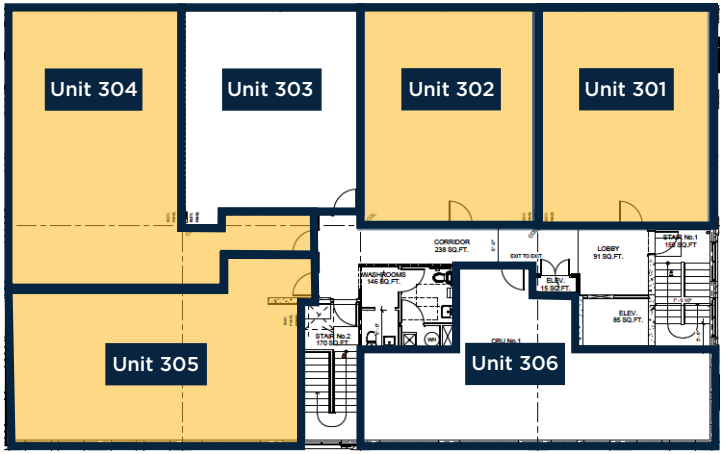
NOTE: Dimensions and areas are derived from Architectural Plans and may differ from final survey. Rentable Area includes the unit's usable area plus it's proportionate share of common areas.

3131 LAKESHORE RD: SECOND & THIRD FLOOR PLANS

SECOND FLOOR



THIRD FLOOR



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

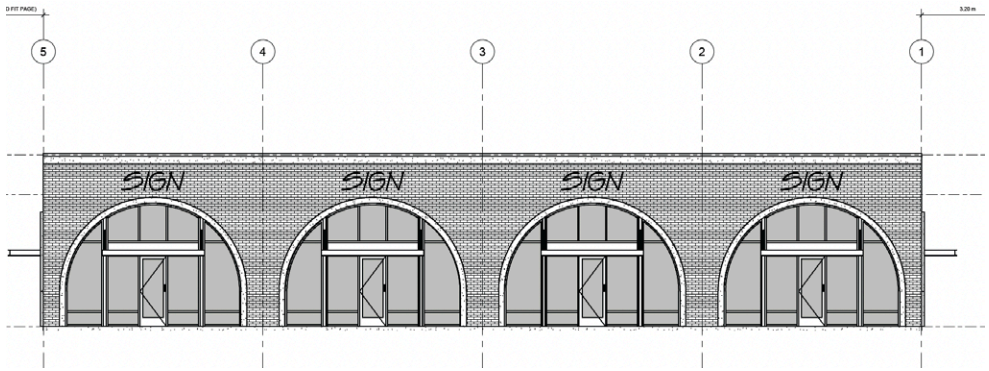
Up to approximately 5,563 SF of rentable area.

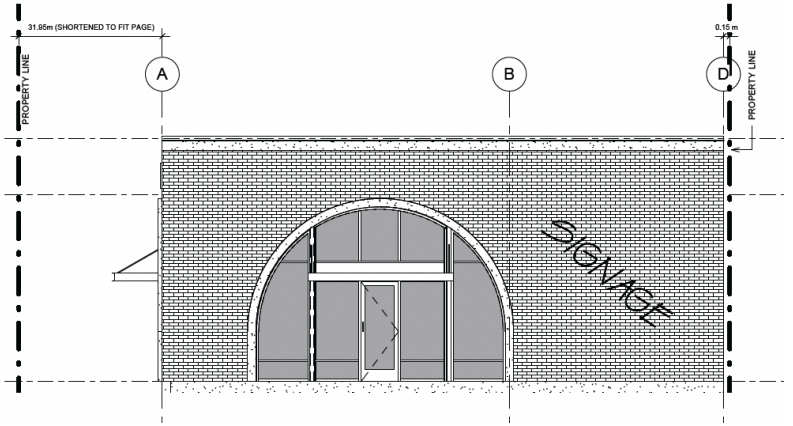
3rd FLOOR, 3131 LAKESHORE ROAD			
UNIT	USEABLE SF	RENTABLE SF	STATUS
Unit 301	± 716 SF	± 811 SF	**Pending**
Unit 302	± 725 SF	± 821 SF	**Pending**
Unit 303	± 695 SF	± 787 SF	**Available**
Unit 304	± 1,054 SF	± 1,194 SF	**Pending**
Unit 305	± 905 SF	± 1,025 SF	**Pending**
Unit 306	± 788 SF	± 893 SF	**Available**

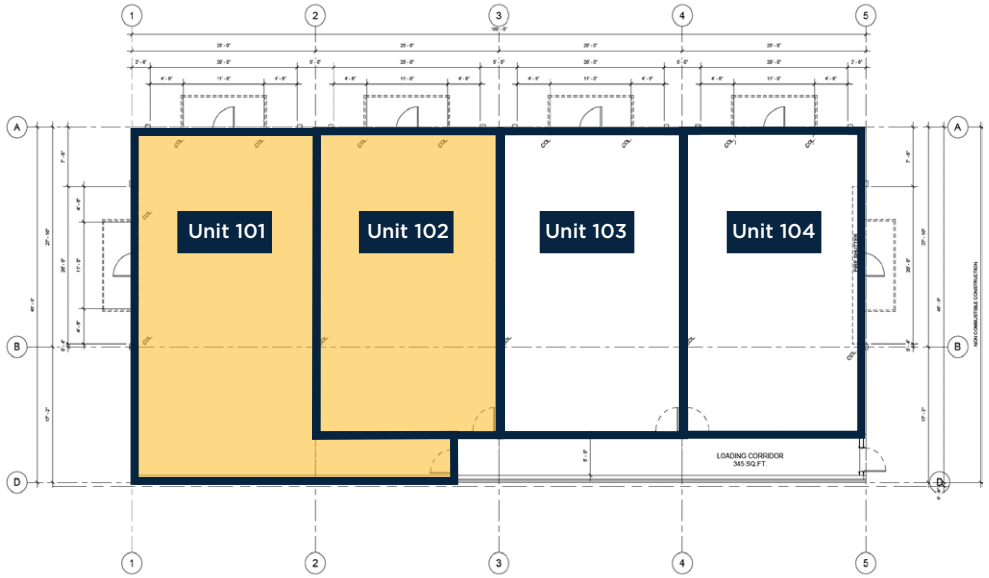
Up to approximately 5,532 SF of rentable area.

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







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	**Available**

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.


3ONE
Okanagan Lake
Kelowna Downtown Marina
Kelowna General Hospital
Raymer Elementary School
Siesta Suites Kelowna
Pandosy Village
The Canadian Brewhouse & Grill
Pandosy Waterfront Park
Okanagan College
Starbucks
Urban Fare
K.L.O Road
Lakeshore Road
Save-On Foods
Richter Street
Gyro Beach
Eldorado Resort

VENTURE COMMERCIAL

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).