



**FOR LEASE**

**Retail Opportunities at The District**  
**2,528 SF Available**  
**565 Bernard Avenue, Kelowna, BC**

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# OPPORTUNITY HIGHLIGHTS

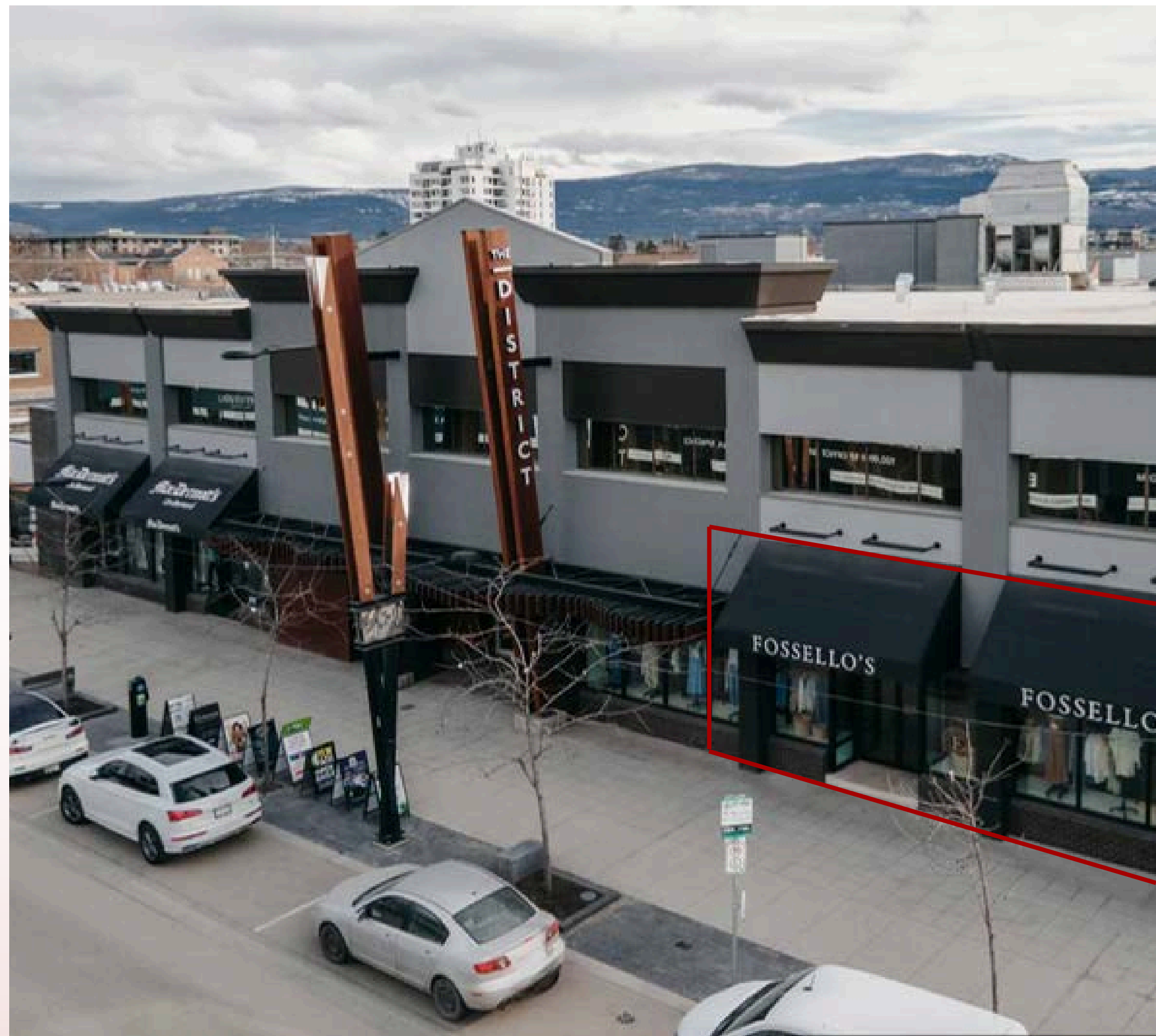
565 BERNARD AVENUE, KELOWNA, BC

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- **2,528–4,915** SF available
- **Prime** Bernard frontage
- High **foot traffic** corridor
- **UBC**-driven growth
- **1.64%** vacancy

**THE DISTRICT**

ON BERNARD



# KELOWNA ECONOMIC SNAPSHOT

*DRIVING RETAIL DEMAND IN DOWNTOWN KELOWNA*



**2.1M+**

Annual Visitors



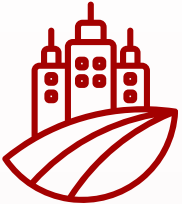
**2.13M+**

Airport Passengers



**\$1.17 Billion**

Visitor Spending



**~250,000**

Metro Population



**\$453M+**

Quarterly Development Activity

*One of the fastest-growing cities in Canada*

**Sources: Tourism Kelowna, Kelowna International Airport (YLW), Statistics Canada, Invest Kelowna**

# PROPERTY OVERVIEW

565 BERNARD AVENUE, KELOWNA, BC

Position your business at The District on Bernard, a recognized downtown retail destination offering premier Bernard Avenue frontage, strong visibility, and consistent pedestrian traffic. The property is highly accessible by car, transit, bike, and on foot, supported by Kelowna's growing residential and tourism base.

## Property Highlights

- Bright, modern storefront presence with expansive glazing—excellent natural light and strong curb appeal.
- Open, flexible floorplan suited to boutique retail, showroom, or service-based concepts.
- Clean, contemporary interior with a strong “blank canvas” feel—easy to brand and build out to your concept.
- Flexible sizing options with demising from 2,528 SF up to 4,915 SF to match your footprint and growth plan.
- Multiple access points through the retail corridor and additional entry points noted in the brochure—supporting smooth customer flow and operations.
- Positioned within an established retail environment at The District, benefiting from internal circulation and shared customer draw.

Comprehensive NNN structure including utilities (electrical, heat, air conditioning, water), supporting predictable monthly occupancy costs.



# DOWNTOWN KELOWNA

## Offices – 70% Leased

Notables: Daycare, Interior Savings Credit Union, Colliers, Mission Group, Raymond James, Lloyd Sadd

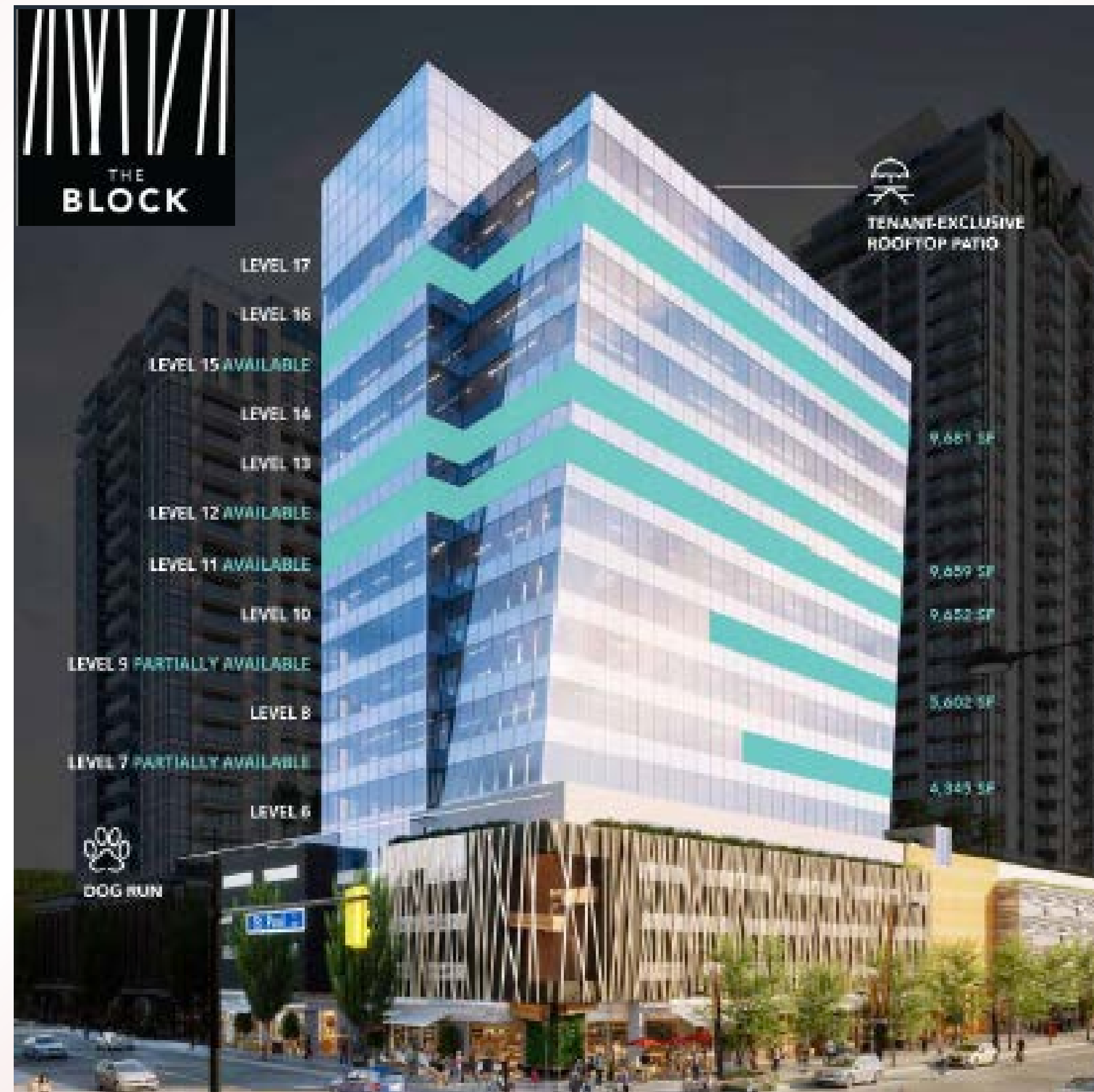
## Retail – 6/8 Units leased

(1 deal pending)

## Condo Towers

Brooklyn – 178 units

Bertram – 257 units



# Flexible Leasing Options in a High-Demand Corridor

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**2,528 SF**

Zoning type Commercial & Office

Floor Area 2528 SF up to 4915 SF

Monthly Rent \$5,560.88

Lease Rate \$32.00

Triple NET \$18.24

Available May 1<sup>st</sup> 2026



# Location Overview

## 1.64% Vacancy rate

\*Q3 2024 report

## UBC Downtown Campus

Late 2027 completion, 43 story tower, 10 floors of classrooms, 30+ floors of student and faculty housing

## High Rise Developments

21 developments in various stages of planning for increased densification

## Seasonal Dining & Entertainment

200 - 300 block of Bernard

Tourist focused area, dining and unhoused population

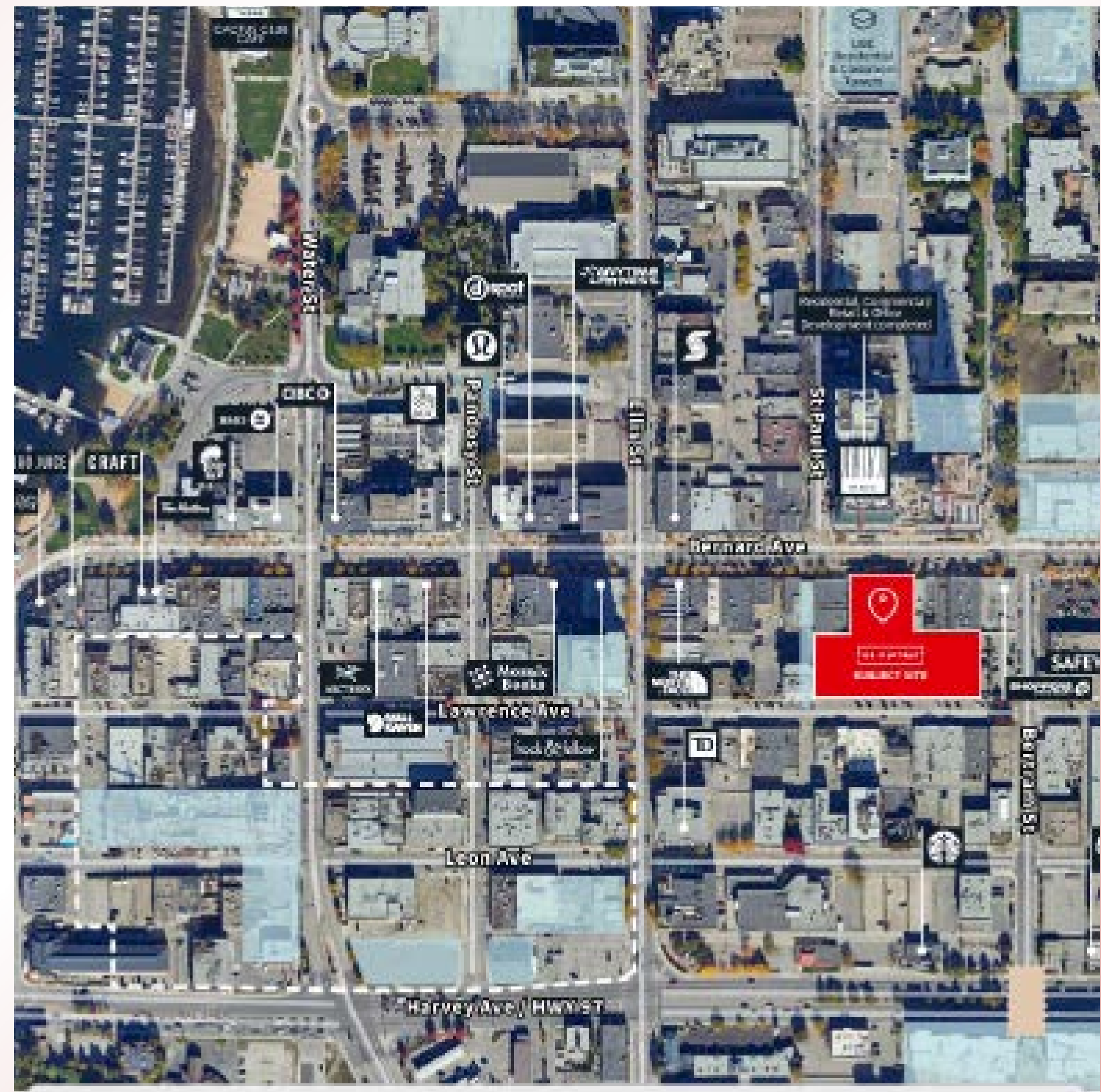
## Day Time Population, Retail, Office & Services

400 - 600 block of Bernard

Non-seasonal traffic and tourist traffic



## 500 Block

Landmarked by The Block office tower and residential featuring street front retail (Credit Union, Brunch/Dessert concept, Raman, eyewear, Jewelry, fitness/Pilates, street wear)



MARKET OVERVIEW



Enclosed Shopping Centre   
Site Opportunity 

# UBC Okanagan

## Downtown Kelowna Presence

### 43 Floor Tower

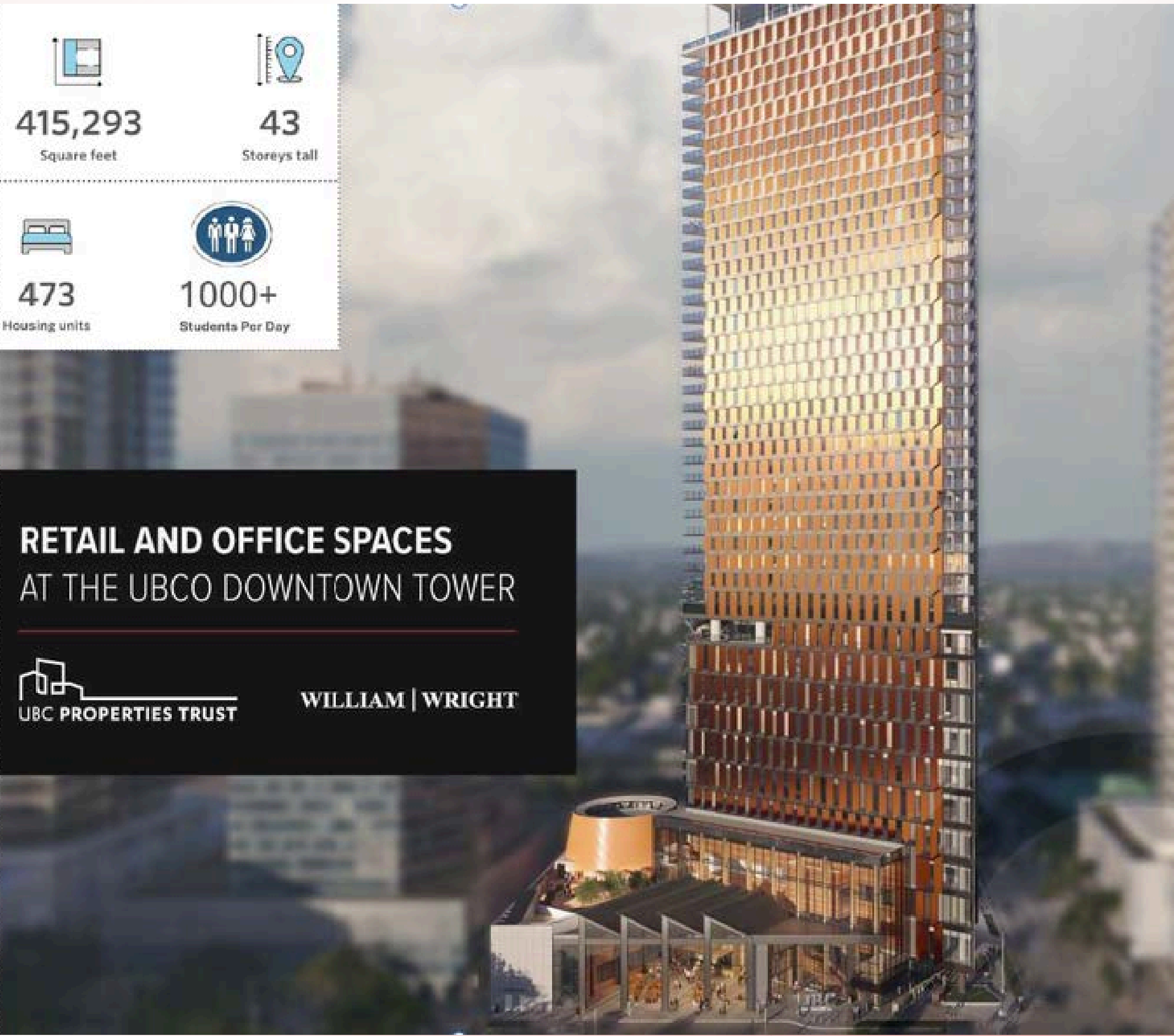
Q3-2027 completion, 10 floors of classrooms, 30+ floors of student and faculty housing





### Catalyst for Development

Mission Group – 1355 St. Paul, 40-floor residential tower Expecting continued development around UBC


### Long Term Outlook

Growing demand for retail, services, restaurants and cafes The District and 500 block pose as the capture points



 415,293 Square feet	 43 Storeys tall
 473 Housing units	 1000+ Students Per Day

**RETAIL AND OFFICE SPACES  
AT THE UBCO DOWNTOWN TOWER**

 **WILLIAM | WRIGHT**

## District Amenities

Full-time security and cleaners, onsite parking, washrooms, warm interior environment, Bernard and Lawrence street access, multi-draw co-tenancy

## Unit 11

Bernard storefront exposure, extended hours

## Walk by Traffic

Majority of traffic walks on the south side of Bernard for shade and tenant mix/offering

## Neighbouring Tenants

Strong mix of food, service, and retail tenants, including Tommy Gun's Original Barbershop, Gameday Men's Health, Canada Post, 1000 Palms, MacDermott's, and Polished Perfect, along with a variety of established food concepts such as Perogies Bar and Italian sandwich offerings, driving consistent daily traffic and cross-shopping within the centre

## 1st floor - 10/13 leased

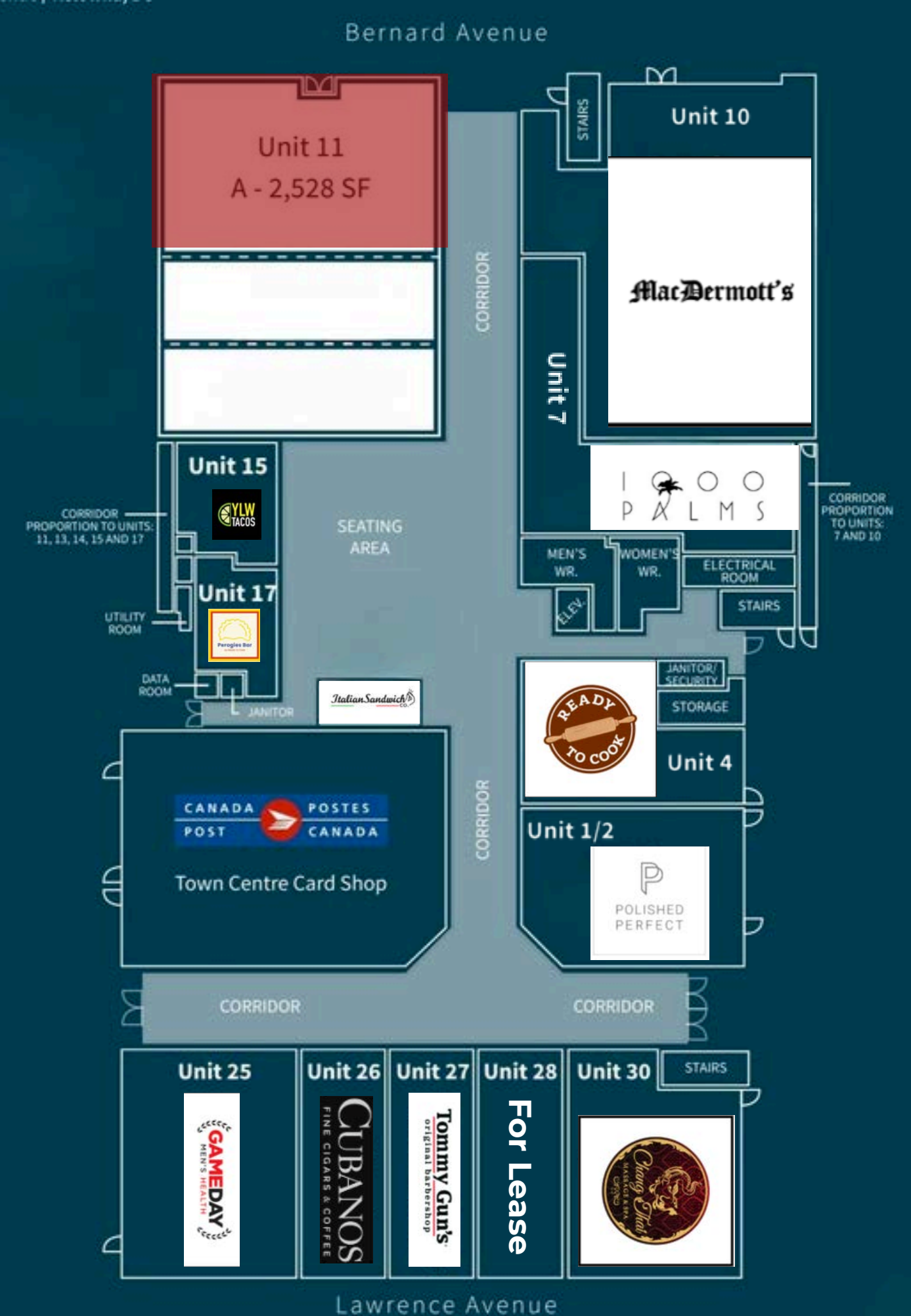
(1 deal pending)

## 2nd floor - 90% leased

(deal pending for 100%)

## Growing Population

Continued growth in the downtown core with increased densification for students, young professionals, GVA + GTA transplants and first-time home buyers





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