

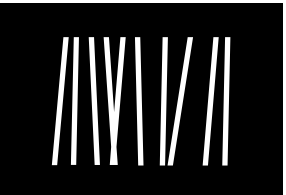
LAST RETAIL OPPORTUNITY AT THE BLOCK

984 SF

High Exposure Retail Unit with
Prime Frontage on
Bernard Avenue

FOR LEASE



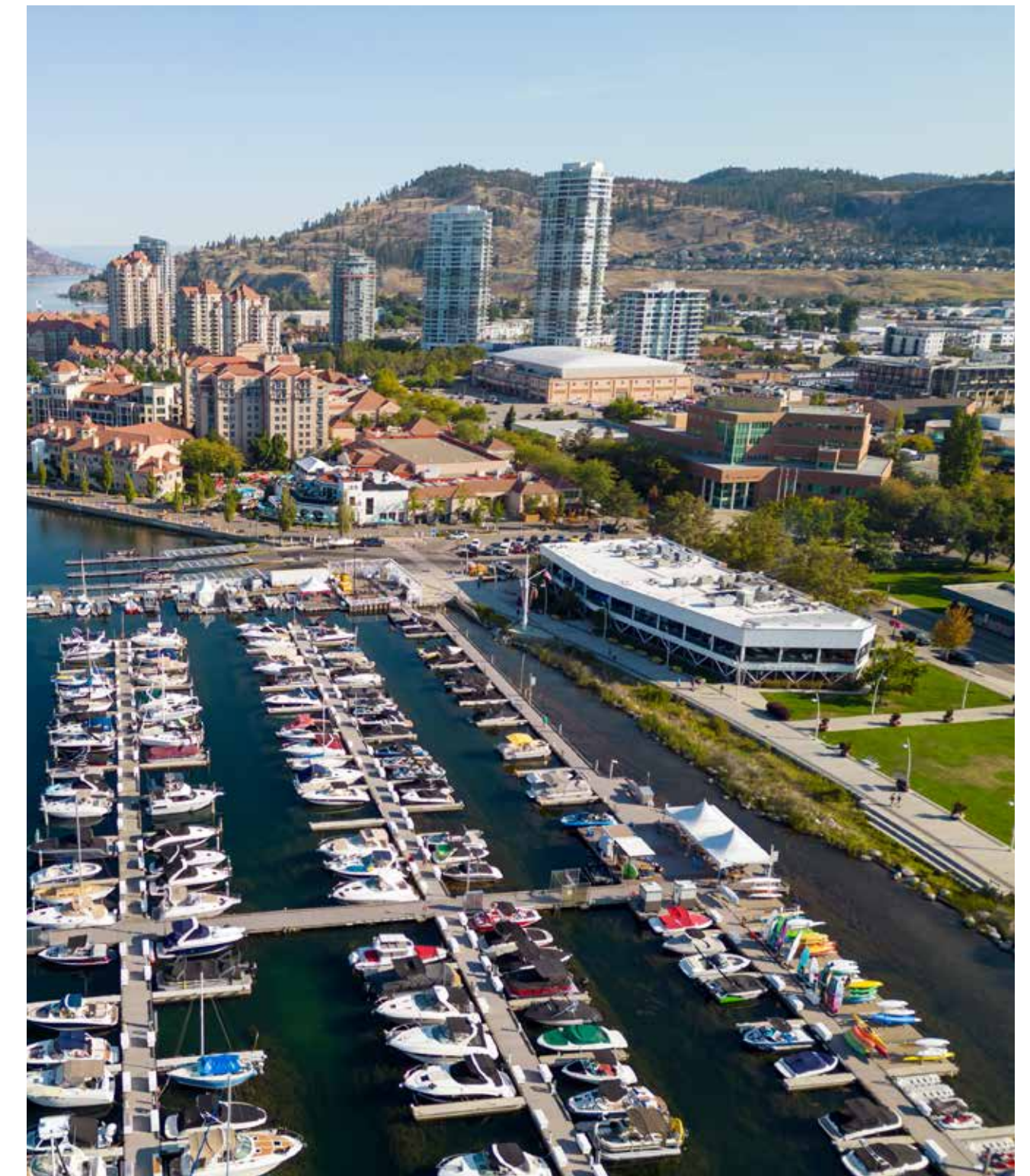
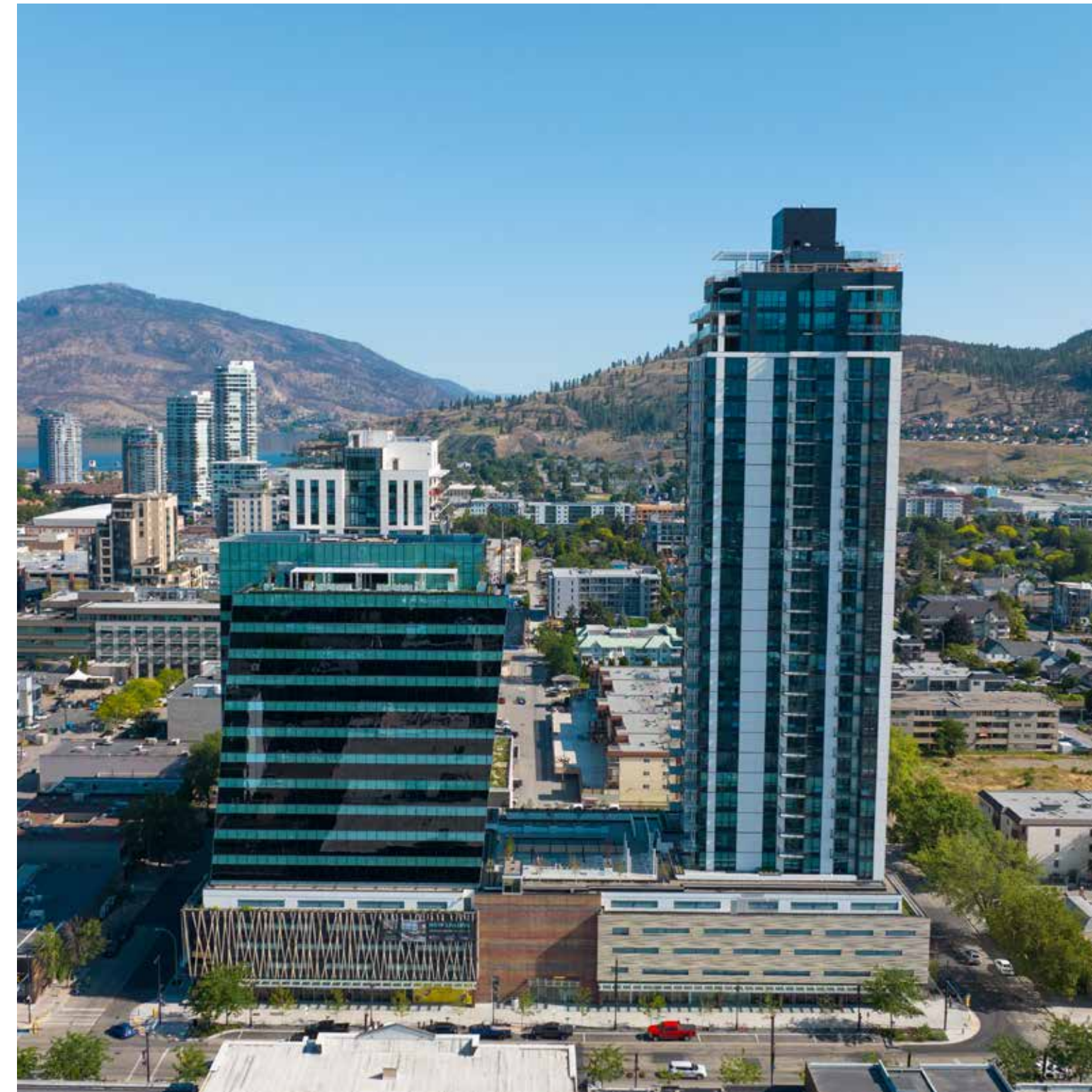


01 WHERE WELLNESS MEETS DAILY CONVENIENCE

Position your business at the base of one of Downtown Kelowna's most innovative office towers. This final retail unit at The Block offers a rare opportunity to join a curated mix of vibrant food, beverage and boutique shops in a high-exposure location along bustling Bernard Avenue.

Surrounded by a built-in customer base of office professionals, residents, students, and visitors, this unit is ideally suited for a health-focused concept looking to capitalize on strong daily foot traffic and a community that values wellness, convenience, and quality.

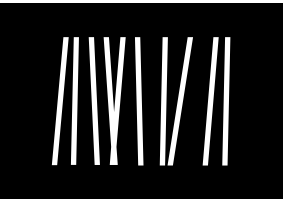
With The Block's emphasis on work-life balance, smart building technology, and wellness-driven design, this is the perfect setting for a fresh, modern retail offering that complements the lifestyle of today's urban consumer.



BUILT-IN CUSTOMER BASE

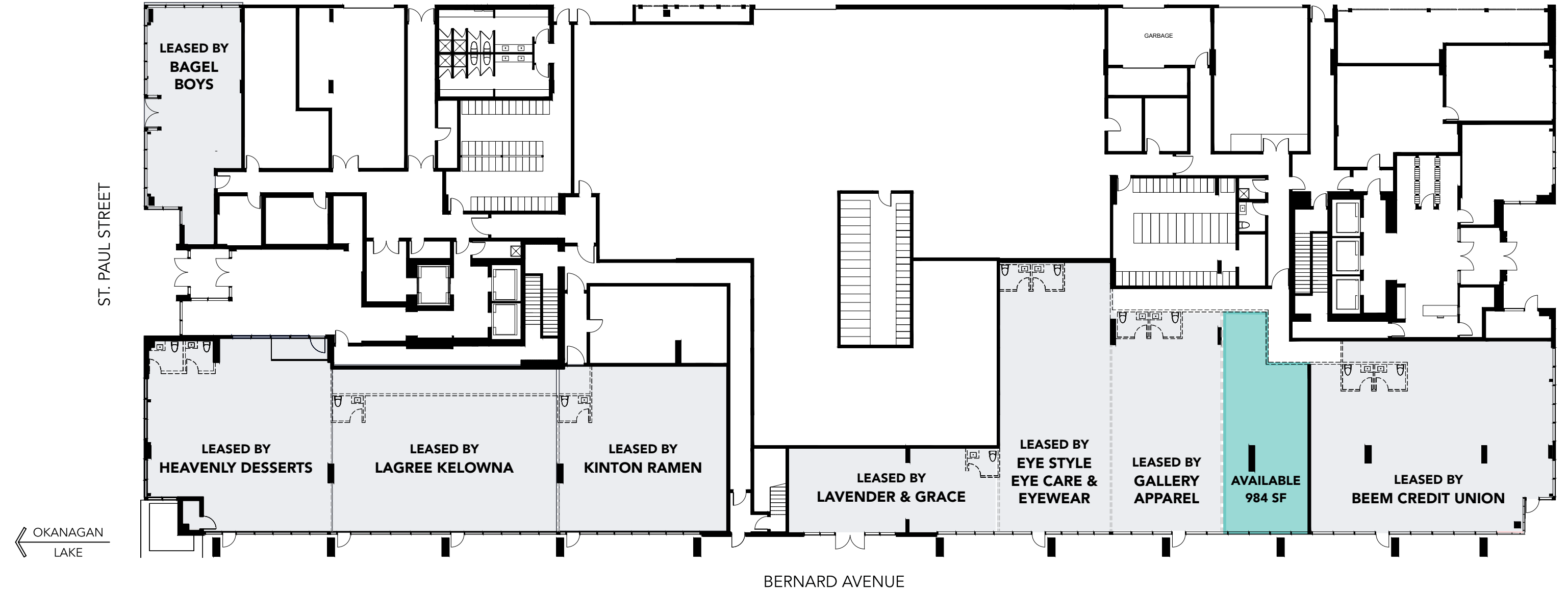
- Located at the base of a Class A office and residential tower
- Dense downtown population within a 3 - 5 Km radius
- Close to UBC Okanagan's downtown campus
- Surrounded by 70+ restaurants, fitness studios, and daily service amenities
- Strong pedestrian traffic from locals and tourists alike



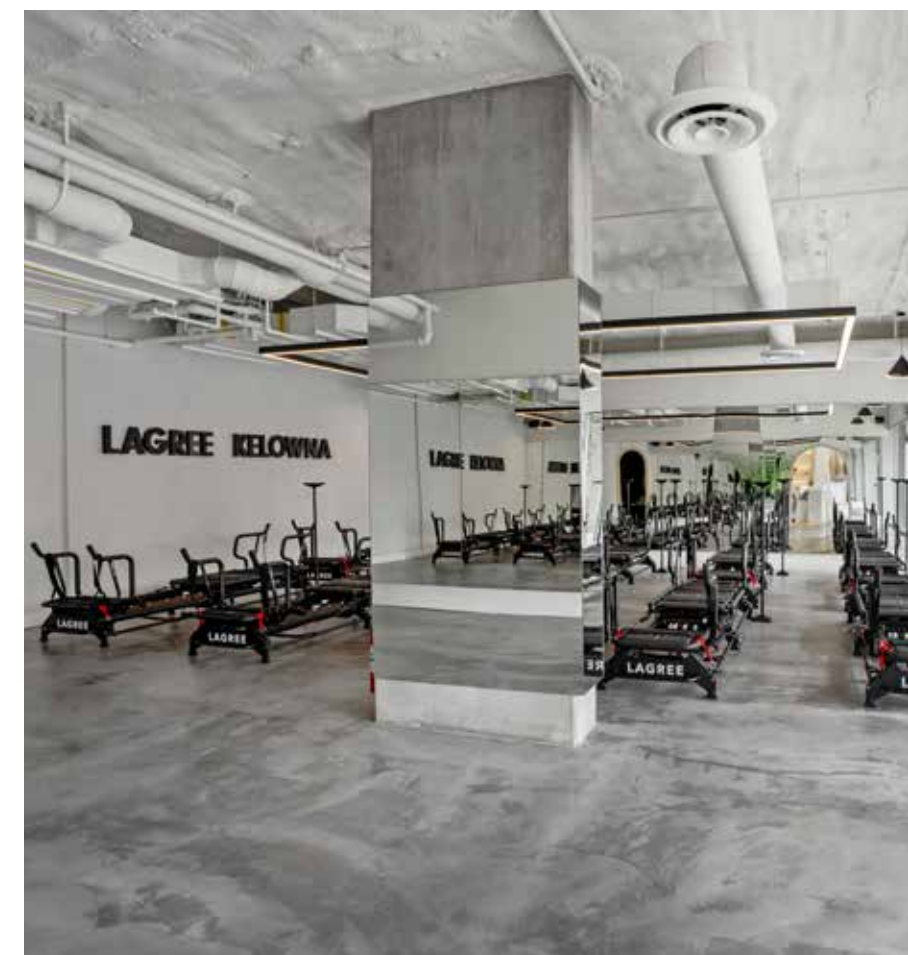


02 AVAILABILITY

Address:	590 Bernard Avenue, Kelowna, BC
Size:	984 SF
Availability:	Immediate
Zoning:	UC1 - Downtown Urban Centre
Parking:	Monthly parking available. Please contact listing agent
Signage Opportunity:	Prime street exposure on Kelowna's main downtown strip
Net rent:	Please contact listing agent
Estimated Additional Rent (2026):	\$14.13 per SF per annum



JOIN A THRIVING, VIBRANT COMMUNITY OF LOCAL SHOP OWNERS



A Growing Community

45,530 Population 3km radius

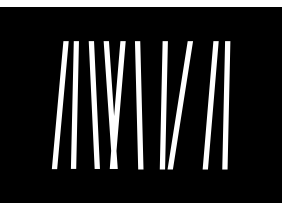
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42% of Downtown Kelowna's population is 39 or younger.

83,223 Population 5km radius

14%

Average Population Growth per year (23% growth since 2016)



03

LAST RETAIL OPPORTUNITY

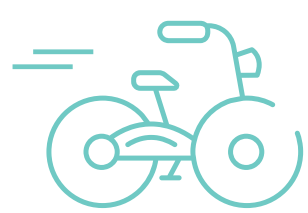
Open your doors to the hustle and bustle of Kelowna's urban centre.

The Block was designed with wellness at its core—from end-of-trip facilities and rooftop amenities to its highly walkable location. A health-focused retail concept naturally aligns with the building's DNA and the lifestyle of its tenants.

This final opportunity allows you to anchor yourself within a forward-thinking community and establish a high-performing location in one of Kelowna's fastest-growing urban nodes.



WALK SCORE 97



BIKE SCORE 98

RETAIL AT THE BLOCK

LAGREE KELOWNA

BEEM CREDIT UNION

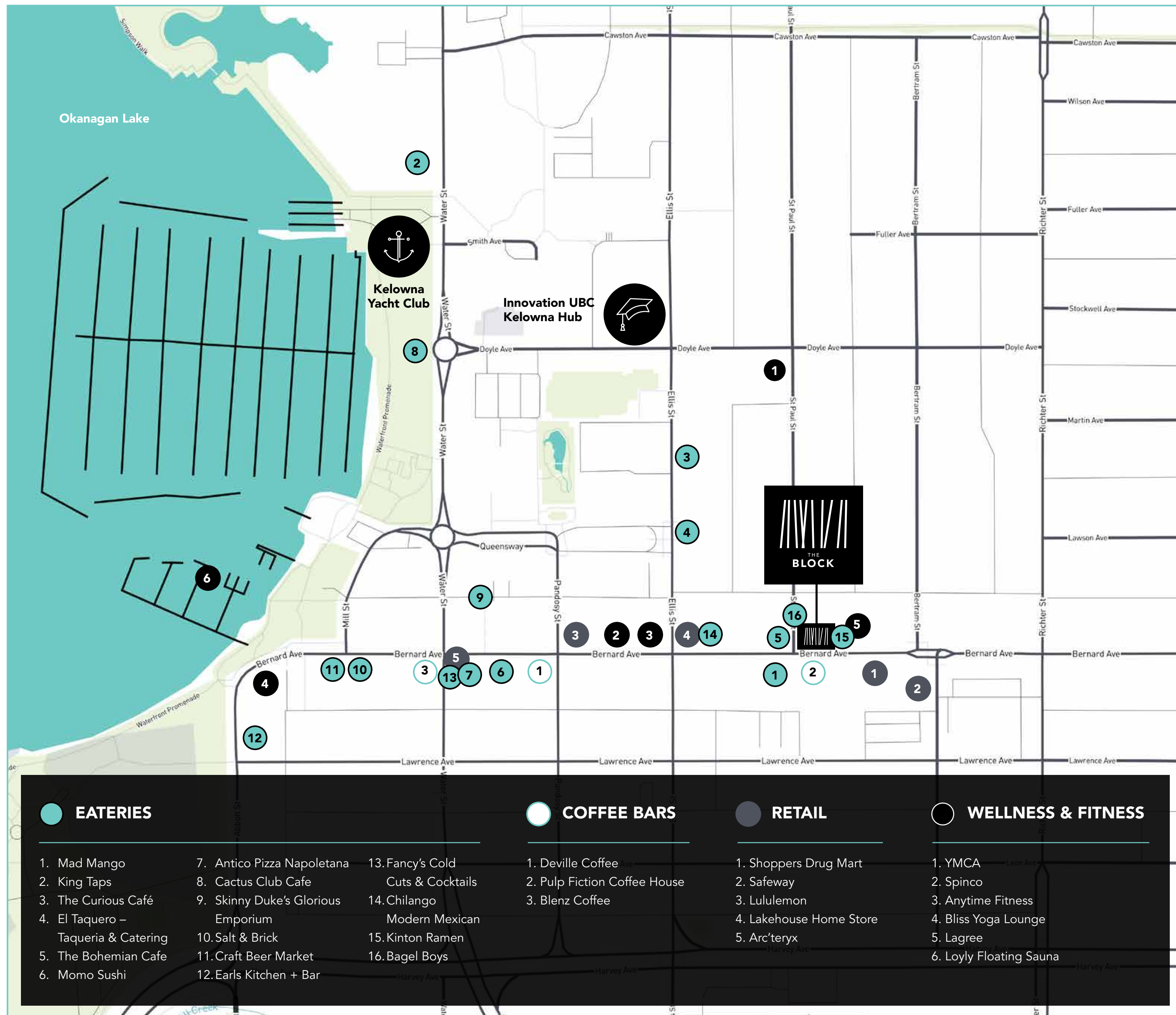
KINTON RAMEN

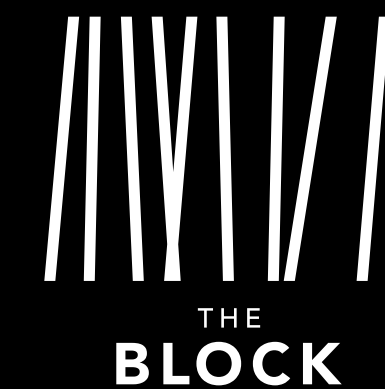
LAVENDER & GRACE

GALLERY

bagel boys LOCAL CARB DEALER

eyestyle EYECARE





[BERNARDBLOCK.COM](https://bernardblock.com)



ARJAN THOULI

Associate

250 861 8101

Arjan.Thouli@colliers.com

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