




THE DISTRICT

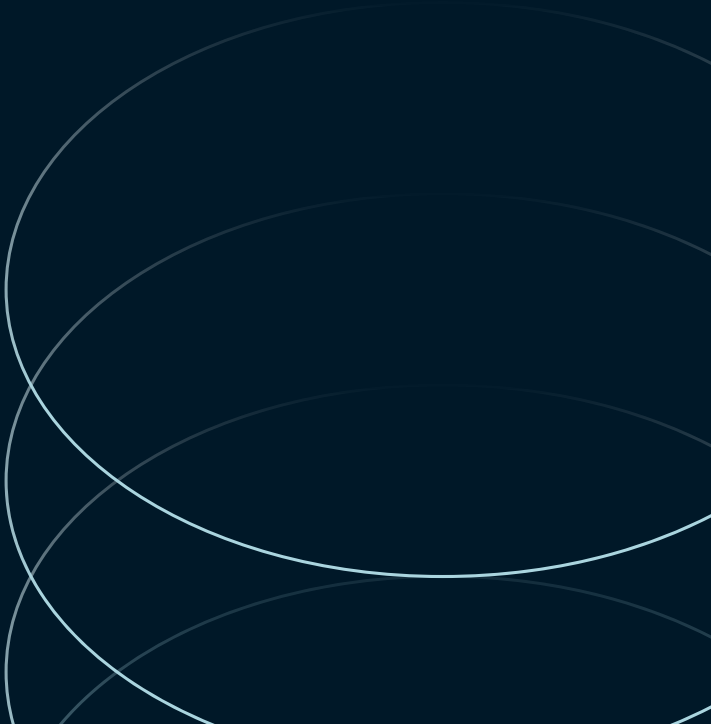
ON BERNARD

 **JLL** SEE A BRIGHTER WAY

For lease

Retail Opportunities
4,915 SF Available

565 Bernard Avenue, Kelowna, BC





Location Overview

Opportunity to lease space at The District along Bernard Avenue. The property offers premiere frontage in the heart of downtown Kelowna with high visibility and stable foot traffic. It is easily accessible to all forms of transportation which provides convenience to the growing residential and tourist population. There are additional entrance points to The District along Lawrence Avenue and includes additional parking for visitors. Demising options for the available unit range from **2,528 – 4,915 SF**

Market Overview

Kelowna is an ever-developing city and has one of the highest population growth rates in Canada. The city has a diverse economy with drivers coming from growing sectors such as tourism, health care and manufacturing. The extensive offerings of outdoor activities and wineries have also made it one of B.C.'s ultimate tourist spots, gravitating a wide customer base. The increasing demand for market presence has created an optimistic outlook for the city's retail sector.

Property Details

Base Rent

Contact Listing Agents

Additional Rent (2024 est.)

\$18.24 PSF


Highlights


- 6 min walk to Queensway Exchange Bus Loop
- Street Parking and onsite commercial parking stalls
- 2 additional entrance points via Lawrence Avenue


Preferred Use


- Women's apparel - national brand or well known community owner with experience.
- Open to other categories.


Demographics

 **44,972**
Population


 **22,013**
Households


 **\$95,047**
Avg. Household Income


 **40.9**
Median Age


 **\$109,138**
Total Expenditure
(Avg. per household)


In a 3 km radius

 **78,306**
Population

 **36,887**
Households

 **\$101,815**
Avg. Household Income

 **43.3**
Median Age

 **\$119,556**
Total Expenditure
(Avg. per household)

In a 5 km radius

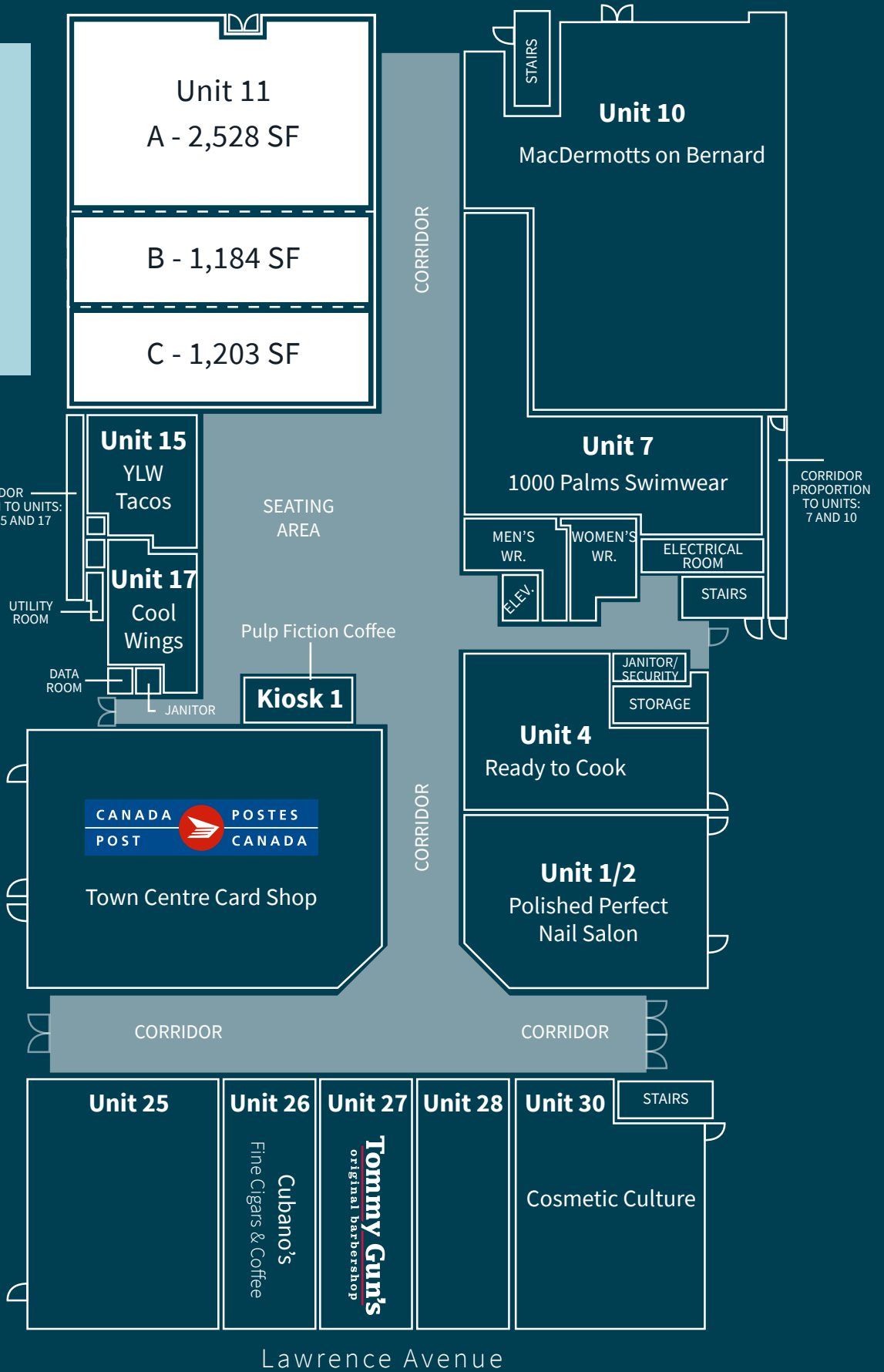


UNIT 11 Demise Options

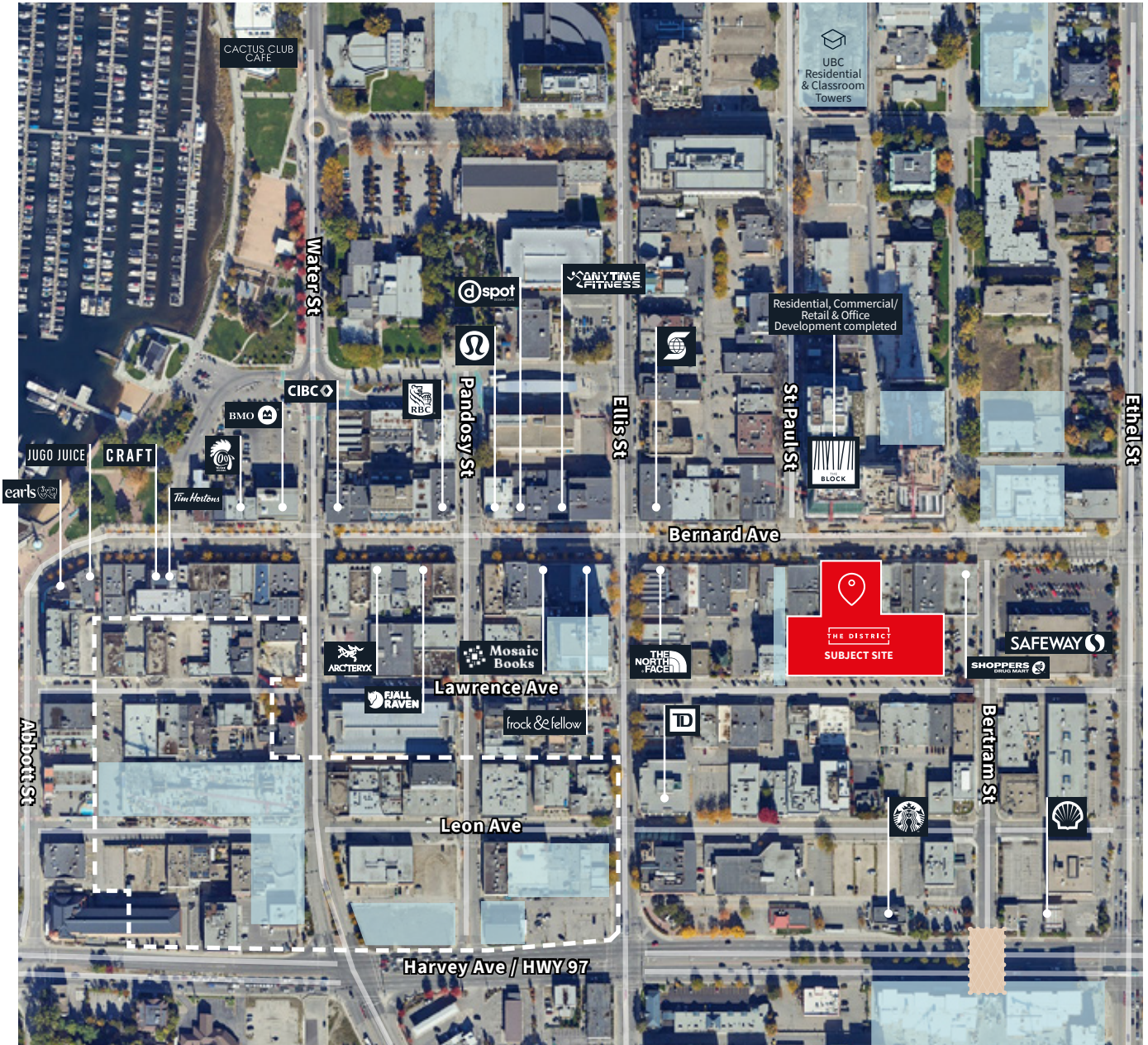
A - 2,538 SF




A + B - 3,712 SF

A + B + C - 4,915 SF







-  Future residential tower
-  HWY Overpass bridge with adjoining residences
Estimated completion Q3 2024
-  Redevelopment zone for residential towers

 **98**
Walker's Paradise

 **97**
Biker's Paradise

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