

THE DISTRICT

ON BERNARD

RETAIL AND OFFICE OPPORTUNITIES

OPEN RETAIL SPACE - UNIT 4, 13 & 28

FOOD HALL SPACE - UNIT 17

OFFICE SPACE - UNIT 104 & 113

MEGHAN CORTESE

PERSONAL REAL ESTATE CORPORATION

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ROYAL LEPAGE KELOWNA

COMMERCIAL



THE DISTRICT

ON BERNARD



OVERVIEW

Recently renovated, The District on Bernard is headlining a surge of modernization and growth in the downtown core, and specifically the transformation of the 500 Block of Bernard Avenue. This property benefits from a high volume of both pedestrian and vehicular traffic, which is expected to rise with increased development in the area. Being the only indoor retail complex in the Downtown area, The District on Bernard presents a rare opportunity for retailers to occupy unique space in the most vibrant part of the city, whilst benefiting from a cohesive tenant mix, accessible customer parking, and increasing traffic. With a mission for unified success, The District on Bernard is ready to assume new retailers.

PROPERTY DETAILS



MUNICIPAL ADDRESS

565 Bernard Avenue, Kelowna BC



UNIT SIZES

520 SF - 2,250 SF



ZONED:

C7 - Central Business Commercial



PARKING

Lots of on-site parking stalls available via validation system



NET RENT

Retail starting at \$26/SF

Office starting at \$16/SF



ESTIMATED OP. COSTS & TAXES

1st floor \$14.17/SF (includes utilities)

2nd floor \$12.49/SF (includes utilities)



POSSESSION

Immediately

FLOOR PLAN - 1ST FLOOR

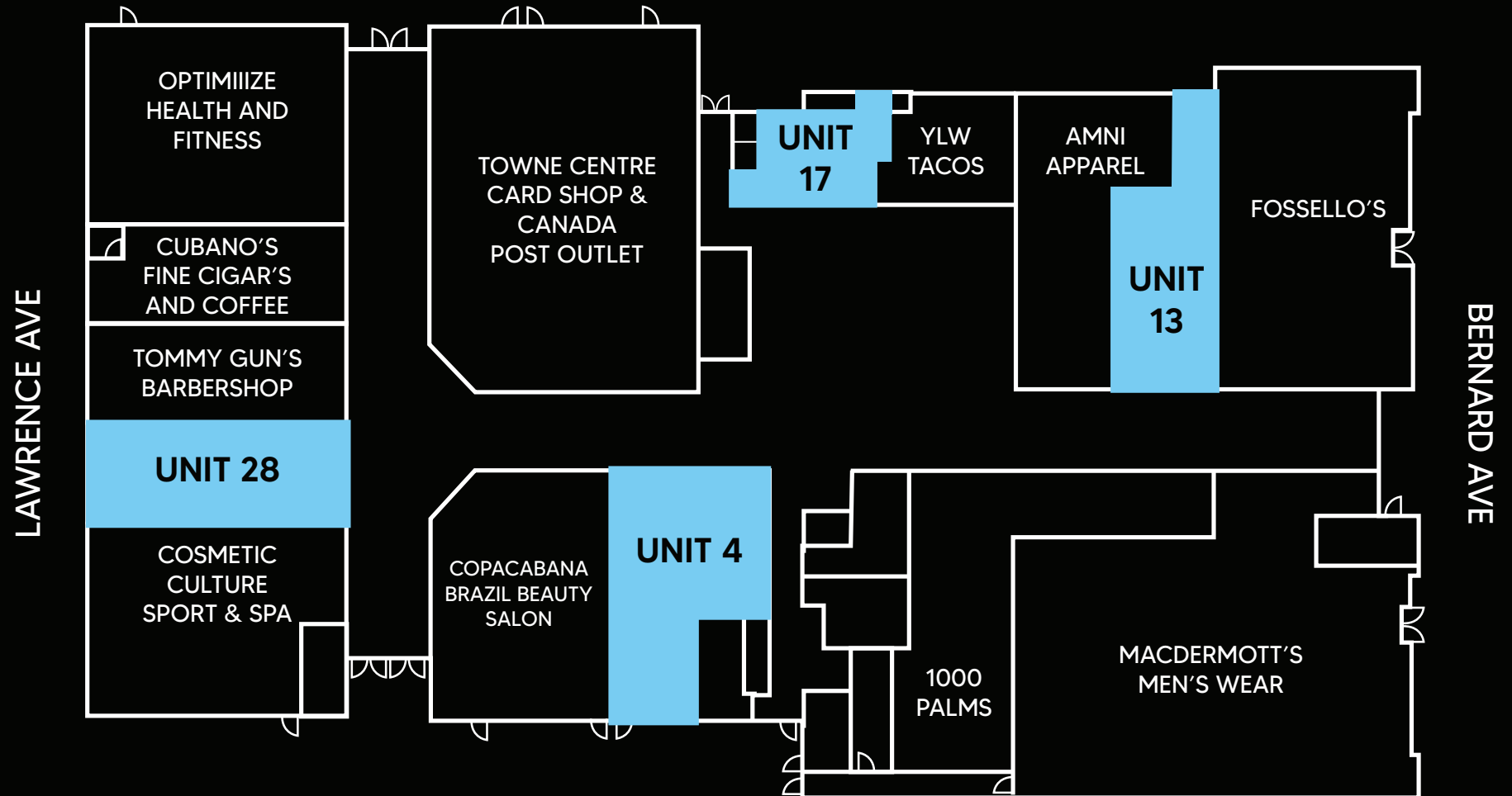
THE DISTRICT

ON BERNARD

AVAILABLE UNITS

UNIT	SF	BASE RENT	NNN
4	1213 SF	\$26 PSF	\$14.17 PSF
13	954 SF	\$26 PSF	\$14.17 PSF
17	520 SF	starting at \$3,200/month	\$14.17 PSF
28	956 SF	\$26 PSF	\$14.17 PSF

*plus management fee



FLOOR PLAN - 2ND FLOOR

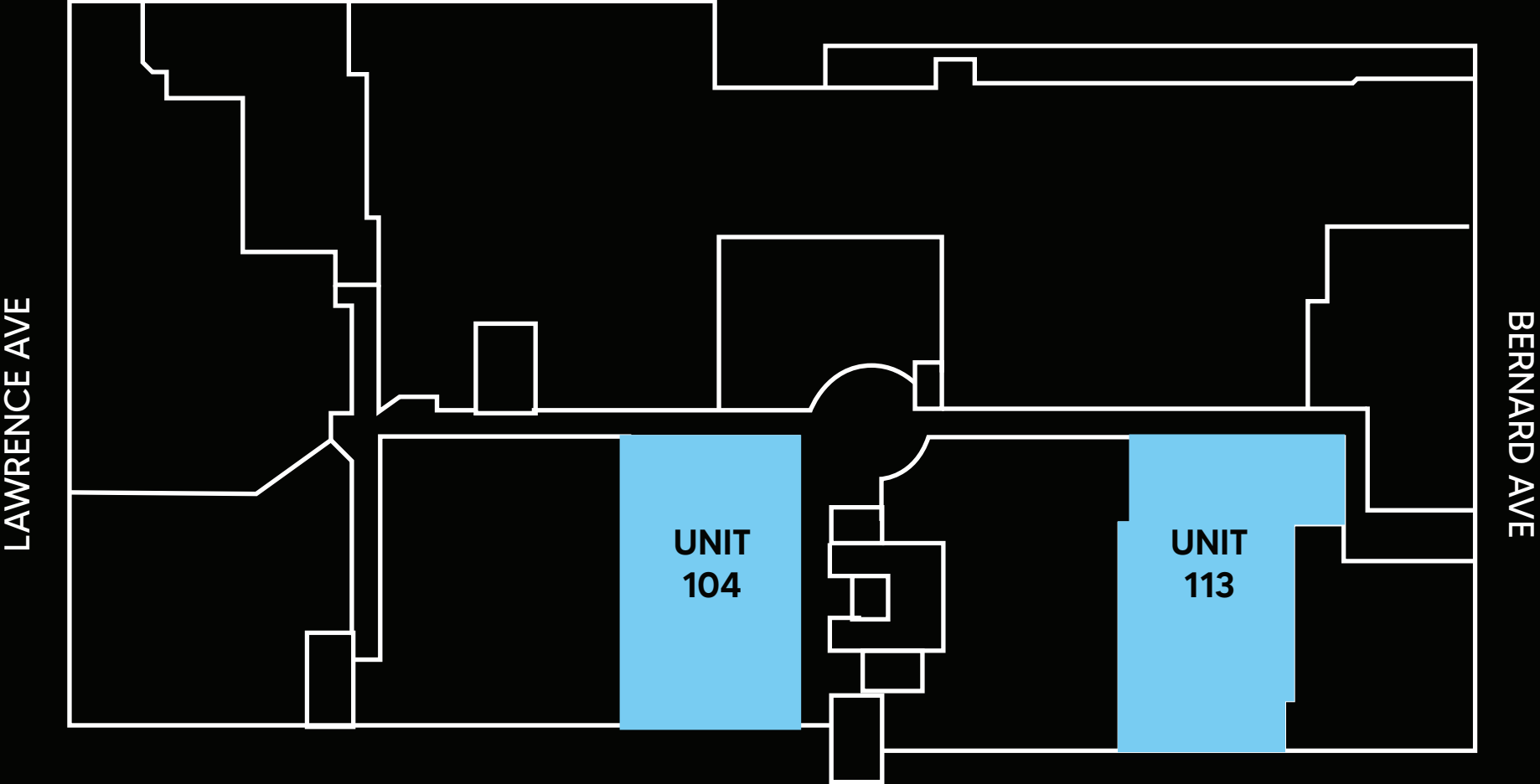
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AVAILABLE UNITS

UNIT	SF	BASE RENT	NNN
104	1812 SF	\$16 PSF	\$12.49 PSF
113	2250 SF	\$16 PSF	\$12.49 PSF

*plus management fee



THE DISTRICT

ON BERNARD

JOIN THE FOLLOWING TENANTS:



Tommy Gun's
original barbershop



cosmetic culture
sport and spa

OPTIMIZE
NUTRITION · FITNESS · HEALTH

PULP FICTION
Coffee House



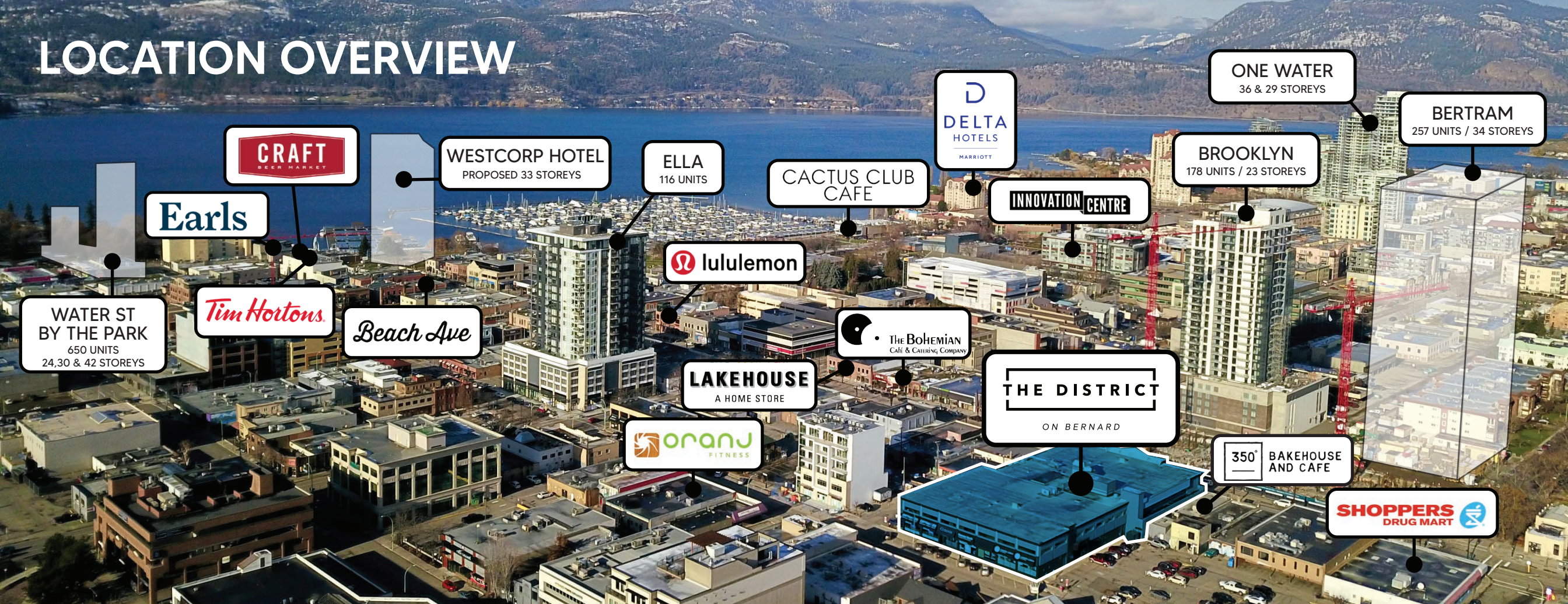
CUBANOS
FINE CIGARS & COFFEE



Mac Dermott's
On Bernard



LOCATION OVERVIEW



DOWNTOWN UBC CAMPUS

The new UBC Campus located at the corner of Doyle Avenue and St. Paul will be the first of its kind in Kelowna. According to the UBC Okanagan Deputy Vice-Chancellor and Principal Deborah Buszard, they are anticipating 20,000 students by 2040. With the approval of this project, the City of Kelowna is breathing new life into the Downtown core.



BERTRAM BERNARD BLOCK

This three-tower urban village development, located on the corner of Bernard Avenue and St Paul, speaks volumes about the growing activity in the downtown core. With 257 units and 34 stories, The Block on Bernard will facilitate a new hub for creativity and economic growth in the downtown Kelowna.



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