



SOUGHT AFTER RETAIL UNIT ON BERNARD AVE

371 BERNARD AVENUE, KELOWNA BC

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ROYAL LEPAGE KELOWNA


COMMERCIAL





PROPERTY DETAILS

 **MUNICIPAL ADDRESS**
371 Bernard Avenue
Kelowna BC

 **ZONED**
UC1 | Downtown Urban Centre

 **SQUARE FEET**
3,459 sf

 **BASE RENT**
\$33 psf

 **TRIPLE NET**
\$10.98 (approx)

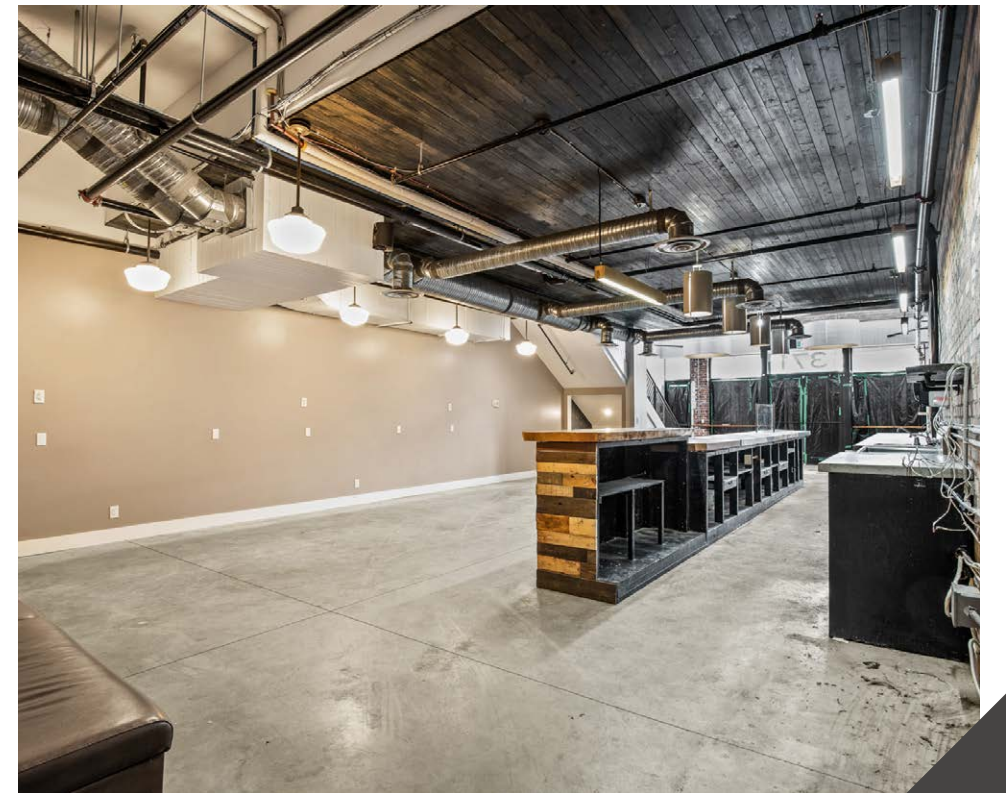
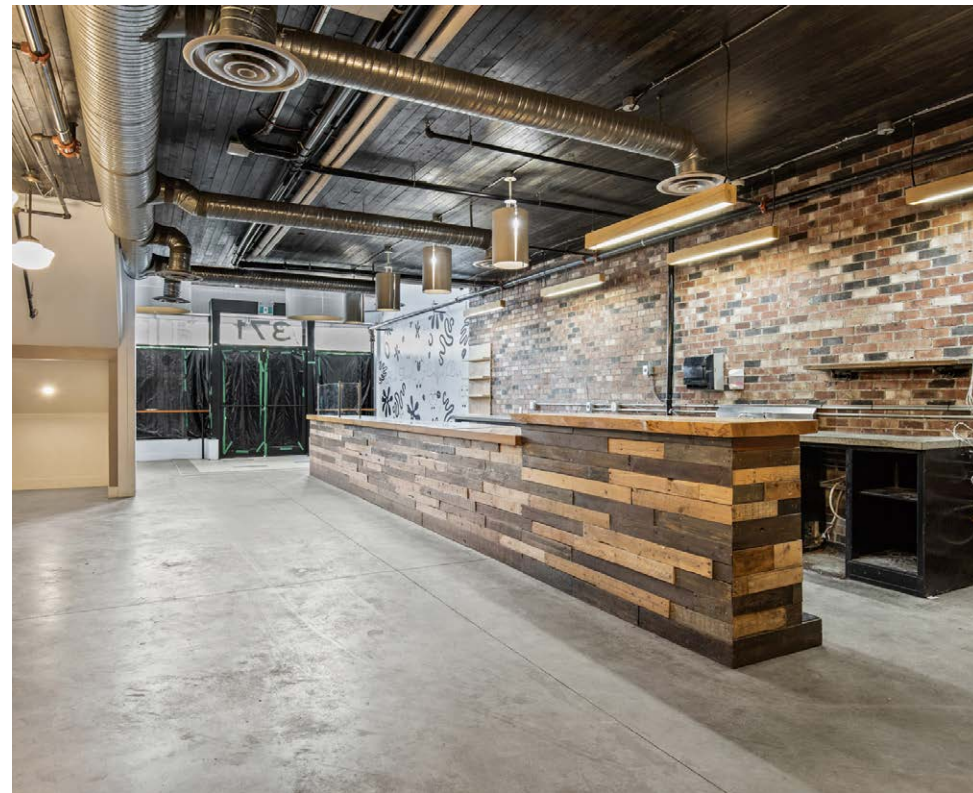
OVERVIEW

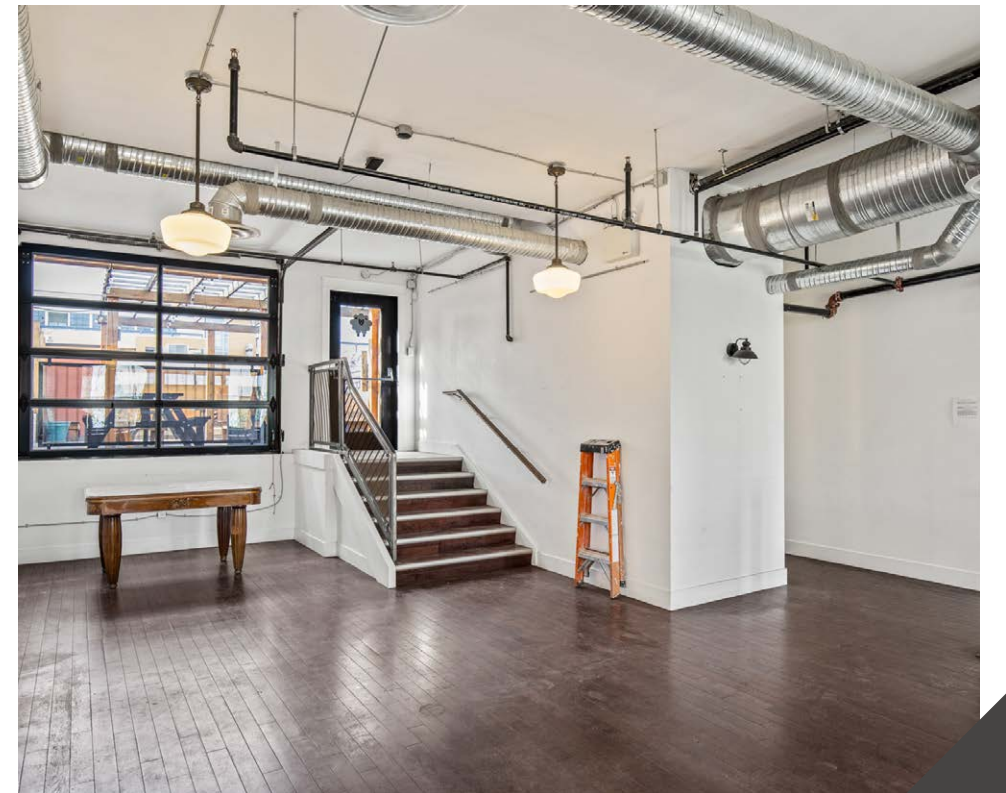
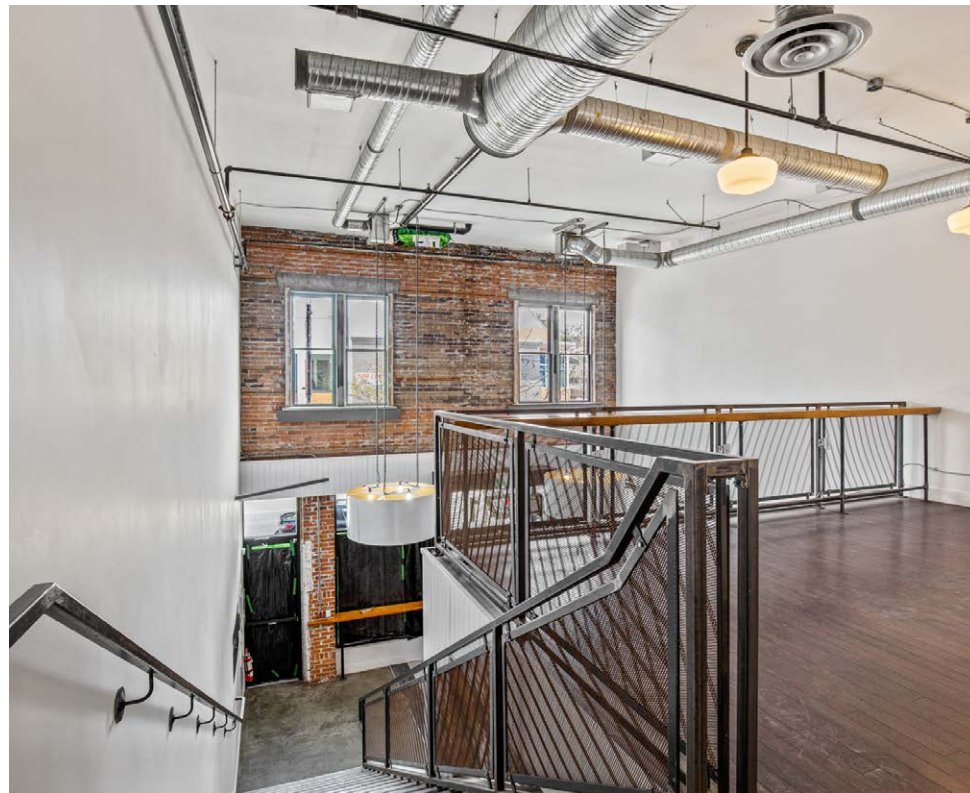
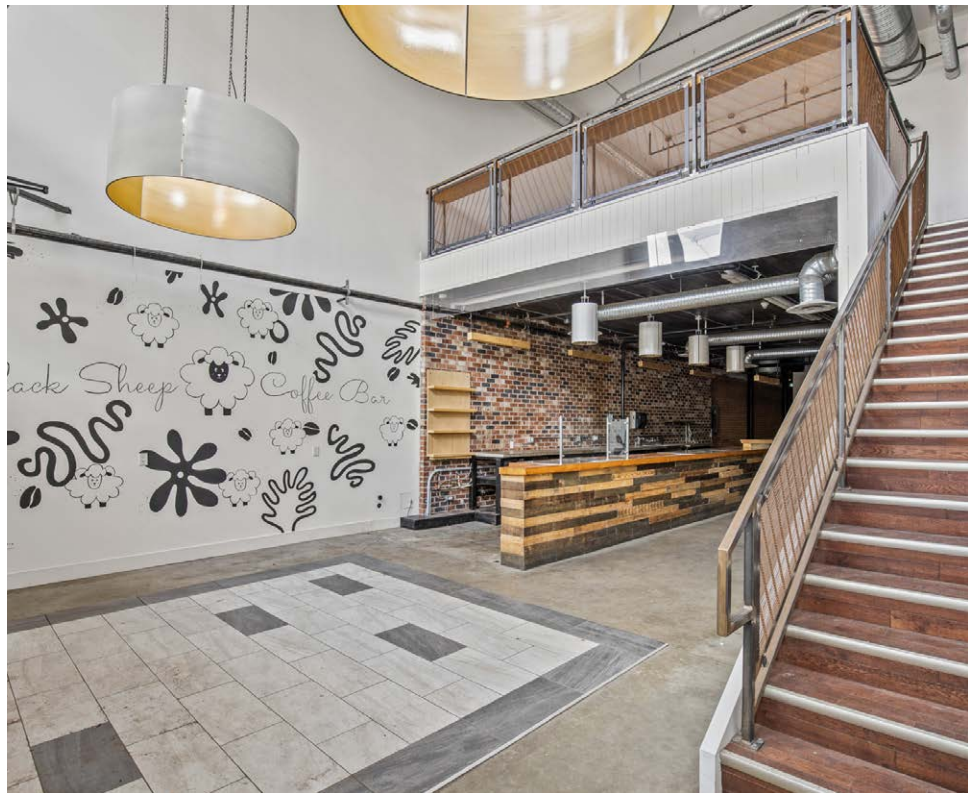
Prime retail space available for lease on Bernard Avenue. Most recently a coffee shop but previously a restaurant, this unit offers 2,958 square feet on the main floor and an additional 501 square feet of mezzanine, leading to an expansive rooftop patio.

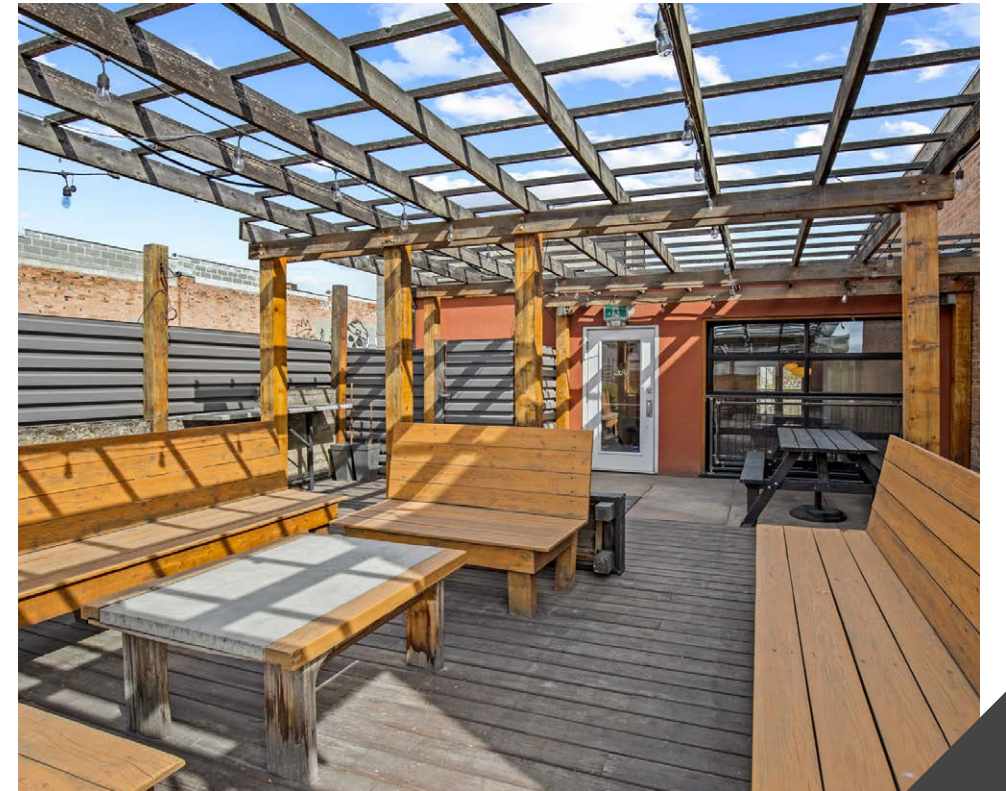
This sought-after location provides excellent visibility to both pedestrian and vehicular traffic, with additional outdoor patio seating on Bernard Avenue.

Surrounded by residential high-rises and ongoing development, the property benefits from increasing pedestrian foot traffic. This block is also part of Kelowna's "Meet Me on Bernard," a vibrant outdoor pedestrian zone closed to vehicle traffic in the summer months, featuring extended patios, parklets, local retail, street games, and special events.

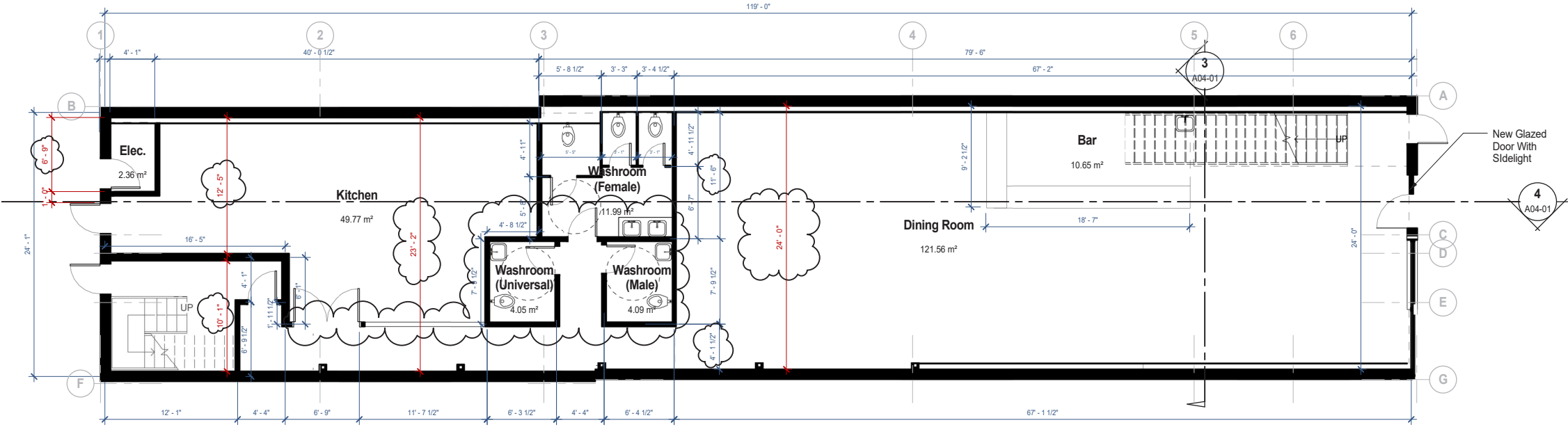
The landlord will consider retail and/or restaurant uses.



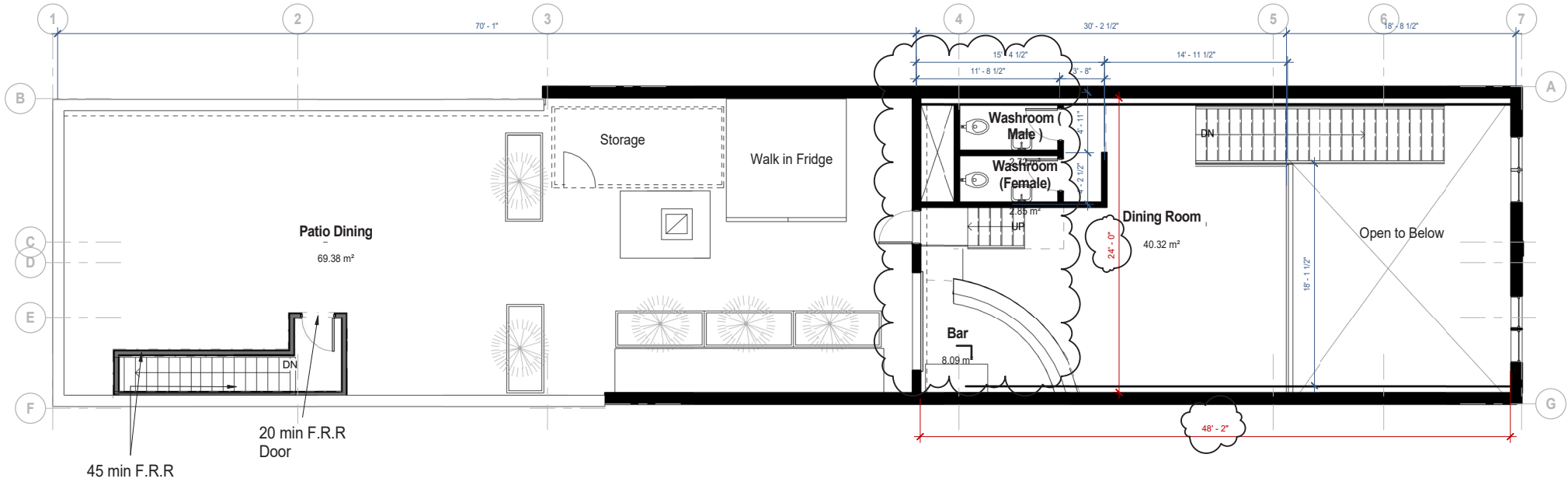




FLOOR PLANS



1 Level 1 Plan
A01-03 SCALE: 1 : 75



2 FLOOR PLAN -LEVEL 2
A01-03 SCALE: 1 : 75

Note: The current configuration of the space may differ from the depicted layout. Configuration is to be verified on-site.

LOCATION OVERVIEW

Situated on the main arterial road in downtown Kelowna, this area is highly walkable and in close proximity to cafes, dining options, professional services, City Park, beaches, and Okanagan Lake.





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