



1196 SUNSET
DRIVE

FOR LEASE
FINAL REMAINING CORNER RETAIL
OPPORTUNITIES AT ONE WATER STREET
1196 SUNSET DRIVE, KELOWNA BC

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MODERN COMMERCIAL TEAM
ROYAL LEPAGE KELOWNA
COMMERCIAL



PROPERTY DETAILS



MUNICIPAL ADDRESS

1196 Sunset Drive,
Kelowna BC



ZONED

UCI - Urban Centre Commercial



SQUARE FEET

Unit A: 1,500 sf

Unit B: 1,500 sf



BASE RENT

\$42 PSF



TRIPLE NET

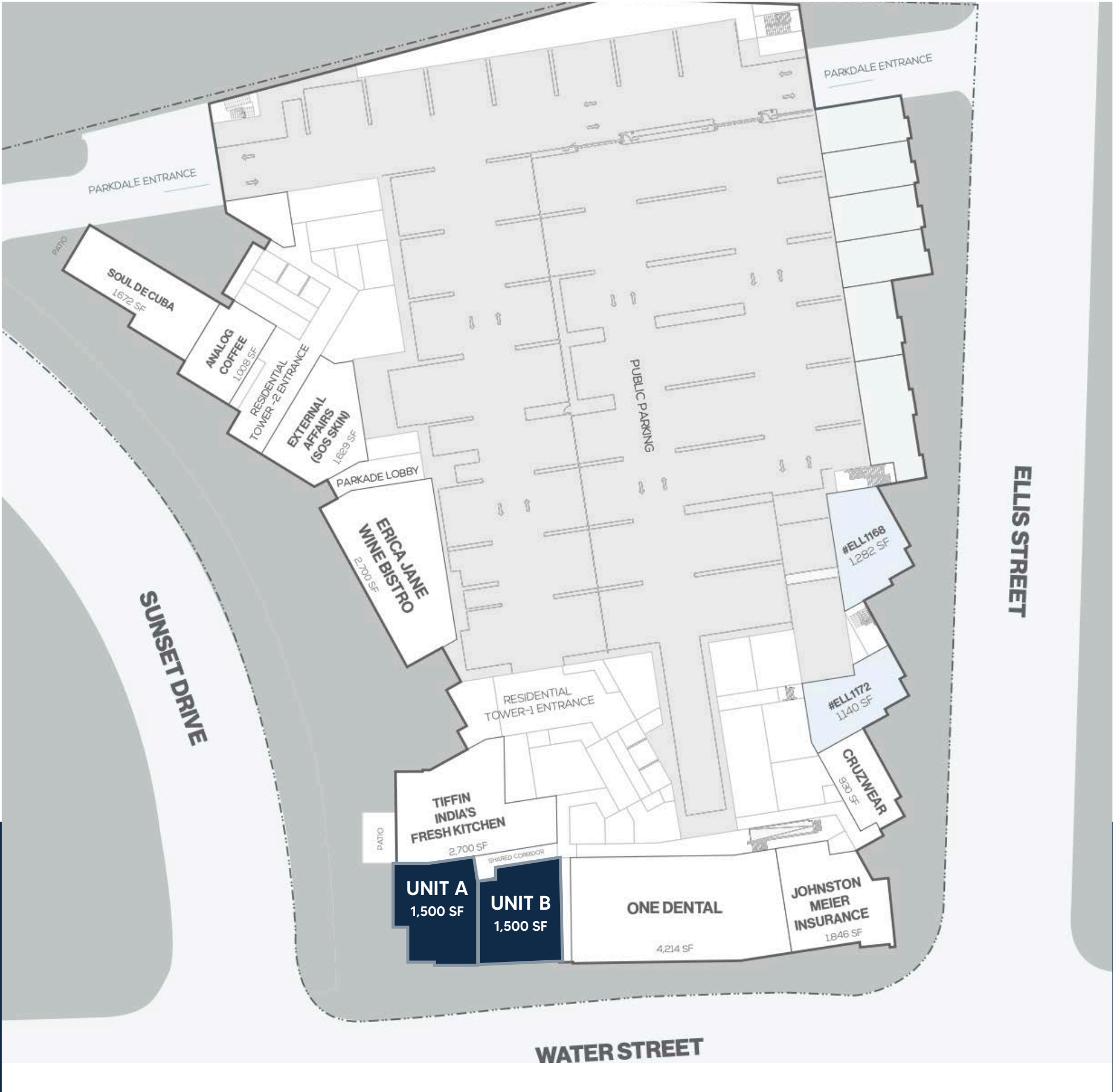
\$13 PSF

OVERVIEW

Two prime, ground-level retail corner units of 1500 SF each are now available for lease at ONE Water Street, downtown Kelowna. These spaces are currently open concept, offering flexibility for customization. Located at the intersection of Water Street and Sunset Drive, these final remaining corner units benefit from prominent signage opportunities, high ceilings and high pedestrian and vehicular traffic, in an increasingly vibrant and walkable area of downtown.

ONE Water Street consists of 36 & 29 storey high-rises and 30,000 sq.ft of retail space. Tenants include Erica Jane Restaurant, Tiffin India's Fresh Kitchen, Soul de Cuba Cafe, Analog Coffee, One Dental, Cruzwear, Johnston Meier Insurance, and External Affairs Medical Spa

SITE PLAN



LOCATION OVERVIEW

Located at the junction of Sunset Drive and Clement Avenue. ONE Water Street is nestled between Kelowna's lively, pedestrian-friendly Cultural and Entertainment District and the residential neighbourhood of Sunset Drive, just steps from Waterfront Park, beaches, craft breweries, boutiques, and more.





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