

FOR SALE

Retail at AQUA Waterfront Village



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MISSION GROUP

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OVERVIEW

RLK Commercial is pleased to present the opportunity to purchase ground-level strata retail units at AQUA Waterfront Village—an exceptional chance to establish your business in one of Kelowna’s most vibrant lakefront communities.

Situated at the base of three residential towers and surrounded by hotels, amenities, and a growing population, Aqua offers premium visibility in a walkable, high-traffic environment. The proposed public boardwalk and beachfront will further enhance foot traffic, while Lakeshore Road ensures steady vehicle exposure and connectivity. Located in the heart of the Lower Mission, this sought-after neighbourhood blends lifestyle and commercial appeal—offering access to sandy beaches, boutique retail, and the Mission Park Greenway.

For end-users and investors seeking long-term growth, stability, and exposure, Aqua presents a rare opportunity to secure a foothold in one of Kelowna’s premier destinations.

PROPERTY DETAILS



MUNICIPAL ADDRESS

3699 Capozzi Road, Kelowna, BC



ZONED

UC5 | South Pandosy Urban Centre



UNITS AVAILABLE

1



SIZE:

1,180 SF

See page 5



AVAILABILITY

Available for tenant fixturing immediately

- The first phase of construction on the new Aqua Boat Club building is complete, with all CRU units fully leased.
- The first residential tower with one ground-level retail space is now available for tenant fixturing.
- The second and third residential towers are being constructed in tandem with the waterfront CRU, which is now under contract.



SITE OVERVIEW

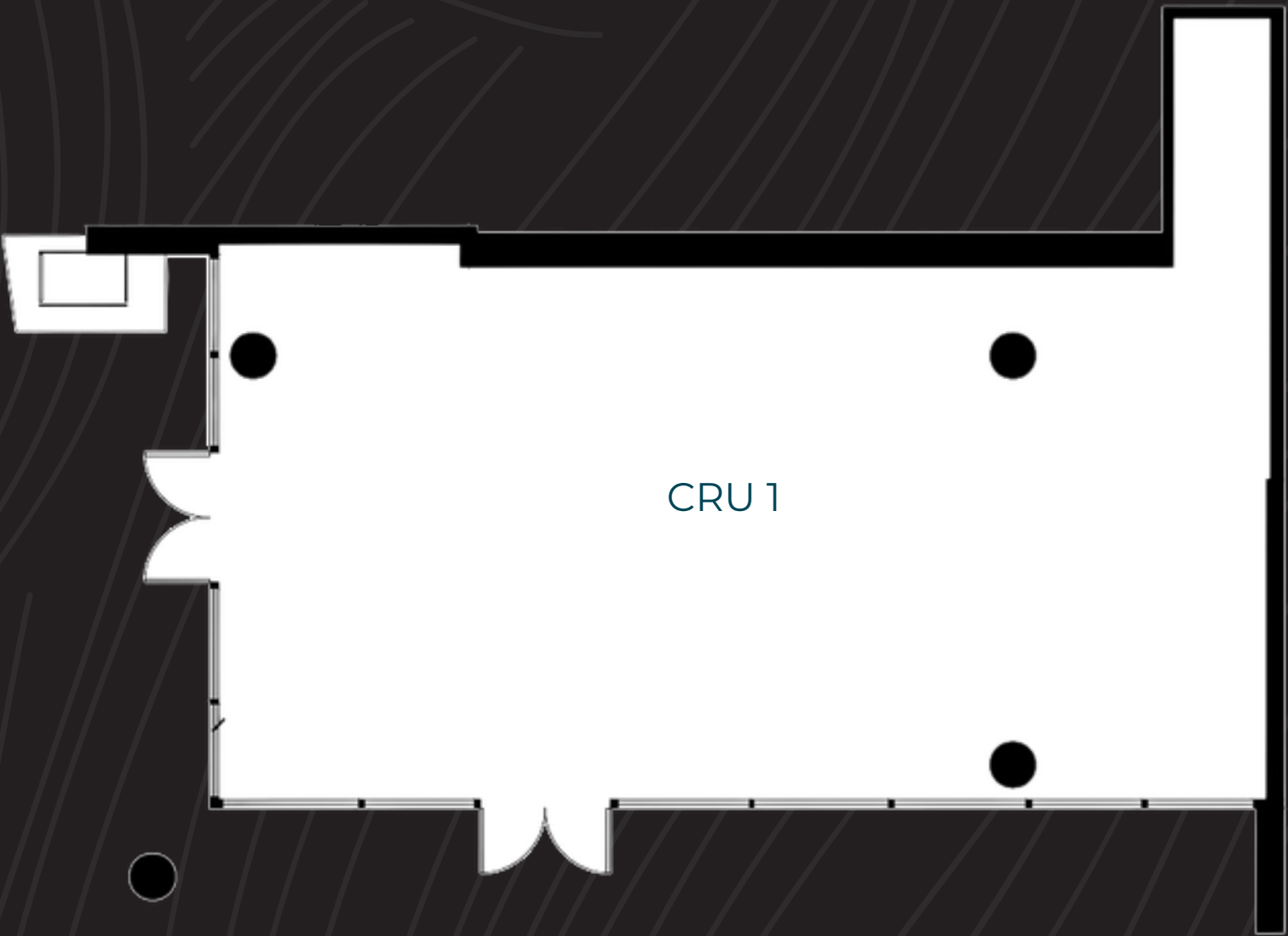
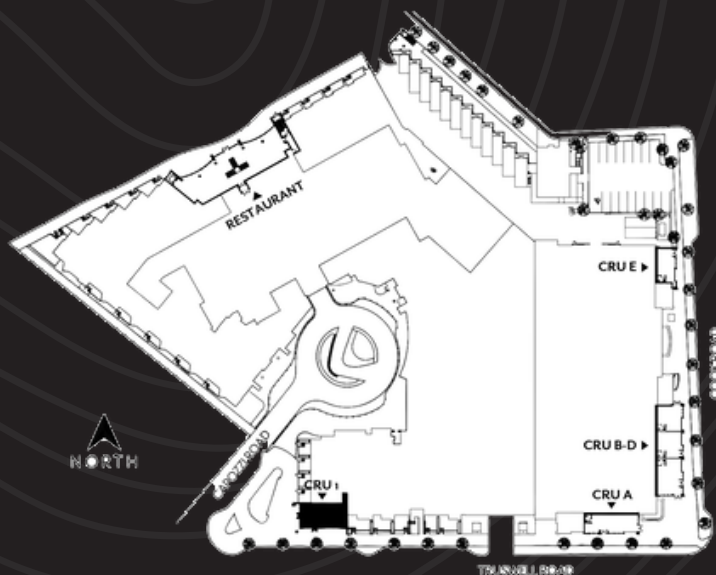
- Kelowna's first waterfront master planned community
- 415 residential homes
- Resort-style residential amenities and lifestyle
- Onsite Aqua Boat Club offers marine mechanical services, indoor dry-rack moorage and valet, and a boat-share membership program
- Public beach and boardwalk with elevated pedestrian walkway runs parallel to the restaurant space, providing unobstructed lake views of Okanagan Lake



TOWER 1 RETAIL SPACE

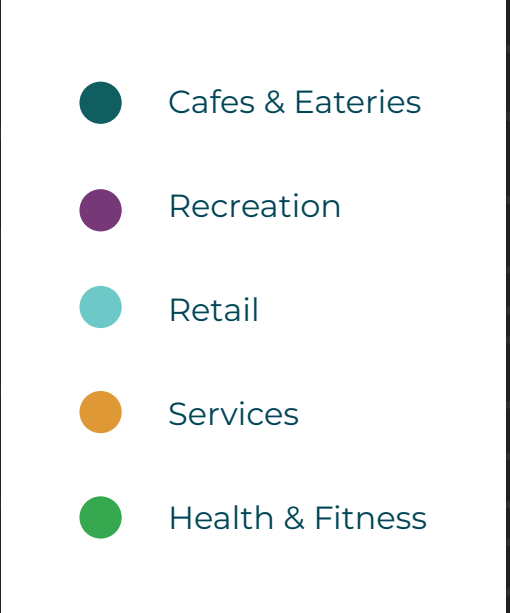
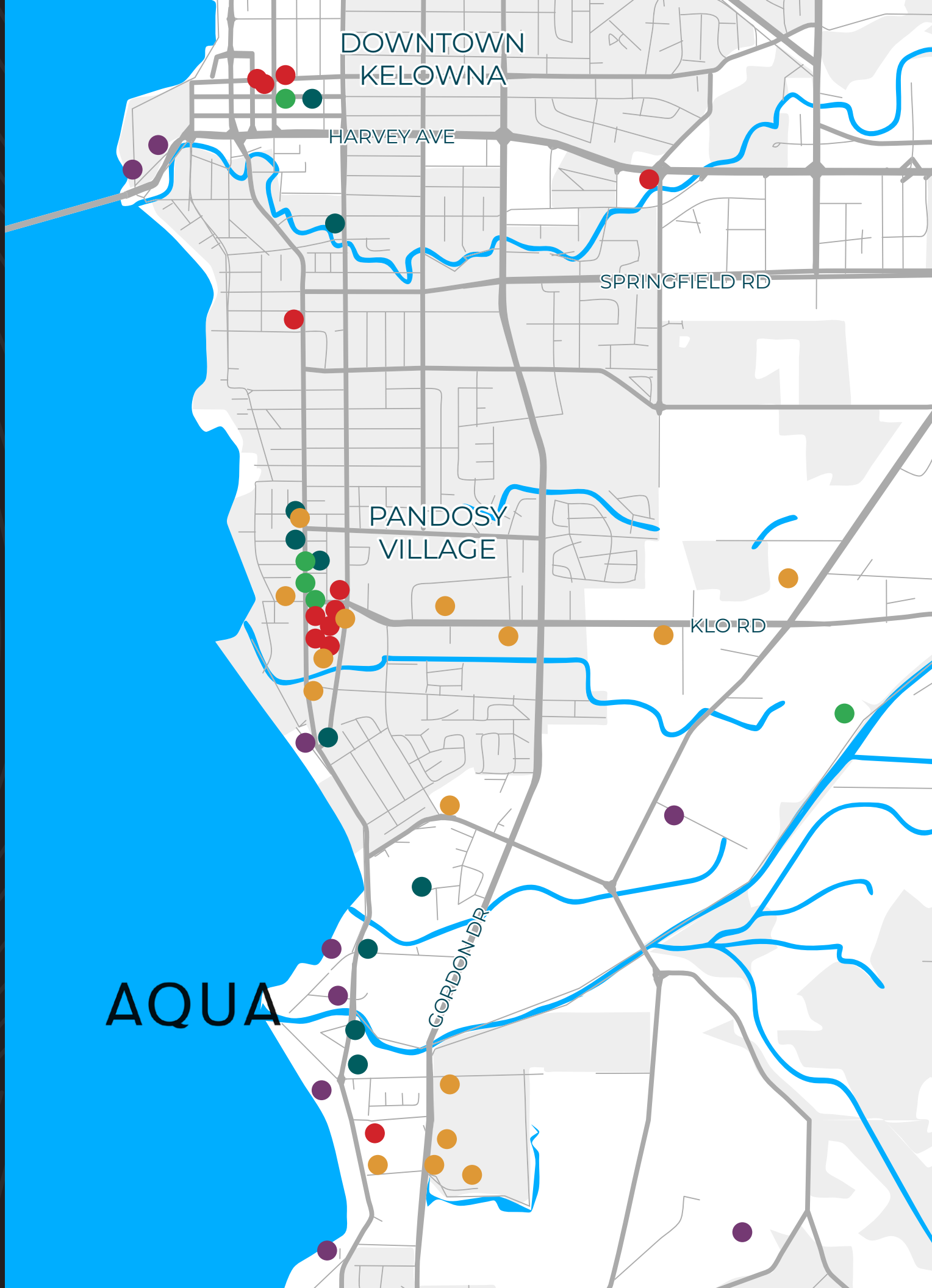
3699 CAPOZZI ROAD

UNIT	SIZE	CEILING HEIGHT
CRU 1	1,180 SF	20'8"



COMMUNITY HIGHLIGHTS

- Two million visitors to Kelowna annually
- Average population of 11,000+ (within 7km radius)
- Average population of 4000+ (within 2km radius)
- Average household income of \$122,000 (within 2km radius)
- Average age of population is 46 (within 2km radius)
- Additional 1800 residential homes planned or under construction (within 2km radius)
- Daily average of 18,000 vehicles on Lakeshore Road
- Daily average of 650 pedestrians and cyclists on Lakeshore Road





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