



FOR LEASE

PRIME RETAIL OPPORTUNITY DOWNTOWN
KELOWNA | THE LODGES

UNIT 103 - 1195 RICHTER STREET, KELOWNA BC

MEGHAN CORTESE

PERSONAL REAL ESTATE CORPORATION

250.862.7038

MORGAN ASLING

AGENT

250.862.0738

MODERN COMMERCIAL TEAM

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101

ROYAL LEPAGE KELOWNA

COMMERCIAL

www.rlkcommercial.com




OVERVIEW


Located within The Lodges, a 10-storey mixed-use development in Kelowna’s North End, this 1,133 SF ground-floor retail unit offers exceptional visibility and built-in foot traffic from over 200 residential units above. Surrounded by a growing mix of cafes, breweries, and lifestyle businesses, the space is ideally positioned between downtown and the city’s Brewery District, within walking distance to Okanagan Lake and the future UBCO Downtown campus scheduled for completion in 2027.

The unit features floor-to-ceiling windows and an open layout that invites natural light and flexible configurations, making it well-suited for boutique retail, food and beverage, wellness, or professional services. Situated just off Clement Avenue, a key connector through the urban core, the location also benefits from strong vehicular access and steady pedestrian activity.

PROPERTY DETAILS

 **MUNICIPAL ADDRESS**
Unit 103 - 1195 Richter Street,
Kelowna BC

 **ZONED**
CA1 | Core Area Mixed-Use

 **LEASABLE AREA**
1,133 sf

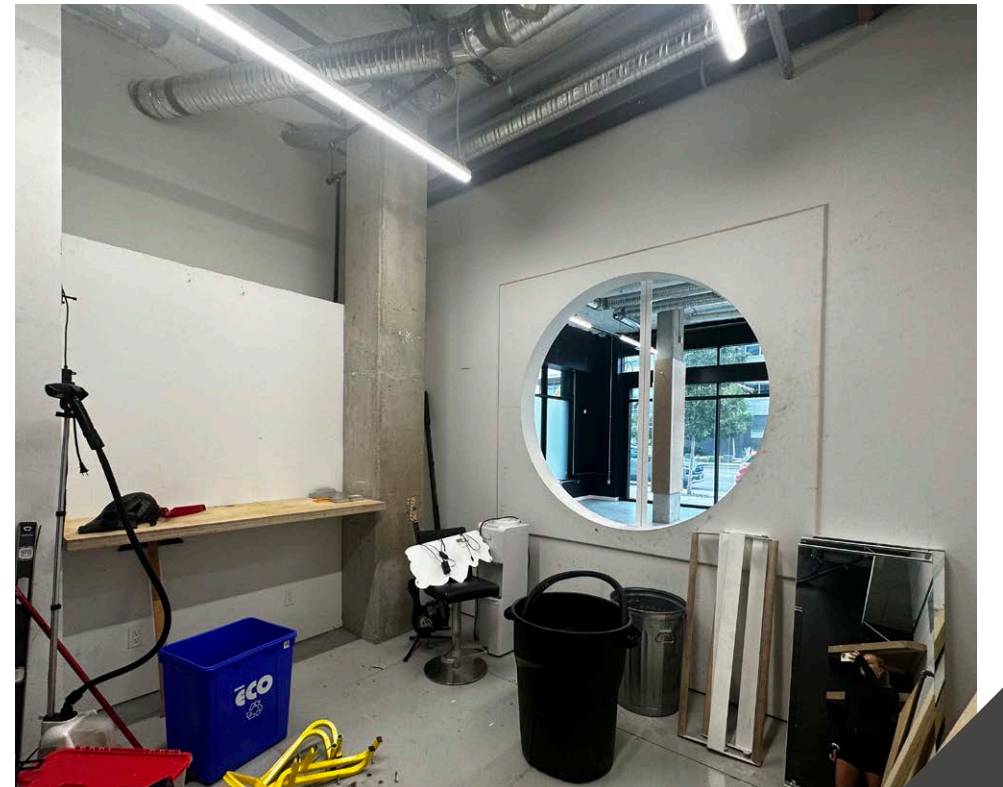
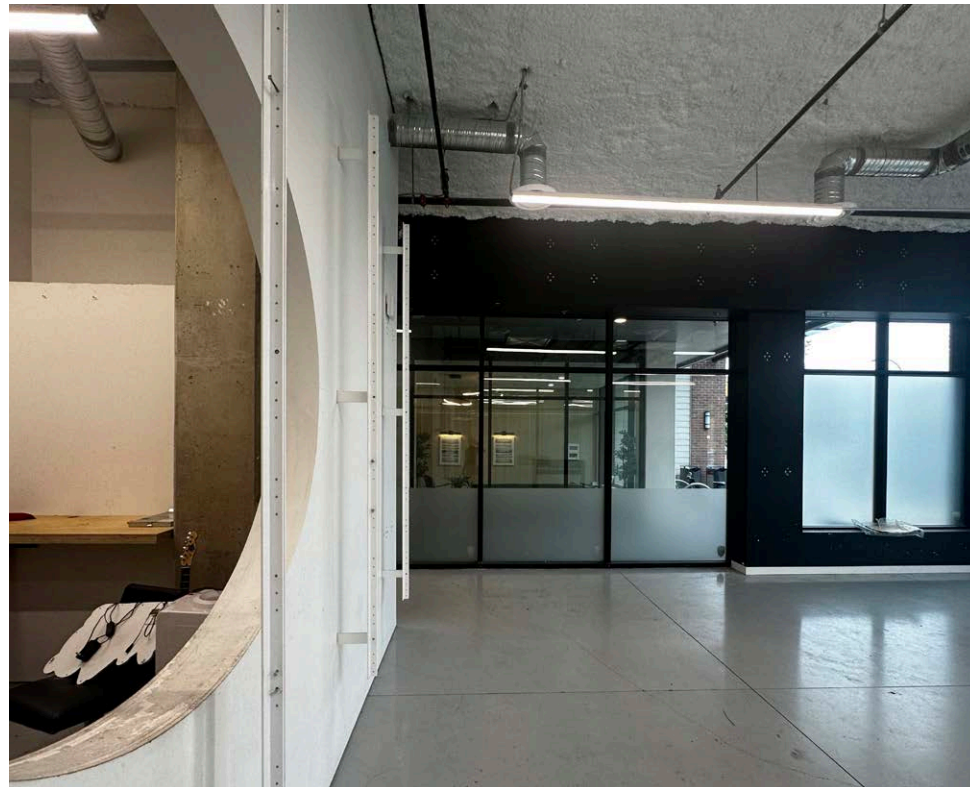
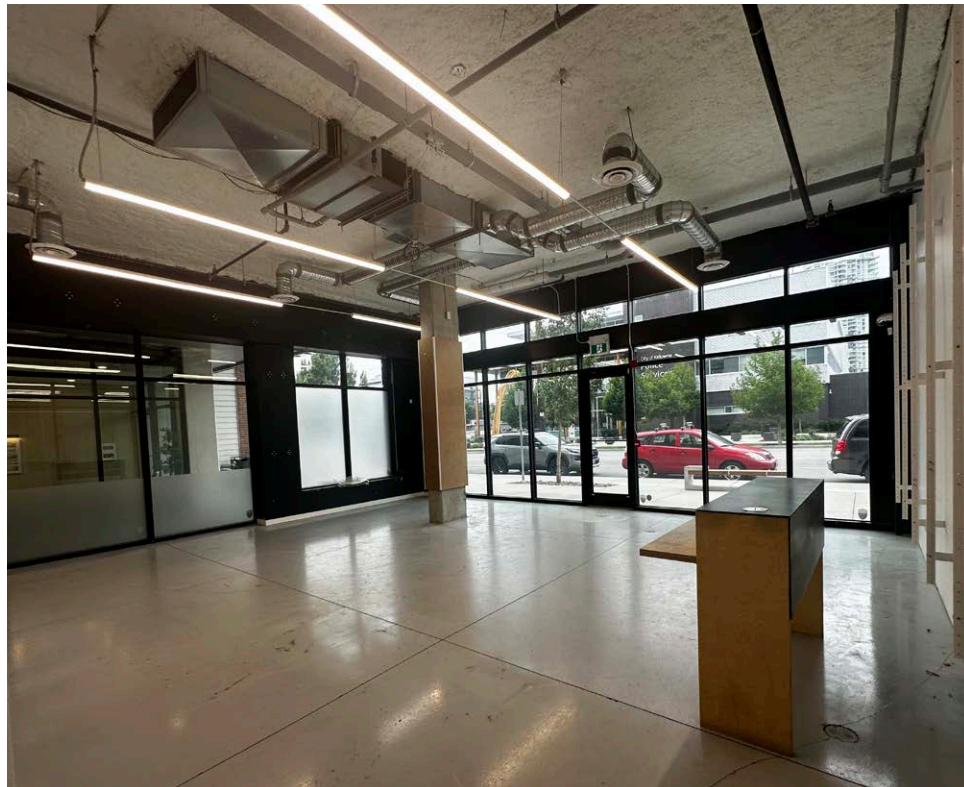
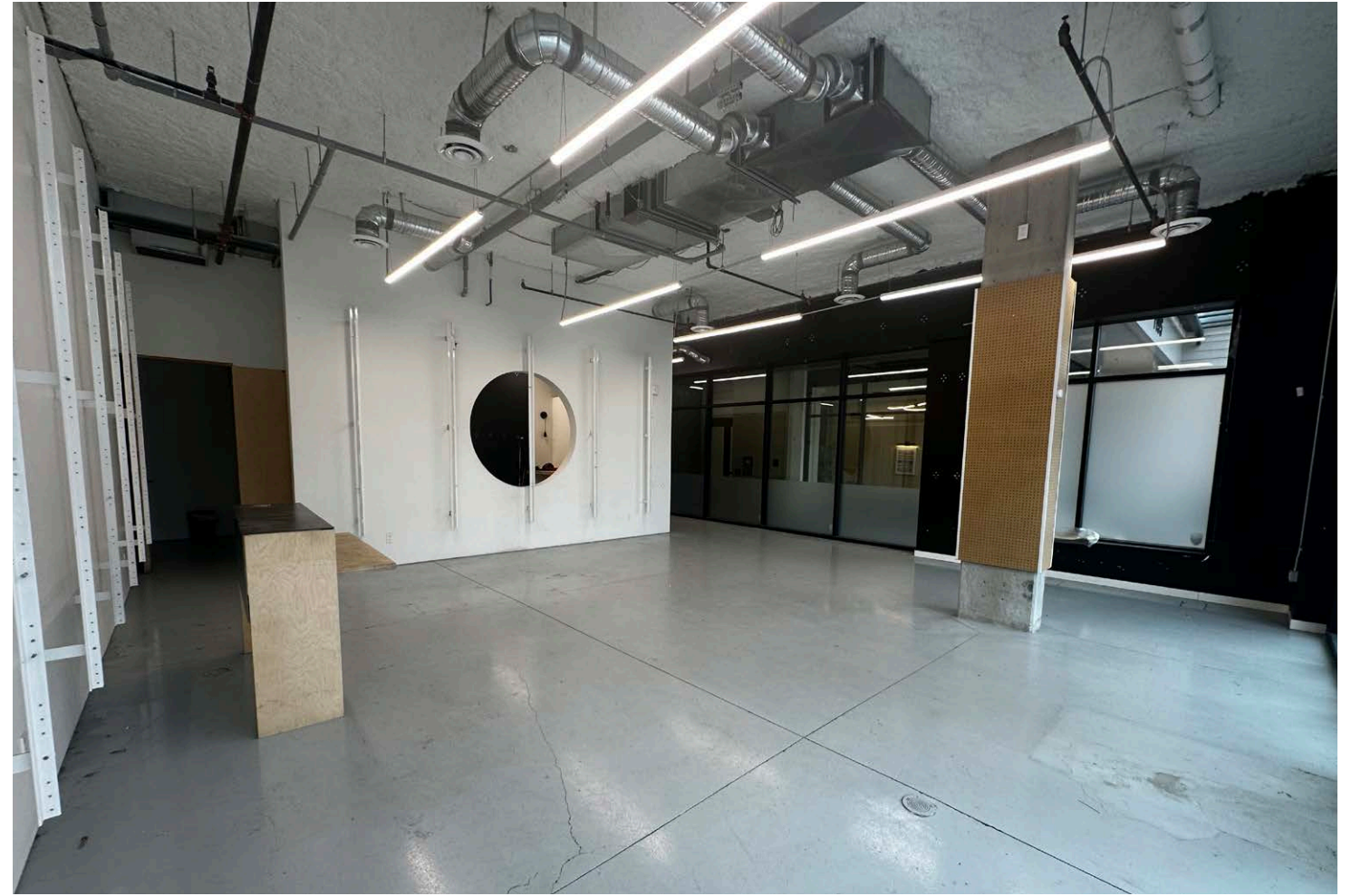
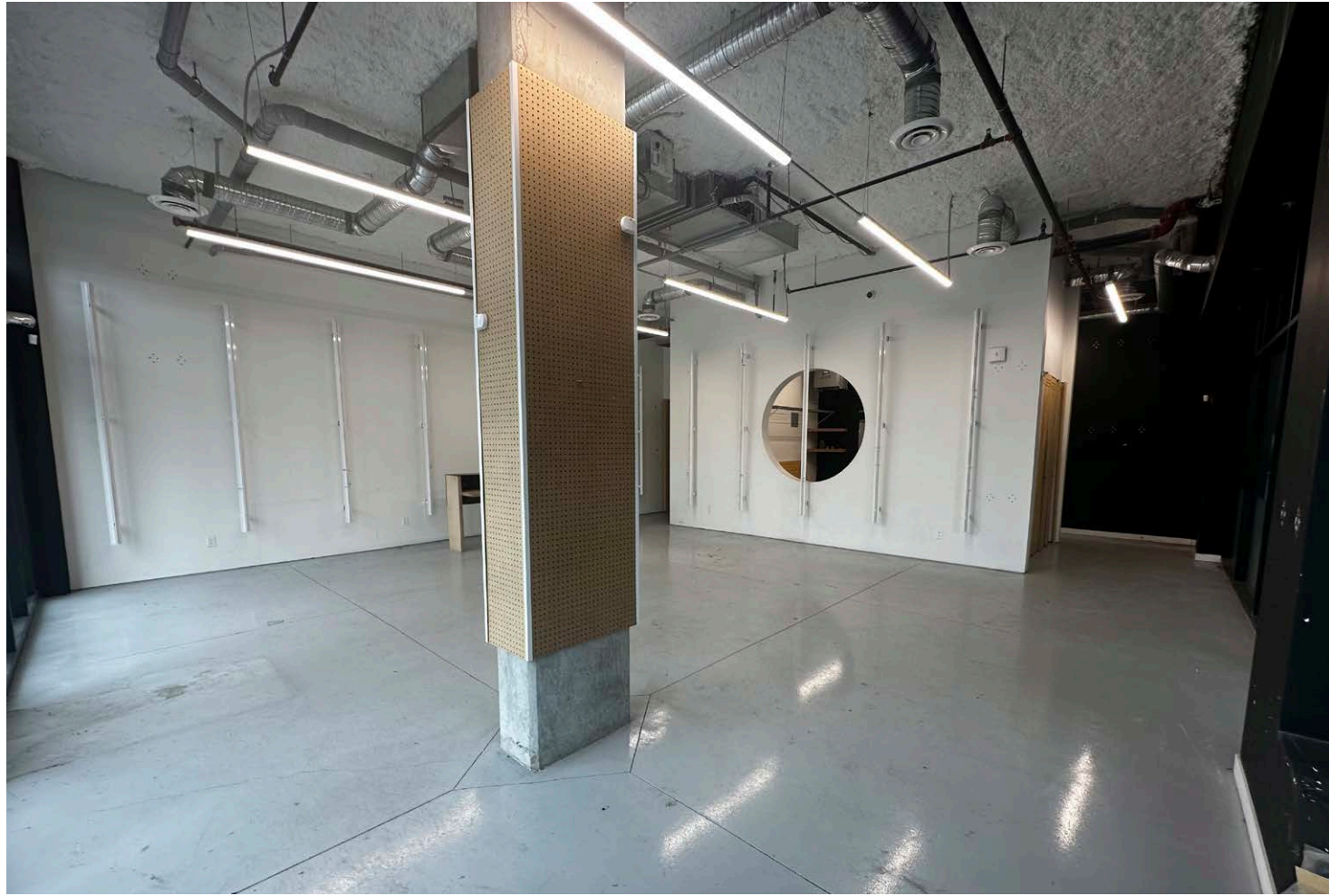
 **PARKING**
On-site common parking

 **FLOOR**
Grade

 **POSSESSION**
Immediate

 **BASE RENT**
\$28 PSF

 **ADDITIONAL RENT**
\$11.75 PSF
(\$4.38 TAXES & \$7.37 OP COSTS)



LOCATION OVERVIEW

Situated in Kelowna's vibrant North End, 1195 Richter Street offers a prime location steps from downtown, the Brewery District, and the lakefront. Surrounded by a growing mix of residential, retail, and lifestyle amenities, this high-traffic corridor provides excellent exposure and connectivity via nearby Clement Avenue and Highway 97.





MEGHAN CORTESE

PERSONAL REAL ESTATE CORPORATION

250.862.7038

MORGAN ASLING

AGENT

250.862.0738

MODERN COMMERCIAL TEAM

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101

ROYAL LEPAGE KELOWNA

COMMERCIAL

www.rlkcommercial.com

This document/email has been prepared by Royal LePage Kelowna Commercial for advertising and general information only and makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability.

We assume that the property is free of any environmental condition that would negatively impact the market value of the property. Unless otherwise stated, we have not performed a review of title, nor any encumbrances that appear on title. We are not Lawyers, nor Accountants and thus are not qualified to provide legal or accounting advice.

Any interested party should undertake their own inquiries as to the accuracy of the information. Royal LePage Kelowna Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Royal LePage Kelowna Commercial and /or its licensor(s).