## **1627 ELLIS STREET, KELOWNA** RARE RETAIL SPACE IN HEART OF DOWNTOWN

## FOR LEASE



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WILLIAM | WRIGHT

Commercial Real Estate Services



## **Salient Facts**

- + Rare retail space in heart of downtown
- + Large street front windows
- + Excellent signage opportunity

\$23.00/FT **Basic Rent** 

\$7.00/FT **Additional Rent** 

<b>1,500 SQFT</b> Size
<b>UC1</b> Current Zoning

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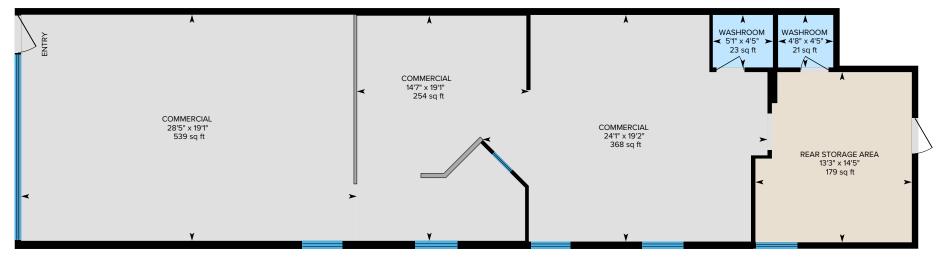
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2 stalls **Rear Parking** 

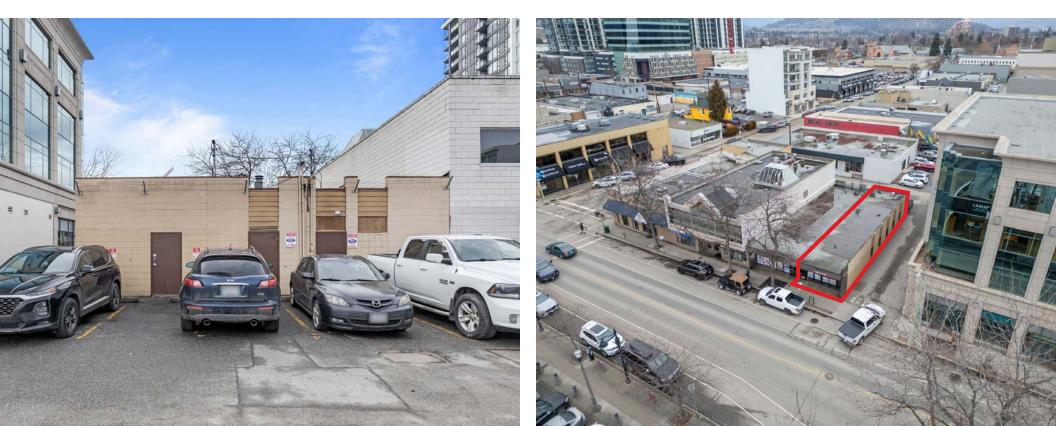
> **Immediately Availability**

### **OVERVIEW**

High traffic retail property in heart of downtown Kelowna. Approximately +/- 1,500 SF of retail space for lease along a main arterial route into Kelowna's growing downtown core. 1627 Ellis Street offers excellent signage opportunities, large street front windows, and 2 parking stalls at the rear of the premises. This location is walking distance from recently completed, and to-be-built mixed use residential towers, and finds itself surrounded by numerous amenities Perfect for all retail uses including personal, professional and medical services, sales centres, cafes, etc. Available immediately.



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



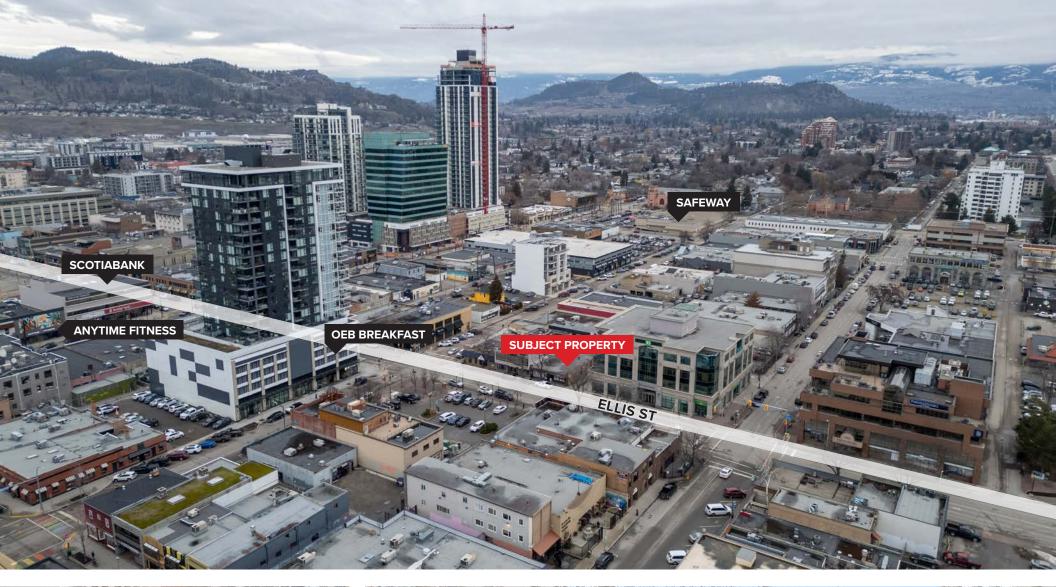
















## MULTI-FAMILY DEVELOPMENTS IN AND AROUND THE CITY

#### Completed

#### Under Construction

- + Cawston 82 units
- + St. Paul 54 units
- + Stockwell 32 units
- + Sole Kelowna 40 units
- + Sole Downtown 40 units
- + Ellis Parc 91 units
- + The Lodges 158 units
- + One Water Street 422 units
- + Proxima 59 units
- + The Clement 66 units
- + Centuria Urban Village 151 units
- + ELLA 116 units
- + Cambridge House 192 units
- + Akin 127 units
- + Central Green 748 units
- + Waterscapes 475 units
- + Brooklyn 178 units





## + Sole Cawston 45 units

+ Bertram 257 units

ELLIS

ELLIS ST

- + Water Street by the Park 650 units
- + Knox Village 238 units
  - + 1193 St. Paul 40 units
  - + Savoy on Clement 69 units
  - + Nolita 60 units

#### Proposed

- + **1333 Bertram Street** 137 units
- + **1405 St. Paul** 337 units
- + UBCO Downtown Campus 352 units
- + 350 Doyle 300 units

Great opportunity for mixed-use development with ground orientated retail to help service the thousands of proposed and approved residential units in the surrounding area.

CLEMENT AVE

BERNARD AVE

GORDON

밁

ETHEL ST

CAWSTON AVE

STOCKWELL AVE

LAWSON AVE

LAWRENCE AVE

HWY 97

**SUBJECT SITE** 

## **AMENITIES BLOCKS AWAY** FROM DOWNTOWN KELOWNA

#### Restaurants

- + Train Station Pub
- + Central Kitchen & Bar
- + Waterfront Wines
- + Earls
- + Cactus Club
- + Raudz
- + Antico Pizza
- + OEB
- + Bohemian Cafe
- + Curious Cafe
- + El Taquero

#### **Breweries**

- + BNA Brewing Co.
- + Rustic Reel
- + Bad Tattoo Brewing
- + The Office
- + Red Bird
- + Kettle River Brewing
- + Vice & Virtue
- + BC Tree Fruits
- + Kelowna Beer Institute

#### Café

- + Bliss Bakery
- + Blendz Coffee
- + Bean Scene x2
- + Bright Jenny
- + Deville
- + Pulp Fiction
- + Starbucks

#### **Shops + Services**

- + Okanagan Lifestyle
- + District on Bernard + Kelowna Downtown
- Library
- + HealthWise Family Practice
- + Building Blocks Childcare
- + Pomme Salon
- + Jorgia Brows
- + Lululemon

#### **Essentials**

- + Shoppers Drug Mart
- + Safeway
- + Mediterranean Market
- + 7-Fleven

#### Fitness

- + Anytime Fitness
- + Downtown YMCA
- + CrossFit Okanagan

#### Parks + Waterfront

- + Waterfront Park
- + Knox Mountain Park
- + Stuart Park
- + Kasugai Gardens
- + Kelowna Yacht Club







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Located on the East side of Ellis Street in between

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#### FOR MORE INFORMATION CONTACT

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