

267 BERNARD AVENUE, KELOWNA
PRIME RETAIL WITH A DEDICATED PATIO AREA

**FOR
LEASE**



WILLIAM | WRIGHT

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For Lease: 267 Bernard Avenue In Downtown Kelowna

Opportunity to lease a landmark commercial space situated in the heart of Kelowna's 200 Block. 267 Bernard Ave offers 3,154 sqft of prime retail storefront with a dedicated patio area. Steps from the Okanagan Lake waterfront and the "Sails", the building benefits from consistent visibility and year-round pedestrian traffic. As part of the City's Meet Me On Bernard program, tenants may have the ability to increase their patio footprint during Kelowna's peak tourist season.

The interior features original architectural character, including high ceilings and restored wood beams, a rare find in Kelowna. The property is equipped for food and beverage operations and flagship retail operations, supported by rear loading access.







Property Details

SIZE

+/- 3,154 SQFT

ZONING

UC1

BASIC RENT

\$35.00/FT

ADDITIONAL RENT

\$11.99/FT



Highly desirable location in the 200 Block of Bernard Ave



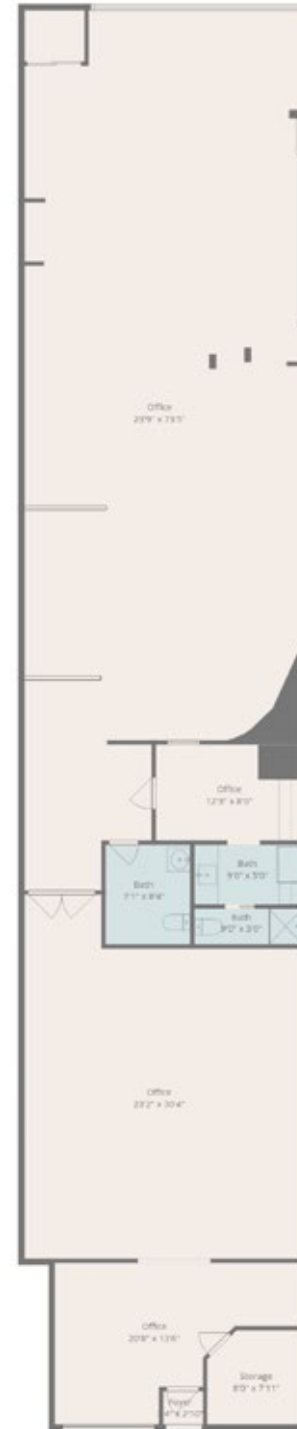
Character brick building with dedicated patio space



Functional retail layout with rear loading access



Positioned in the centre of Kelowna's highest density tourism hub



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

Downtown Kelowna

The 200 block of Bernard Avenue serves as the primary pedestrian gateway to downtown Kelowna, anchored by a mix of year-round residents, tourism traffic and professionals from nearby office towers. The location is also the focal point of the "Meet Me on Bernard" initiative, which transforms the 200 block into a dedicated pedestrian-only corridor during the summer months, positioning the property at the centre of the city's highest density area.

For More Information Contact

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Amenities In the Neighbourhood

Restaurants

Train Station Pub
 Earls Kitchen + Bar
 Derrick's Steakhouse
 Cantina del Centro
 Cactus Club Cafe
 Leopold's Tavern
 Skinny Duke's Glorious Emporium
 OAK + CRU Social Kitchen & Wine Bar
 Sunny's a modern diner
 CRAFT Beer Market
 Starbucks Coffee Company
 HUMO Kelowna
 Kin & Folk Kelowna
 Ask Pablo Cocktail Bar + Kitchen
 King Taps
 Antico Pizza Napoletana
 tuzu
 OEB Breakfast Co.

Café

Blenz Coffee
 Bean Scene Coffee Works (North)
 Bright Jenny Coffee
 Deville Coffee Bernard
 Pulp Fiction Coffee House

Shops + Services

Lost Together
 lululemon
 Mosaic Books
 frock & fellow
 Arc'teryx

Essentials

Shoppers Drug Mart
 Safeway Downtown Kelowna
 Mediterranean Market
 TD Branch and ATM
 Scotiabank
 RBC Royal Bank
 CIBC Branch with ATM

Parks + Waterfront

Kasugai Gardens
 Waterfront Park
 Knox Mountain Park
 Stuart Park
 Kelowna Yacht Club
 Kelowna City Park

Residential Towers

Water Street by the Park
 Ella
 Brooklyn at Bernard Block

Hotels

Prestige Beach House
 Hotel Zed
 Delta Hotels Grand Okanagan Resort
 The Royal Anne Hotel
 The Royal Kelowna by Bellstar Hotels

