536-538 BERNARD AVENUE, KELOWNA

PRIME GROUND-FLOOR RETAIL IN DOWNTOWN KELOWNA

FOR LEASE

WILLIAM | WRIGHT

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Prime Bernard Avenue Retail Space

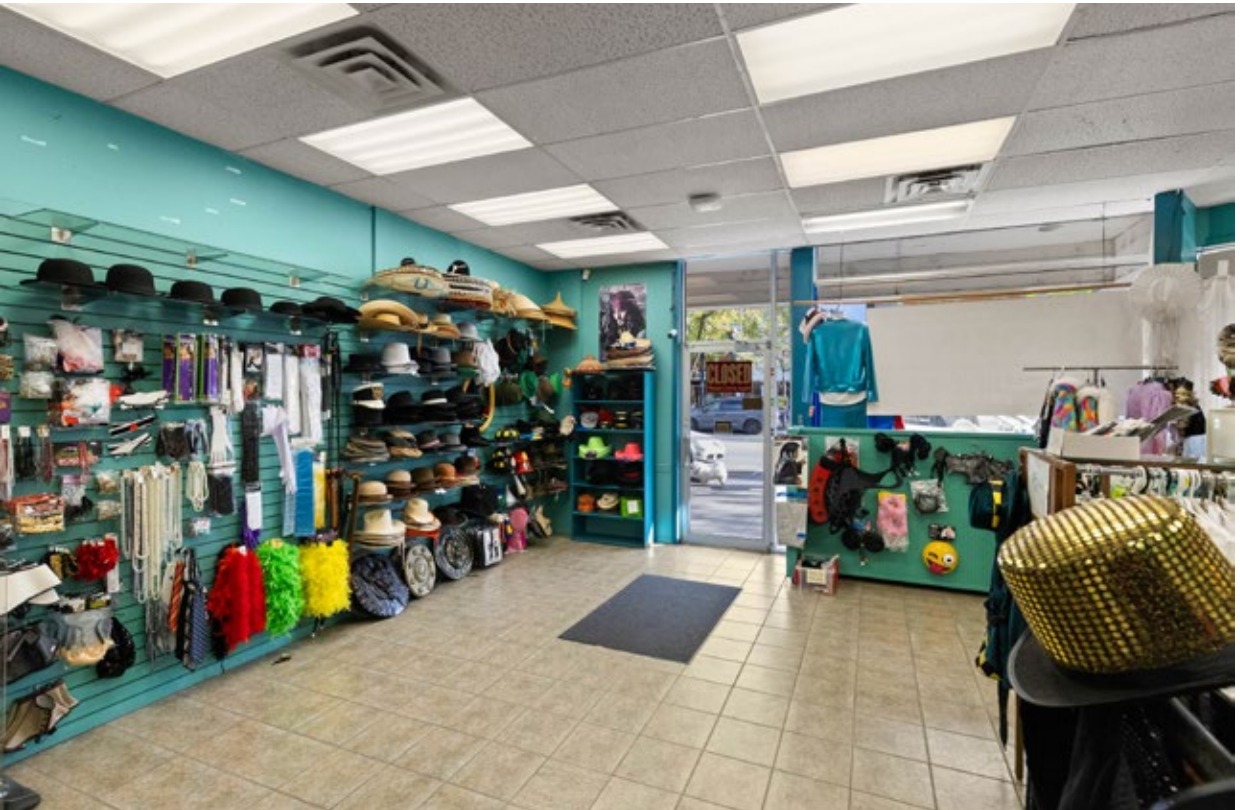
Opportunity to lease a ground-floor commercial space at 536–538 Bernard Avenue, downtown Kelowna's premier retail corridor. Designed with tall ceilings and expansive window frontage, this 3,960 SQFT space maximizes brand presence in a high-traffic location.

Supported by flexible UC1 zoning, the unit accommodates diverse commercial concepts, from retail showrooms and trendy boutique concepts to cafes, restaurants, or service spaces. The surrounding area is undergoing continued urban density, anchored directly alongside the Bernard Block, and related residential developments (Brooklyn & Bertram), and just down the street from the under-construction 43-storey UBCO Downtown campus tower. Combined, these high-density residential and academic hubs generate a steady, year-round flow of local residents, students, professionals, and visitors, making this an unparalleled location to grow your brand.

High Ceilings & Large Windows

Exceptional Walkability & Transit Accesibility

Flexible UC1 Zoning to support a wide range of uses



Salient Facts

SIZE
+/- 3,960 SQFT

PARKING
Street

ZONING
UC1 - Ideal for retail showrooms and trendy boutique concepts to cafes, restaurants, or service spaces

BASIC RENT
$24.50/FT

ADDITIONAL RENT
Contact Listing Agents

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

Location

Situated along the lively 500-block of Bernard Avenue, 536–538 Bernard sits right in the path of progress within Kelowna's vibrant urban center. With a 97 Walk Score and a 99 Bike Score, the location provides immediate connectivity to local eateries, boutique retail, transit exchanges, and the downtown waterfront. Neighboring modern residential high-rises and the landmark UBCO Downtown project guarantee high daily exposure and high pedestrian conversion for any retail business.

For More Information Contact

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