

THREE ONE THREE
313
BERNARD

FOR LEASE

**PRIME RESTAURANT OR RETAIL SPACE LOCATED IN
THE HEART OF DOWNTOWN KELOWNA ON BERNARD AVE**

313 BERNARD AVENUE, KELOWNA BC
5,184 - 10,921 SQUARE FEET AVAILABLE

STEVE LAURSEN
PERSONAL REAL ESTATE CORPORATION
INDUSTRIAL. COMMERCIAL. INVESTMENT REAL ESTATE



THE OPPORTUNITY

This high profile location on the corner of Bernard Ave and Water Street in downtown Kelowna presents a phenomenal opportunity for any business that inhabits the space. With a lively downtown atmosphere and a growing number of residents in the area, 313 Bernard allows for exponential growth opportunity for a variety of businesses such as restaurants, lounges, retail, or cafés, with an option of an exclusive patio space. 313 Bernard is located in the heart of entertainment, services, and recreation in the downtown area with easy access to lakefront recreation, parks, and bike paths that will make your business popular with employees and customers alike.

PROPERTY DETAILS



MUNICIPAL ADDRESS

313 Bernard Avenue, Kelowna BC



BUILDING SIZE

Main Floor: 5,184 SF

Second Floor: 5,737 SF

Total: 10,921 SF



ZONING

C7



LEASE RATE

Call Listing Agent



ESTIMATED ADDITIONAL RENT

\$10/SF



POSSESSION

Main Floor: Available Immediately

Second Floor: Available Early 2023






PROPERTY HIGHLIGHTS

- Corner of Bernard Ave and Water Street
- 10,921 SF Total Leasable Area
- 400A single phase down and 300A three-phase up
- Abundance of street and parkade parking in the surrounding area
- Option for exclusive patio space on Bernard Ave
- Excellent signage opportunities along Bernard Ave and Water St
- Abundance of glazing for ample natural light into the space



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LOCATION OVERVIEW

-  800+ New residential units in the down town core since 2017 and growing
-  Over 1.9 million visitors a year and \$443 million in visitor spending
-  YLW - The 10th busiest airport in Canada (2018/19)



Restaurants/ Brew Pubs / Cafés

1. Parlour Ice Cream
2. Earls Kitchen + Bar
3. Sunny's Diner
4. Moo-Lix Ice Cream
5. Salt & Brick
6. Jacks Pizza & Liquor
7. Craft Beer Market
8. Tim Hortons
9. Cantina Del Centro
10. Blenz
11. Kelly O'Bryan's
12. Cactus Club Cafe
13. Central Kitchen & Bar
14. The Train Station Pub
15. Sandhill Winery
16. BNA Brewing Co.
17. Bliss Bakery
18. Waterfront Wines

Residential Developments

1. One Water
2. St. Paul Kelowna
3. The Madison
4. Brooklyn at Bernard Block
5. Bertram Bernard Block
6. Ella

Hotels

1. Grand Okanagan Resort
2. The Royal Ann Hotel
3. Hotel Zed
4. Prestige Beach House

Recreation / Parks

1. Prospera Place
2. Kelowna Yacht Club
3. Kelowna Downtown Library | ORL Branch
4. Innovation Centre
5. Downtown Marina Kelowna

Packing District


1. Bad Tattoo Brewing
2. Marmalade Cafe
3. Okanagan E-Kruise
4. Knox Mountain Dentistry
5. Pharmacy
6. Chiropractor
7. Naturopath
8. Hair Salon
9. Climbing Gym
10. Optometrist
11. Sandhill Winery
12. Rustic Reel Brewery

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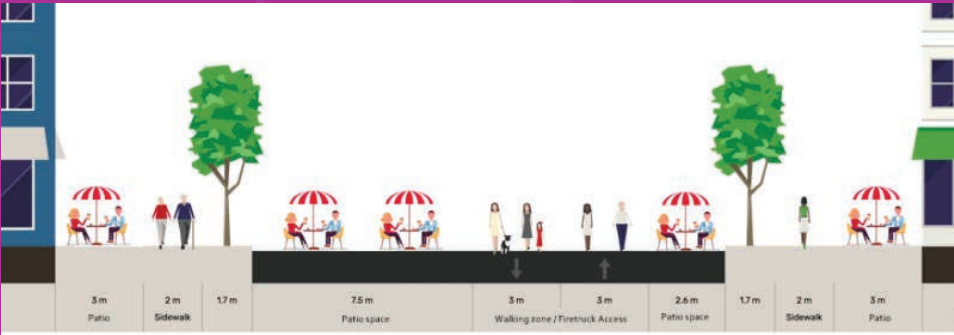
BERNARD STRIP

Bernard is home to the heaviest amount of foot traffic in Kelowna - especially during the months of July and August. The city of Kelowna allows for dining and retail businesses alike to expand their frontage, presenting the occasion for additional outdoor patio square footage and seating. This allows businesses a rare opportunity to broaden their service offerings.

-  67.5% increase in pedestrian traffic
- 120k+ average pedestrian traffic weekly though Summer months
- 300,000+ nightly visitors into Kelowna through July and August



BERNARD AVE CROSS SECTION JULY & AUGUST



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CONTACT

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101

stevelaursen@royallepage.ca

www.stevelaursen.com



ROYAL LEPAGE
COMMERCIAL

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W E A L T H

*Tourism statistics via Tourism Kelowna 2020 report

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