



FOR LEASE

PRIME RESTAURANT OR RETAIL SPACE LOCATED
STEPS AWAY FROM OKANAGAN LAKE

1346 WATER STREET | KELOWNA BC – DOWNTOWN KELOWNA

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OVERVIEW

RLK Commercial and CBRE are proud to present an exceptional retail leasing opportunity at 1346 Water Street, downtown Kelowna. Spanning 3,834 square feet, the main floor showcases a central bar, secondary bar service area, commercial prep kitchen, keg storage showroom, and an expansive grade level patio opportunity.

The second floor mezzanine measures 654 square feet and offers a 546 square foot covered terrace, seamlessly extending the interior space outdoors to create an uninterrupted indoor-outdoor experience.

Currently designed to accommodate a restaurant, this space is versatile and suitable for various purposes, including a lounge, retail, or service establishment. It is conveniently situated within the esteemed Delta Grand Okanagan Resort, surrounded by renowned establishments such as Cactus Club Cafe, King Taps, Kelowna Yacht Club, and Oak & Cru.

Strategically located at the busiest boat launch in Kelowna and the Downtown Boardwalk, this space benefits from significant local and tourist pedestrian, vehicular, and marine traffic.





PROPERTY DETAILS

 **MUNICIPAL ADDRESS**
1346 Water Street

 **ZONING**
UC1

 **ESTIMATED
ADDITIONAL RENT**
~\$10.00/SF

 **LEASE RATE**
Contact Listing Agents

 **POSSESSION**
January 1st, 2024

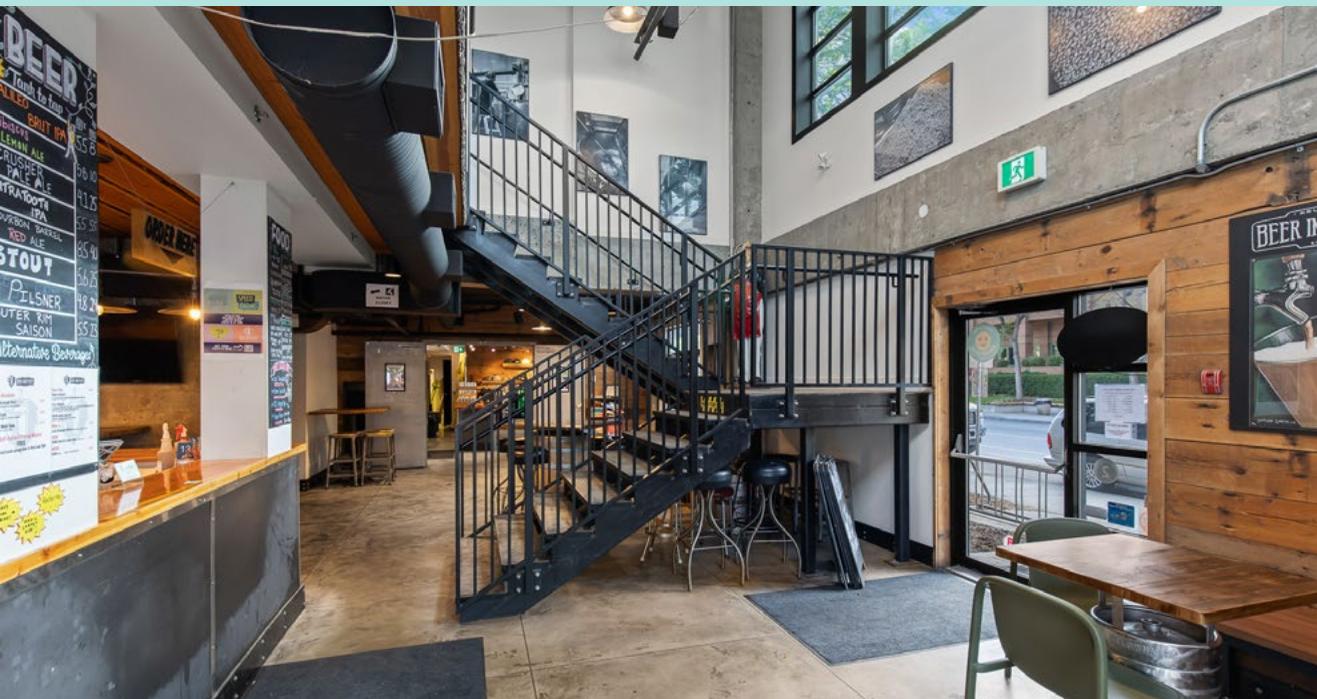
[CLICK HERE
TO VIEW
VIRTUAL TOUR](#)

FLOOR AREA DETAILS

	INTERIOR	PATIO
FIRST FLOOR	3,835 SF	4,001 SF
SECOND FLOOR	654 SF	546 SF
TOTAL	4,489 SF	4,547 SF

MAIN FLOOR | INTERIOR

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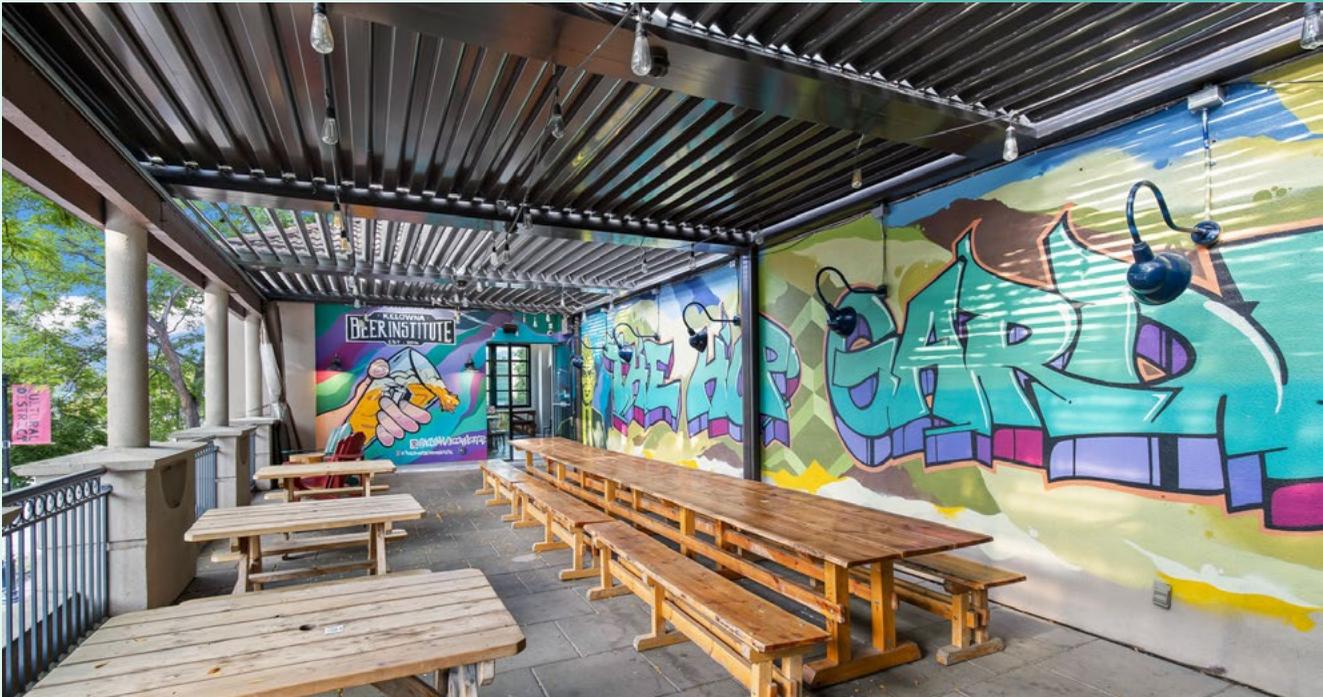
MAIN FLOOR | PATIO

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SECOND FLOOR

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DOWNTOWN KELOWNA

1346 Water Street presents an exceptional opportunity in one of Kelowna's most desirable locations. The property neighbours businesses such as Cactus Club Café, King Taps, Oak & Cru, and the Delta Grand Okanagan Resort, as well as local attractions such as the Water Street Boat Launch, Kelowna Yacht Club, and the downtown boardwalk.

During the summer months, Kelowna experiences a significant increase in pedestrian traffic, with over 120,000 average weekly pedestrians and more than 300,000 nightly visitors. Water Street in particular, experiences significant pedestrian, vehicular, and marine traffic, making it an ideal location to establish a thriving business.



FLOOR PLAN | MAIN FLOOR

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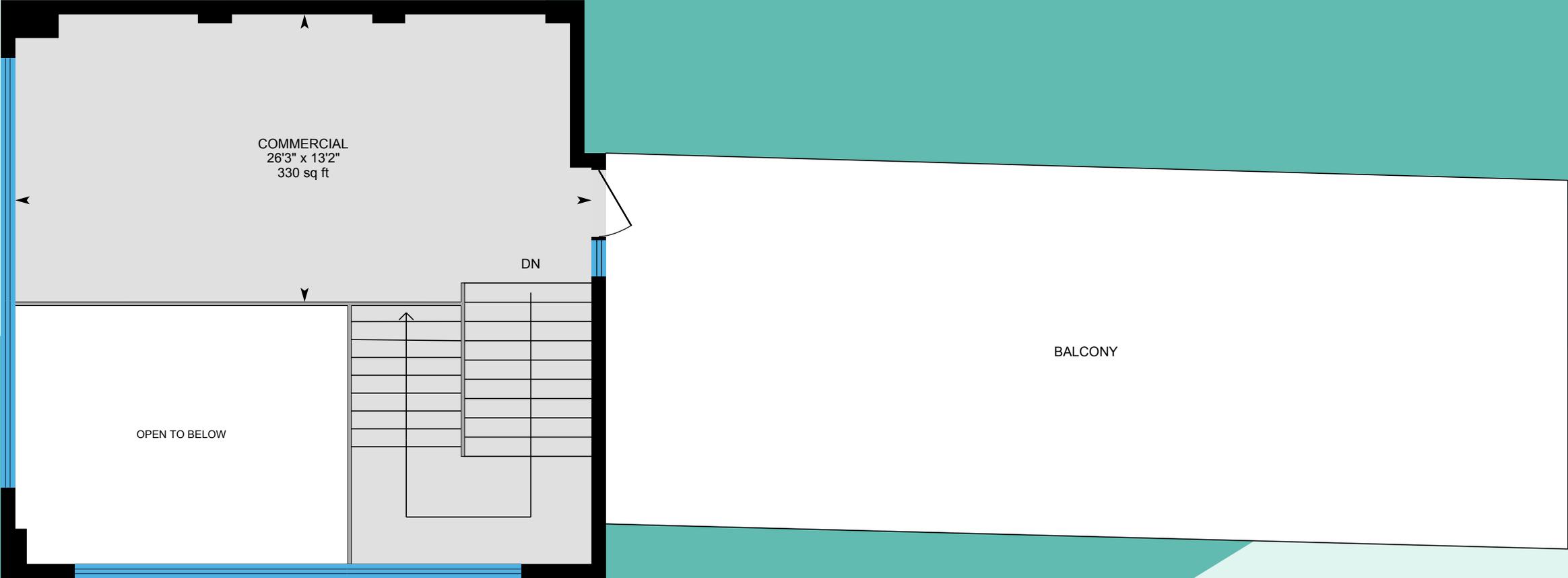
Interior	3,835 SF
Patio	4,001 SF
Total	7,836 SF



FLOOR PLAN – SECOND FLOOR

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Interior	654 SF
Patio	541 SF
Total	1,195 SF



LOCATION

 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. King Taps
14. OAK & CRU
15. Central Kitchen & Bar
16. The Train Station Pub
17. Sandhill Winery
18. BNA Brewing Co.
19. Bliss Bakery
20. Waterfront Wines

Residential Developments

1. One Water
2. St. Paul Kelowna
3. The Madison
4. UBC Okanagan
5. One Varsity
6. Brooklyn at Bernard Block
7. Bertram Bernard Block
8. 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. Pretty Not Bad 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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