



AVAILABLE FOR LEASE

513/515 BERNARD AVENUE

KELOWNA, BRITISH COLUMBIA

HIGH-EXPOSURE DOWNTOWN RETAIL OPPORTUNITY



PROPERTY FEATURES



LOCATION

Iconic Bernard Avenue frontage



LAYOUT

19 private offices, 2 boardrooms, reception



EXTERIOR

Rooftop balcony access, upgraded brick façade



ZONING

UC1 - Urban Centre

THE NUMBERS



SIZE

Approx. 6,000 SF



PRICE

Base Rent: \$17.00/SF
Est. NNN: \$5.75/SF

Position your business along Bernard Avenue in the heart of downtown Kelowna. This ±6,000 SF ground-level opportunity offers scale, visibility, and a strong presence within one of the city's most active retail and office districts.

The main floor is configured for professional office use, featuring approximately 19 private offices, two boardrooms, a spacious reception area, and accessible washrooms. An upper level adds three additional offices and access to a rooftop balcony - a rare amenity that enhances both team environment and client experience.

Recent upgrades, including a cultured brick façade, strengthen the building's street appeal. While ideally suited for office, the layout offers flexibility for alternative uses, including retail, subject to approvals. Competitive net and additional rents further support this strategic downtown opportunity.





BERNARD AVENUE AT A GLANCE

Bernard Avenue is Kelowna's historic commercial spine and today its most active waterfront retail corridor. The western waterfront block connects City Park, the marina, and the lakefront promenade to downtown's retail core.

FOOT TRAFFIC & DEMAND DRIVERS

 **HISTORY**
Kelowna's original commercial corridor dating to the late 1800s

 **PEDESTRIAN CORE**
Located within Bernard's primary pedestrian zone

 **WATERFRONT ACCESS**
Direct connection to City Park & lakefront promenade

 **RESIDENTIAL DENSITY**
One Water | Bertram | Ella | Waterscapes
3,000+ new downtown residential units

 **DEMOGRAPHICS**
145K+ city population | \$84K+ median income

Sources:
Statistics Canada (2021 Census);
Tourism Kelowna (2024/2025 Report to the Community);
City of Kelowna (2024–2025 Meet Me on Bernard Program & Development Data)



Bernard Avenue, early 1909. Source: Kelowna Public Archives.



Bernard Avenue, 2026.



Venture Commercial was born from a competitive vision to reimagine and elevate the practices of commercial real estate.

Our clients benefit from the expertise of one of the largest commercial real estate brokerages in the Okanagan and the flexible, collaborative and creative representation of a boutique real estate firm.

Our highly driven team is dedicated to building longstanding relationships and uncovering opportunity for our clients. As industry leaders, we aim to guide you through the process with wisdom, fairness and transparency every step of the way.

Success for us is not the next commission; rather, it is defined by establishing partnerships throughout the complete life cycle of our client's business.



For over 30 years, McIntosh Properties Ltd. has been part of the fabric of the Okanagan Valley. As a generational, family-owned business, McIntosh is built on integrity, care and a commitment to doing what is right for its clients and community.

With decades of experience and a forward-thinking entrepreneurial spirit, the team manages the full cycle of real estate development, from transforming raw land into thriving communities to managing industrial, office and retail properties.

Proud to live where they work, the McIntosh team contributes meaningfully to the region through industry involvement and support for local organizations. More than a company, McIntosh Properties is a trusted community partner driven by character, connection and a shared vision for the future.

For leasing inquiries, contact:

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