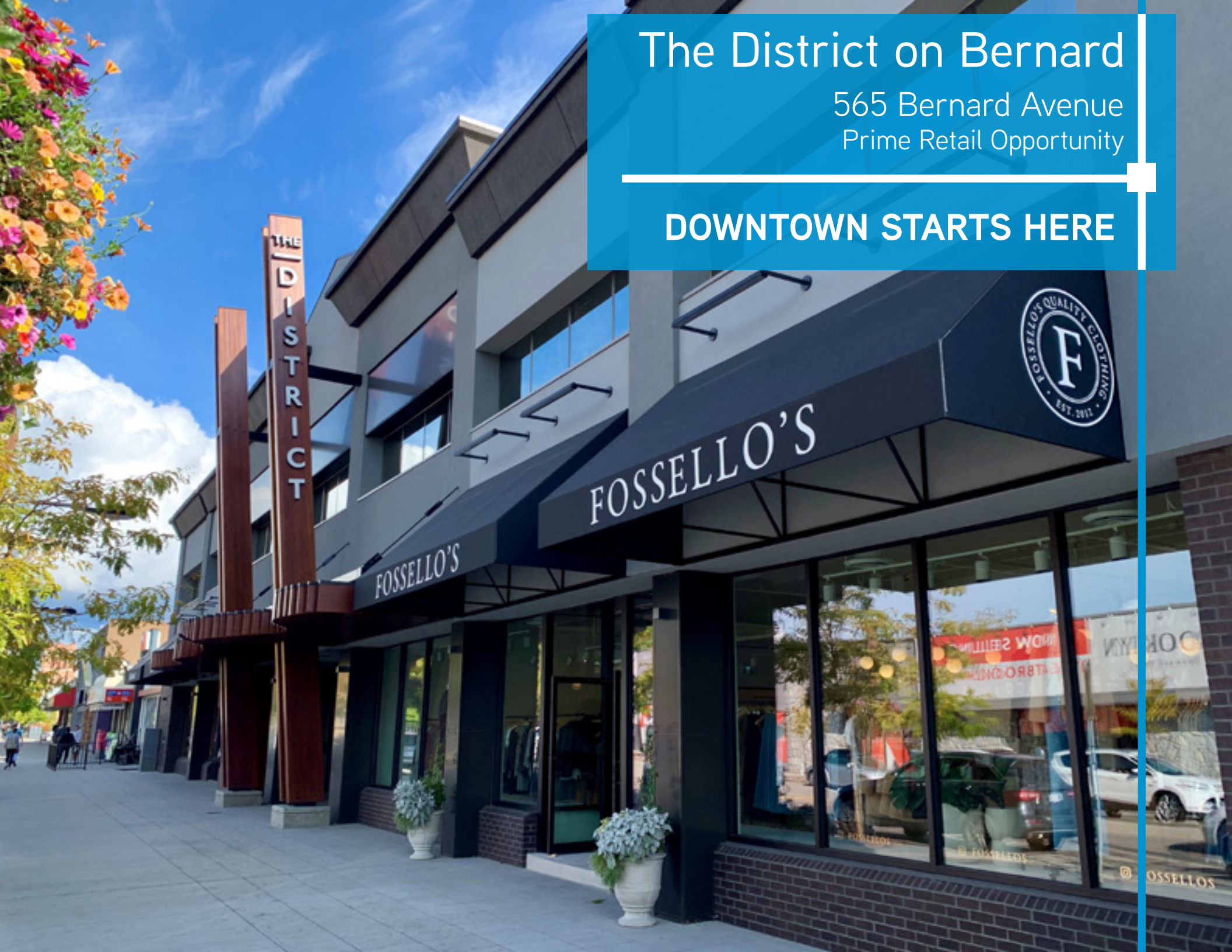


The District on Bernard

565 Bernard Avenue
Prime Retail Opportunity

DOWNTOWN STARTS HERE





Your place to shop, socialize and discover.

The District
on Bernard

565 Bernard Avenue, Kelowna, BC

The District on Bernard

is modernizing the retail landscape of downtown Kelowna. The redevelopment of Towne Centre Mall has created a fresh Okanagan atmosphere in Downtown Kelowna's only enclosed shopping centre.

- *Bernard Avenue - downtown Kelowna's prime retail corridor*
- *Only enclosed shopping centre offering parking to shoppers in downtown Kelowna*
- *Flexible unit sizes available*
- *Approx. 28,000 SF of office space on the second floor*
- *High foot traffic area*
- *Up-and-coming area, currently undergoing revitalization*
- *Residential density in the area is rapidly increasing, creating more demand for retail*
- *95 on-site parking stalls*



JOIN THE FOLLOWING TENANTS



Fossello's

Fossello's is a women's fashion boutique offering a beautifully-curated selection of labels to work, play, and live in. With high-end quality merchandise and a continuous rotation of Insta-worthy styles, they have something for everyone.



MacDermott's

MacDermott's on Bernard is a one-stop-shop for modern men's business wear. They offer a large selection of premium brands, including Hugo Boss, John Varvatos, Robert Graham, Tommy Bahama, Eton, and more. Proudly dressing Kelowna's men since 1995, they continue to be a luxury shopping destination in the downtown core.



Cosmetic Cultural Sport & Spa

Cosmetic Culture Sport and Spa is redefining the way beauty and health exist by taking the vanity out of cosmetics and focusing on holistic health from the inside out and the outside in. Opening soon.



1000 Palms

Now open, 1000 Palms Swimwear will be Kelowna's first experience based swimwear shopping destination. Inspired by the timeless style of Palm Springs, CA, 1000 Palms provides a safe space for women of all shapes and sizes to come and find the perfect fit for their bodies. Concentrating on private and perfectly lit dressing rooms, as well as glamorous finishings, 1000 Palms provides a luxurious experience that will leave women feeling beautiful and confident in their own skin.



Amni Apparel

Amni Apparel is a contemporary clothing company for women looking to combine comfort, style, and elegance.



Cubano's Fine Cigars & Coffee

Now open, Cubanos is a high-end, modern cigar shop offering a variety of cigars and cigar related products from around the world specializing in aged cigars from Havana, Cuba. Cubanos will also offer Cuban coffee and shirts, as well as high end fedoras and men's giftwares.



Pulp Fiction Coffee House

Now open, espresso drinks, tea, pulp fiction art and books, all in a groovy retro atmosphere.



Annegret's Chocolate

Fine European chocolatier and more. Mouth-watering chocolates, fresh Italian gelato, hand crafted specialty drinks and tasty truffles.



YLW Tacos

Opening soon, YLW Tacos, from food truck to store front location serving tacos, burritos, and quesadillas. Menu is sourced mainly from fresh BC products and gluten-friendly.

Net Rent	Starting at \$26/SF
Estimated Op. costs & taxes	\$13/SF (includes utilities)
Parking	95 on-site parking stalls available for visitors via validation system
Sizes	412 SF - 1,625 SF
Available	Immediately
Target Tenants	Men and women's fashions, jewelery and accessories, footwear, hair salons and home decor

AVAILABLE SPACE		AVAILABLE SPACE	
Unit	Area (SF)	Unit	Area (SF)
1&2	1,625	18	1,220
4	1,467	20	531
8	412	28	954
13	807		



THE DISTRICT





Population

1 KM: 8,600
2 KM: 34,600
5 KM: 60,200



Households

1 KM: 4,800
2 KM: 16,900
5 KM: 28,500



\$24-\$36/SF (net)

Retail Rates on Bernard



3.3%

Current Retail Vacancy
Rate in Downtown Area



Daytime Population

1 KM: 14,100
2 KM: 45,200
5 KM: 76,400



874

Number of Businesses in
Downtown Area (2016)



2,269

Residential Units to be built in
Downtown Area (by 2025)



THE LOCATION

The District on Bernard is centrally located between Ellis Street and Bertram Street in Kelowna's popular downtown area. Featuring outstanding exposure to pedestrian and vehicular traffic, this convenient location also provides easy access to Harvey Avenue/Highway 97.

Bernard Avenue is a vibrant and active area of Downtown Kelowna. It is a high traffic area for tourists and for locals. The area has a strong mix of retail tenants including restaurants, coffee shops, retail stores, financial institutions and offices. The area also includes City Park, Kerry Park and meets the lakefront at the iconic Sails at the foot of Bernard.

3RD LARGEST

metropolitan area in BC and
fastest growing In Canada

SHORT COMMUTES



90% of the city's population lives within
15 minutes by car or 30 minutes by
bicycle from Downtown Kelowna

693
TECH
COMPANIES

\$1.67 Billion annual tech economic impact

YVW

- 11th busiest airport in Canada
- 1.9 Million passengers in 2017
- Fly to over 375 destinations worldwide with one connection



TOP

ENTREPRENEURIAL
CITY IN BC



\$71,127

GROSS MEDIAN INCOME

Kelownians have potentially 70% of
pre-tax income left to spend

55%
TECH

WORKERS



are under the age of 35

**LARGEST CITY BETWEEN
VANCOUVER AND
CALGARY**





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