



For Lease

15-3151 LAKESHORE ROAD, KELOWNA BC



High profile retail space at Mission Park Shopping Centre



High profile retail leasing opportunity located in Mission Park Shopping Centre, in the heart of the popular Mission. The centre is **grocery-anchored** by premier grocer **Urban Fare**. The upscale neighbourhood offers some of the best places to live, shop, eat, and drink in a relaxed and vibrant atmosphere, making the community one of the most sought-after in Kelowna. Unit 15 is a **± 1,704 sq. ft.** retail space with **± 26'8" frontage**.



Subject
Property

BUILDING FEATURES

Opportunity Highlights

± 1,704 sq. ft. retail space available for lease at **Mission Park Shopping Centre**. The unit is located in a **prominent location** within the centre offering significant **signage** opportunity. Mission Park Shopping Centre is the only **major shopping destination** in the Mission area and provides ample free on-site **parking** for shoppers. The centre is located on Lakeshore & KLO Road and offers a mix of top-end **boutique shopping**, national retailers, restaurants and cafes, and many services including personal care, medical and financial. Home to premier **grocery store Urban Fare**, the only one in the Okanagan. The centre is further anchored by **BC Signature Liquor Store**, **Pharmasave**, **Bosley's**, **Starbucks**, **KFC**, **Dairy Queen**, multiple financial institutions and more.



± 1,704 sq. ft. retail unit



Grocery-anchored by premier grocer **Urban Fare**



Other major anchors are **BC Signature Liquor Store**, **Bosley's**, **Starbucks**, **Pharmasave** & more



Prominent signage & ± 26'8" frontage



On-site free parking



Only major shopping destination in the vibrant **Mission**



Zoning: **C4 (Urban Centre Commercial)**



Situated right next to the Mission's **Save-On Foods**

Area Highlights

Mission Park Shopping Centre is situated right next to the Mission's **Save-On Foods**. The centre is nestled in between the two major connectors, **Richter Street** and **Lakeshore Road**, connecting the area to the rest of Kelowna. Both routes provide downtown or highway access within 5 minutes. Mission Park Shopping Centre is further accessible from **KLO Road**.

 **Highway 97 and downtown Kelowna access within 5 minutes**

 **Nestled in between the two major connectors, Richter Street and Lakeshore Road**

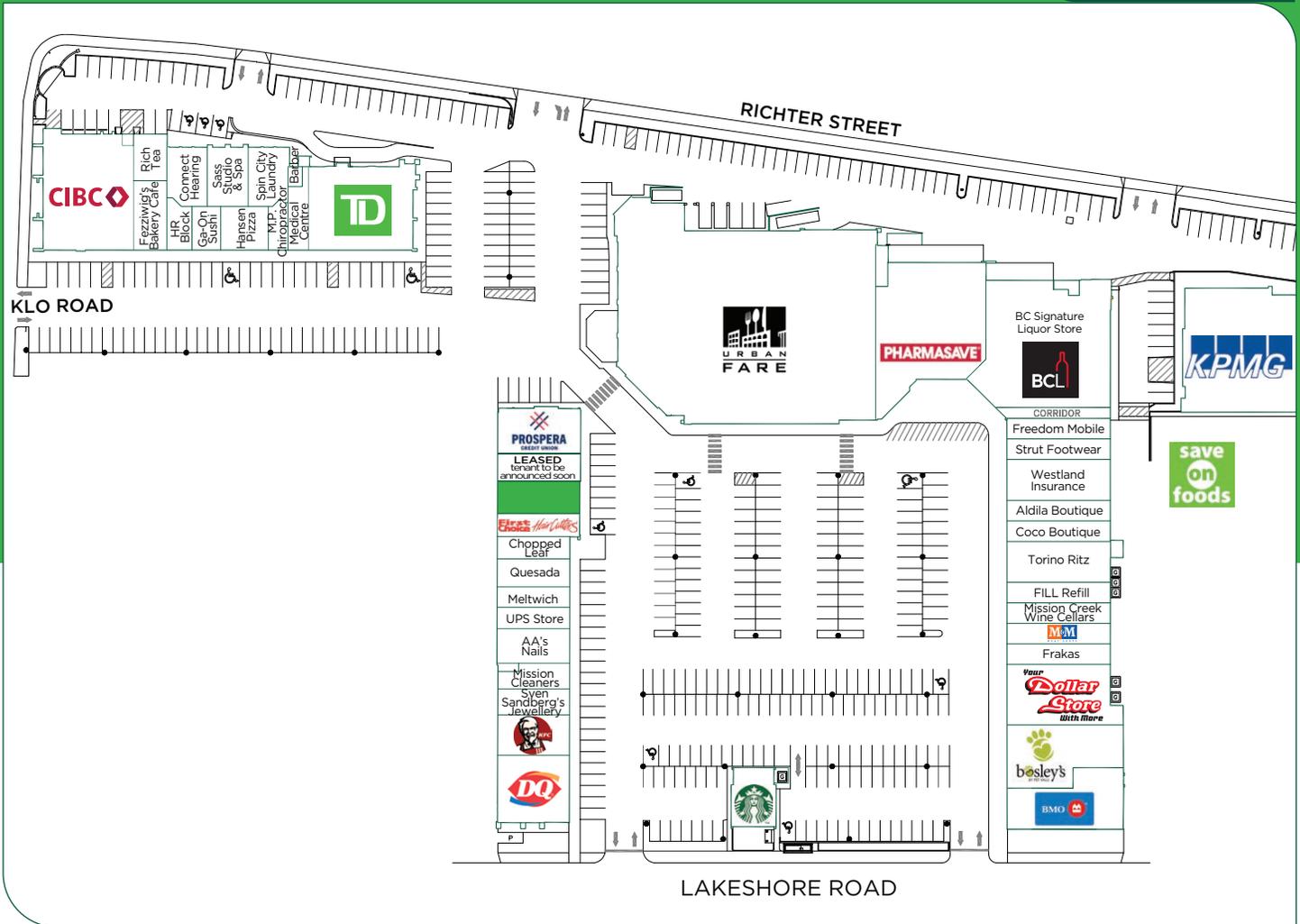
 **Connected to all major transit routes**

 **Walking distance to major beaches along Okanagan Lake, including Gyro Beach**

 **Pedestrian friendly with spacious sidewalks: Walkscore® 83: Very walkable**

 **Bike friendly with bike lanes & bike racks: Bikescore® 99: Biker's Paradise**





About the Mission

The Mission in Kelowna is one of the higher income neighbourhoods and a sought-after community. It is a favourite among locals and a popular destination for summer tourists. Major beaches of Okanagan Lake are within walking distance, including Boyce-Gyro, Kelowna's largest public beach. The surrounding amenities include quaint boutique shops, art galleries, restaurants, and local cafes. The urban landscape is defined by wide tree-lined sidewalks, cozy patios, and bike lanes, making the neighbourhood one of the most walkable and bike-friendly communities in Kelowna.