



# NOW LEASING RESTAURANT & RETAIL SPACE

AT AQUA WATERFRONT VILLAGE

## ABOUT AQUA WATERFRONT VILLAGE

Mission Group presents a variety of unique commercial retail units located at Aqua Waterfront Village, a lakefront master-planned community in Kelowna's Lower Mission. With close proximity to neighbouring hotels and residential density set to increase significantly over the coming years, commercial space in this three-tower development will be at the center of the action from sunrise to sunset.

While each neighbourhood in Kelowna has its own distinct draws, the Lower Mission neighbourhood is a destination in itself with sandy beaches, eclectic boutiques and easy access to the Mission Park Greenway. Featuring a proposed public boardwalk and beach, commercial spaces at Aqua will enjoy a high volume of foot traffic from residents and visitors alike, as well as great exposure to vehicles on Lakeshore Rd.



- ✔ The first phase of construction on the new Aqua Boat Club building is complete, introducing 5 commercial retail units available now for tenant fixturing.
- ✔ The first residential tower with one ground-level retail space is now under construction and is anticipated to be available for tenant fixturing by fall/winter 2024.
- ✔ The second and third residential towers are being constructed in tandem with the waterfront restaurant, with the restaurant space anticipated to be available for tenant fixturing by winter 2025/2026.

## SITE OVERVIEW

- Kelowna's first waterfront master-planned community
- 415 residential homes
- Resort-style residential amenities and lifestyle
- Onsite Aqua Boat Club offers marine mechanical services, indoor dry-rack moorage and valet, and a boat-share membership program
- Public beach and boardwalk with elevated pedestrian walkway runs parallel to the restaurant space, providing unobstructed lake views of Okanagan Lake



# PROJECT GALLERY



✓ Aqua Waterfront Village Project Site  
Proximity to Okanagan Lake



✓ Aqua Boat Club with CRU A-E Retail Spaces



✓ Tower One CRU I Retail Space



✓ Public Beach Boardwalk with Waterfront  
Restaurant Space

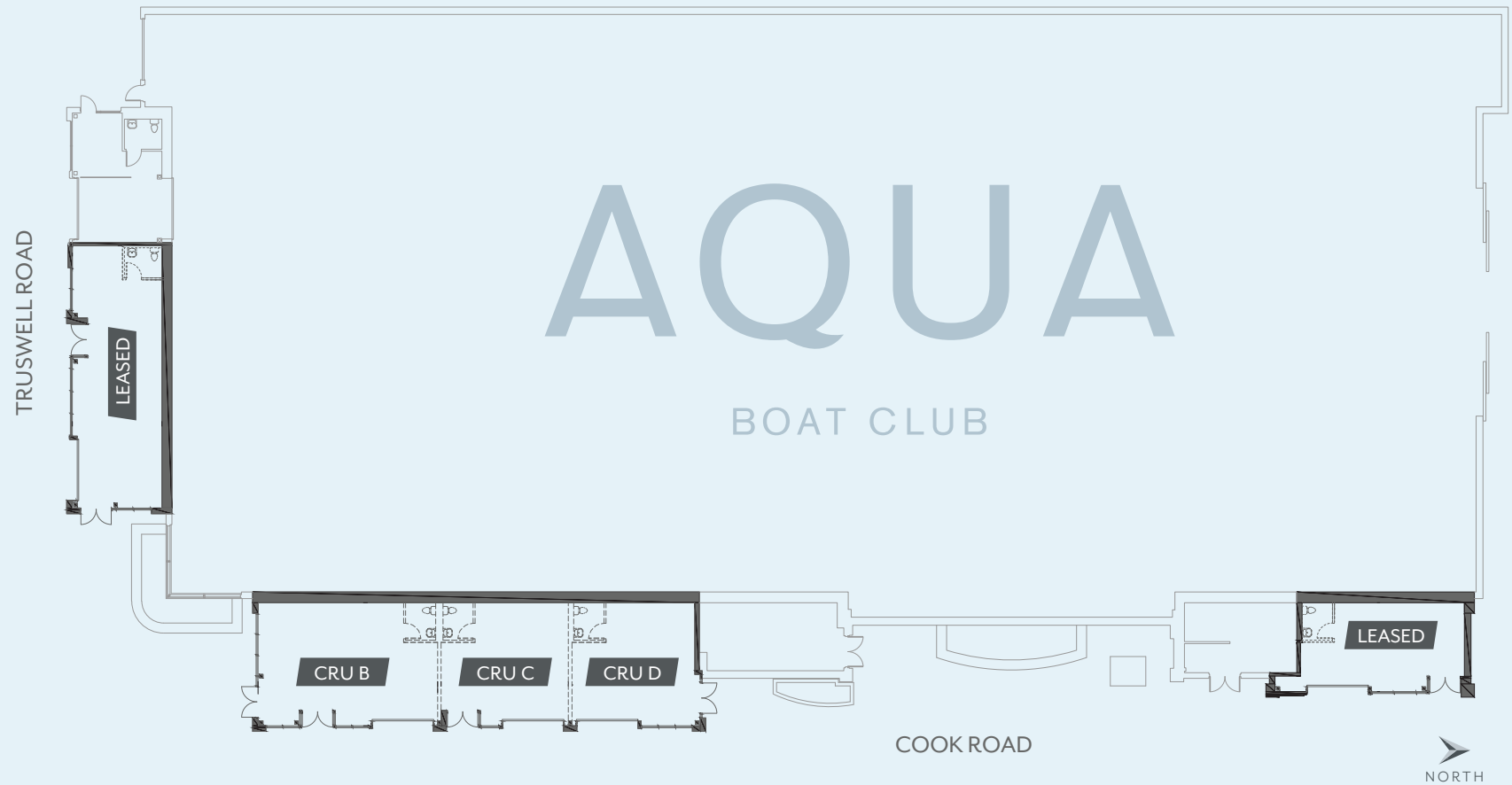
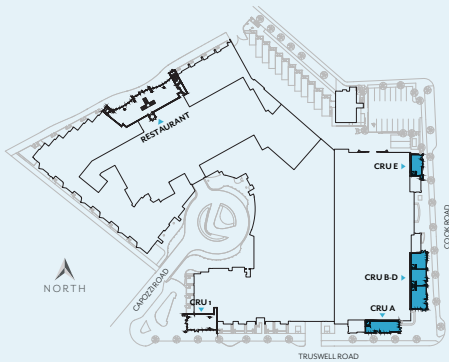
# AQUA BOAT CLUB RETAIL SPACE

Address  
560 TRUSWELL ROAD  
KELOWNA, BC

TENANT FIXTURING | FALL 2023

UNIT	SIZE	CEILING HEIGHT
CRU A	LEASED	
CRU B	877 SF*	16'5"
CRU C	617 SF*	16'5"
CRU D	625 SF*	16'5"
CRU E	LEASED	

\*Can be made contiguous up to 2119 SF.

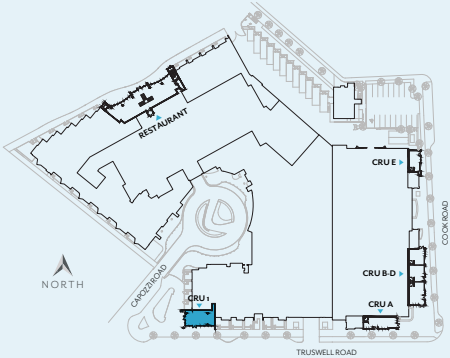
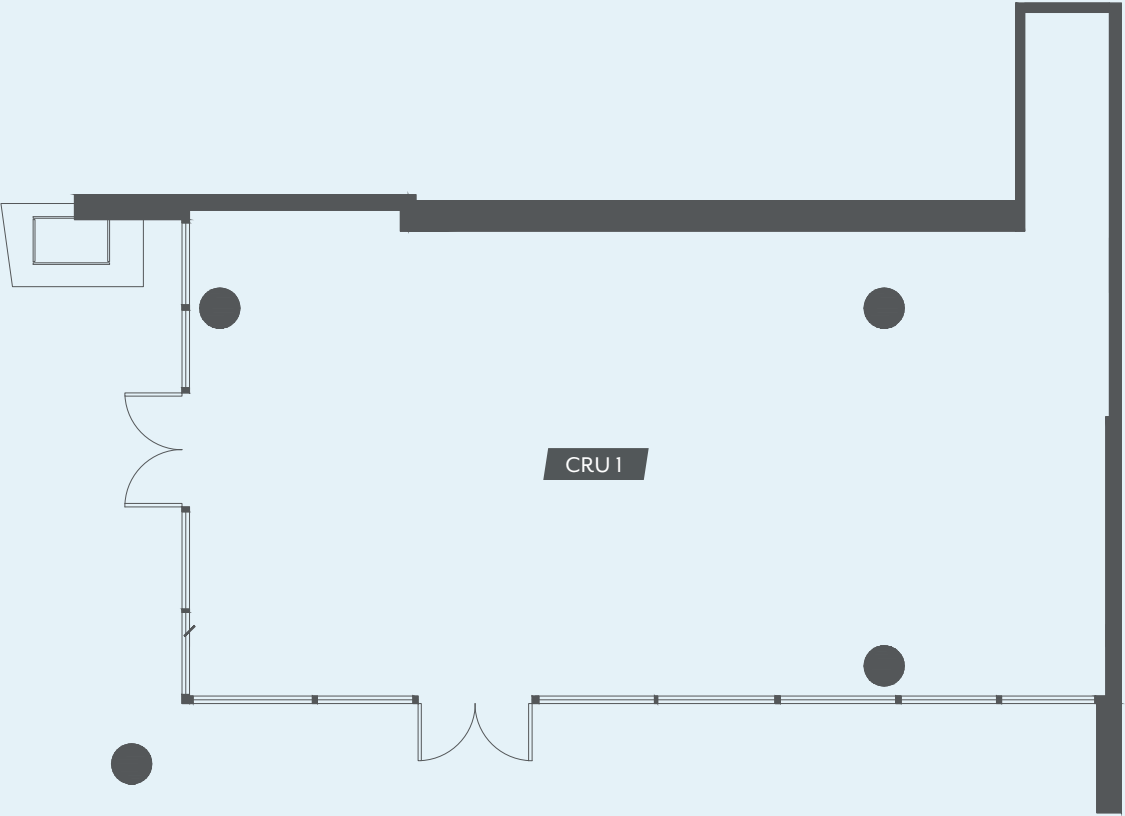


# TOWER ONE RETAIL SPACE

Address  
3699 CAPOZZI ROAD  
KELOWNA, BC

TENANT FIXTURING | FALL/WINTER 2024

UNIT	SIZE	CEILING HEIGHT
CRU 1	1,180 SF	20'8"

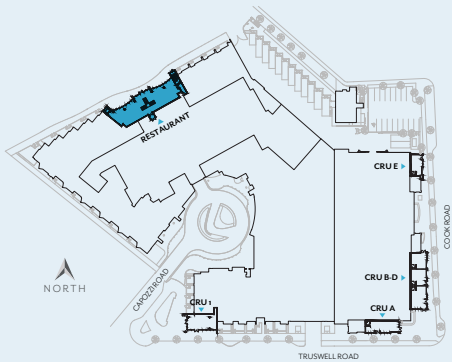
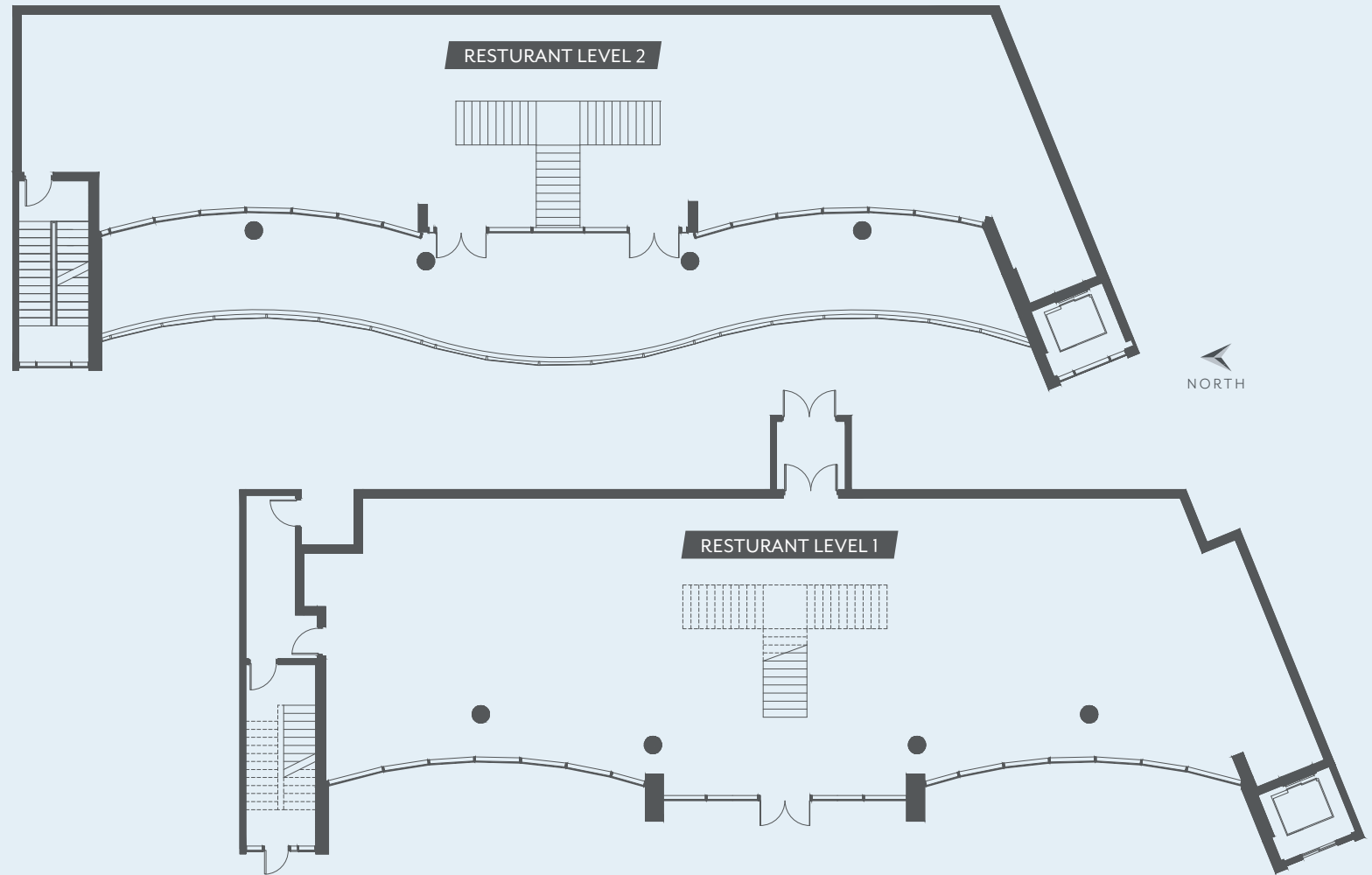


# WATERFRONT BOARDWALK RESTAURANT SPACE

Address  
3700/3800  
CAPOZZI ROAD  
KELOWNA, BC

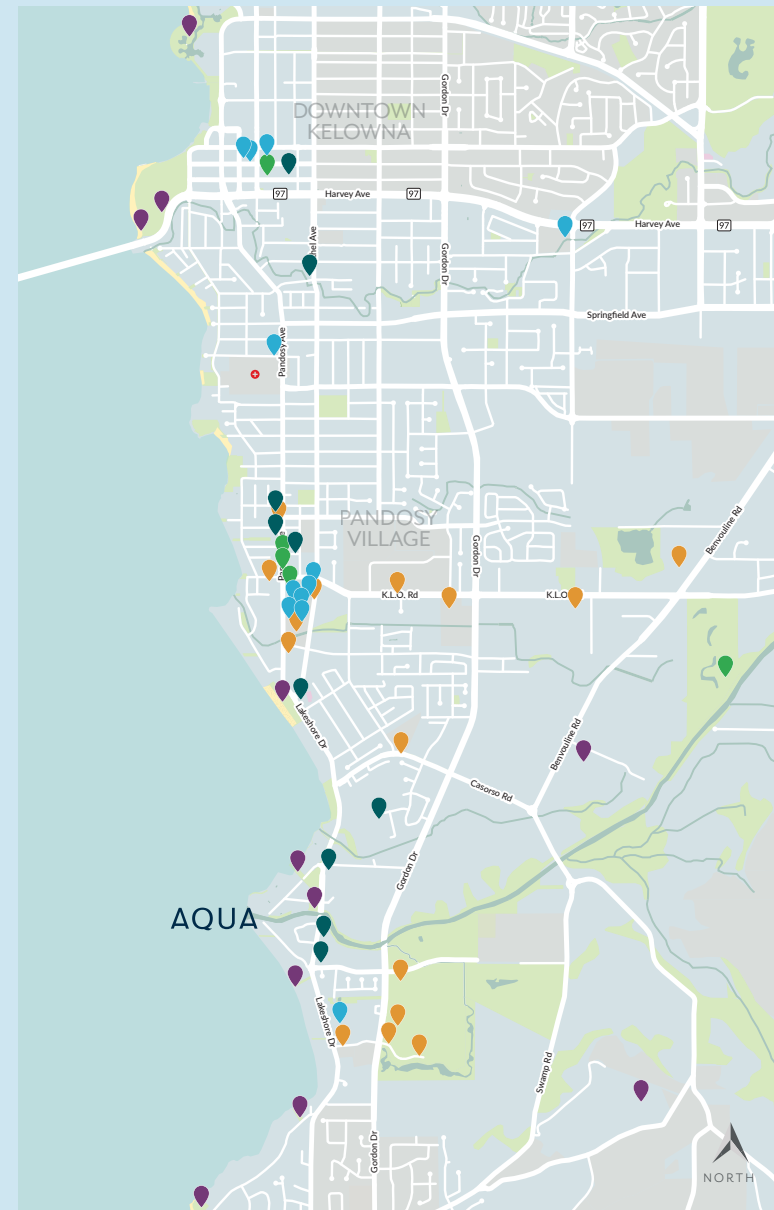
TENANT FIXTURING | WINTER 2025/2026

UNIT	SIZE	CEILING HEIGHT	PARKING
RESTAURANT	6,500 SF	LEVEL 1 - 13' LEVEL 2 - 25'	DEDICATED RESTAURANT PARKING AVAILABLE



## COMMUNITY HIGHLIGHTS

- Two million visitors to Kelowna annually
- Average population of 11,000+ (within 7km radius)
- Average population of 4000+ (within 2km radius)
- Average household income of \$122,000 (within 2km radius)
- Average age of population is 46 (within 2km radius)
- Additional 1800 residential homes planned or under construction (within 2km radius)
- Daily average of 18,000 vehicles on Lakeshore Road
- Daily average of 650 pedestrians and cyclists on Lakeshore Road



LOWER MISSION NEIGHBOURHOOD MAP

- Cafes & Eateries
- Recreation
- Retail
- Services
- Health & Fitness



## OTHER COMMERCIAL SPACES



**ALMA ON ABBOTT**  
KELOWNA, BC | 792 - 3,392 SF

Just one block from Pandosy Village and across the street from the newly-opened Pandosy Waterfront Park, Alma on Abbott introduces the opportunity to lease up to 3,392 square feet of boutique street-level retail space, situated underneath a brand-new collection of 87 homes.



**THE BLOCK**  
KELOWNA, BC | 1,127 - 2,218 SF

As the centrepiece of a master planned urban village, the storefront retail spaces at The Block are the jewels of this development, surrounded by over 400 homes, with a +/- 110,000 square feet of office space above you.



**ELLA**  
KELOWNA, BC | **FULLY LEASED**

Mission Group presents the final remaining high-profile retail space in a 20-storey residential tower in the heart of downtown Kelowna. With high visibility to the traffic on Ellis Street, this retail unit offers business owners up to 1,500 square feet with available demising options.

## ABOUT THE DEVELOPER

Since 2004, Mission Group has been contributing to Kelowna as the most prolific builder east of the Lower Mainland, guided by our diverse team who are proud to call Kelowna home.

Mission Group's 'Build It Forward' philosophy is focused on building value in the community we serve, allowing the whole community to prosper into the future.

## FOR ALL LEASING INQUIRIES

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