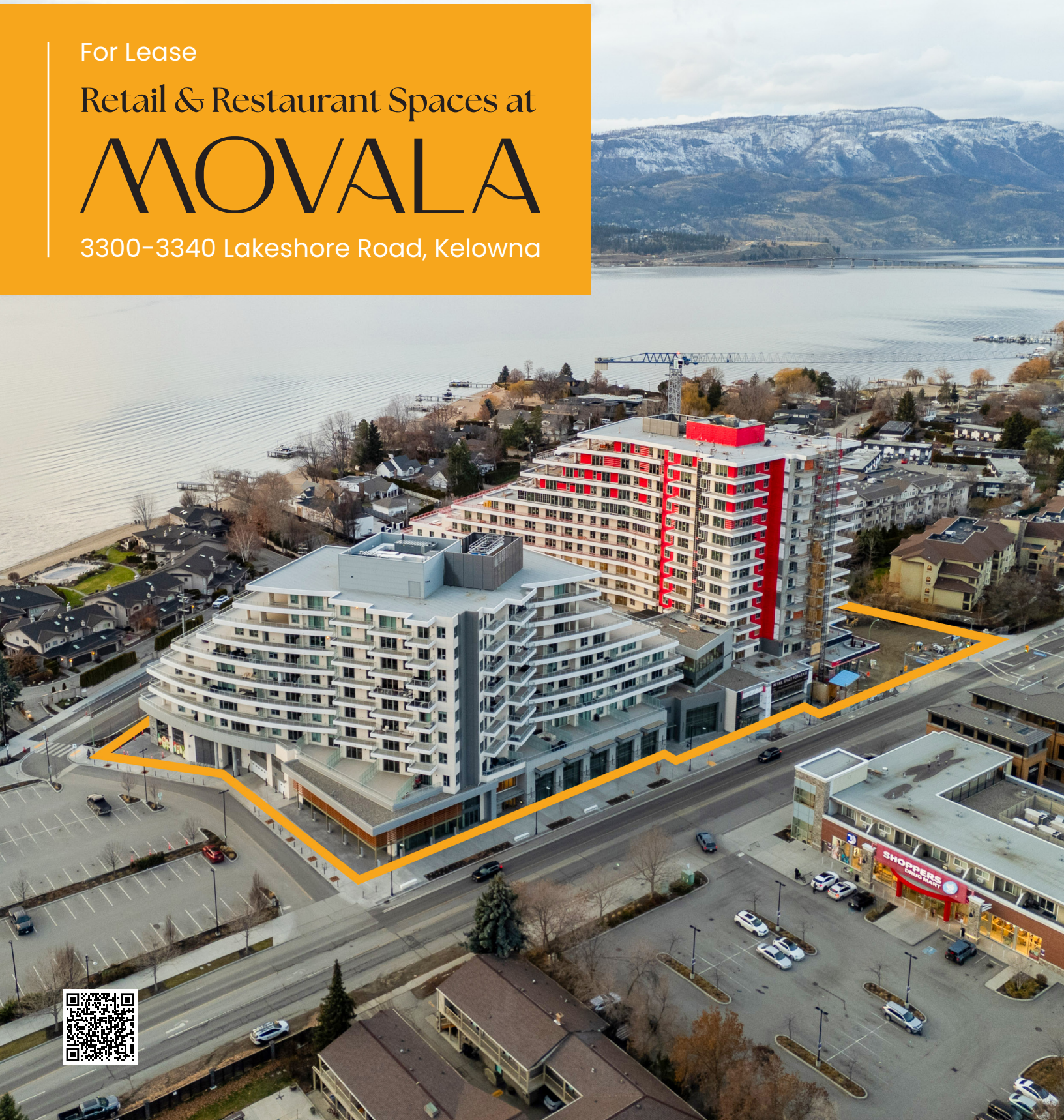


For Lease

Retail & Restaurant Spaces at

# MOVALA

3300-3340 Lakeshore Road, Kelowna



Welcome to

# MOVALA



MOVALA

Mountain, Valley, and Lake



# Premium Commercial Space

Immerse yourself in the elegance of MOVALA, a Stober Group masterpiece, nestled in the heart of the Lower Mission neighbourhood in Kelowna. With 16,000 square feet of premium commercial space, the street-oriented storefronts position your business for success along the prestigious Lakeshore Road. Each detail is meticulously crafted to echo the vibrancy of the beach-side neighbourhood.

From gourmet restaurants and quaint cafes to exclusive boutiques, medical, and personal services, MOVALA is where dreams find their address. Here, your vision will find a home amidst the bustling energy of the Lower Mission, setting the stage for lasting relationships and shared success.



Iconic landmark location next to the scenic Boyce-Gyro Beach (3344 Lakeshore Road)



16,000 square feet of premium commercial space



Certain units feature base building provisions for restaurants with dedicated patio areas



Ample customer parking at adjacent public parking facilities with secured tenant parking



Prominent signage opportunities



325 luxury residential homes



Flagship location within the coveted Lower Mission neighbourhood



High visibility and anchor corner locations with significant traffic flow



Distinguished frontage encircling the building on pedestrian-centric pathways

# Pandosy Village

At MOVALA, your venture will flourish in Pandosy Village, Kelowna's most coveted neighbourhood, celebrated for its vibrant community and diverse demographic fabric. Energetic young adults comprise 27.48% of the population, while seasoned seniors represent 15.03%, ensuring a broad customer base. Located right next to the popular Gyro Beach, MOVALA stands as the cornerstone for commerce, offering a dynamic, intergenerational clientele in an active neighborhood with boutiques, medical, and personal services.

## Lakeside Ambience

Located directly next to Kelowna's busiest summer attraction, Gyro Beach. Locals and tourists alike flock to Lower Mission to enjoy Gyro and Rotary Beach Park, and easy access to the lake.

## Family-Friendly

Known for its schools, parks, and recreation facilities, Lower Mission is highly regarded as one of the most desirable places to live for families.

## Recreation

Situated nearby the Mission Creek Greenway, a popular trail for walking, biking, and hiking, plus other parks and recreational facilities. As well as, direct access to the Abbott Street transportation corridor, connecting the Lower Mission to Downtown via dedicated bike path.

## Convenient Amenities

Close to shopping, dining, and other services along Lakeshore Road. Join complementary businesses within this bustling neighbourhood.

## Established Community

Immerse yourself in one of Kelowna's most coveted neighbourhoods with built-in clients/customers all within walking distance.



**Lower Mission  
Demographics**

**38,374**  
Total Population

**48 Years**  
Median Age

**\$130,000**  
Average Individual Income

# MOVALA

325  
Luxury Homes

Phase 1  
Available Immediately

Phase 2  
Spring 2026 Occupancy

16,000 SF  
Commercial Spaces

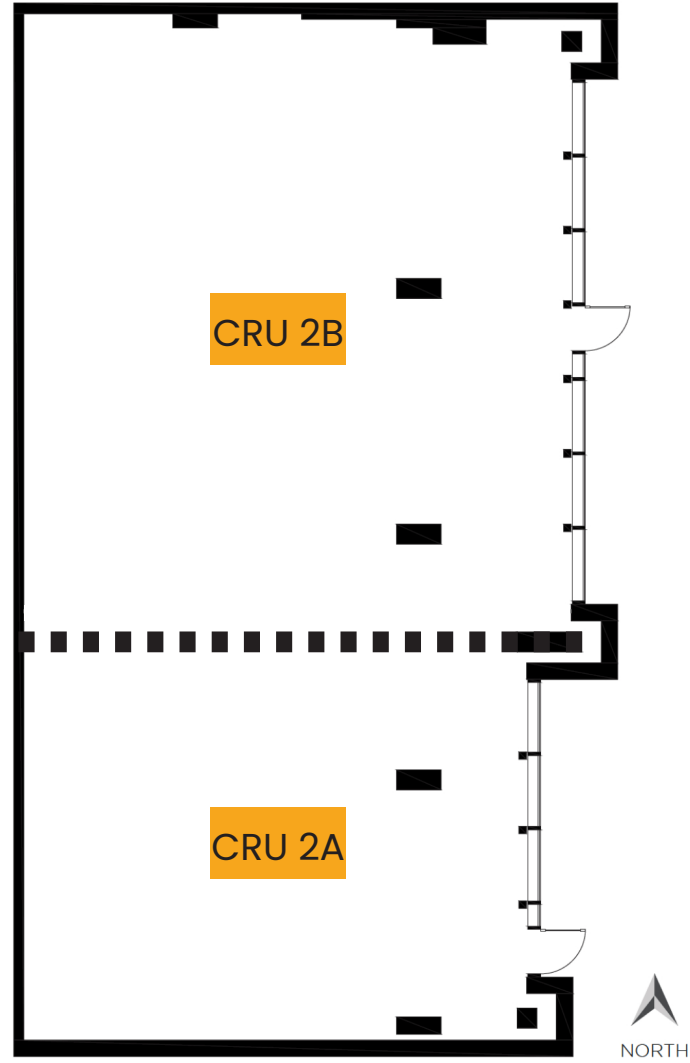
## Site Overview



Unit	Size	Frontage	Patio Size	Ceiling Height
<b>CRU 1 - LEASED</b>				
CRU 2	2,547 sf	Lakeshore	N/A	22'10"
<b>CRU 3A - LEASED</b>				
CRU 3B	551 sf	Lakeshore	N/A	22'10" / 9'3"
CRU 3C <small>PENDING</small>	1,171 sf	Lakeshore	N/A	22'10" / 9'3"
CRU 4	4,165 sf	Lakeshore & Watt	1,689 sf	22'10" / 9'3"
<b>CRU 5 Level 1 &amp; 2 - LEASED</b>				
Pendози	984 sf	Lakeshore	678 sf	22'8"

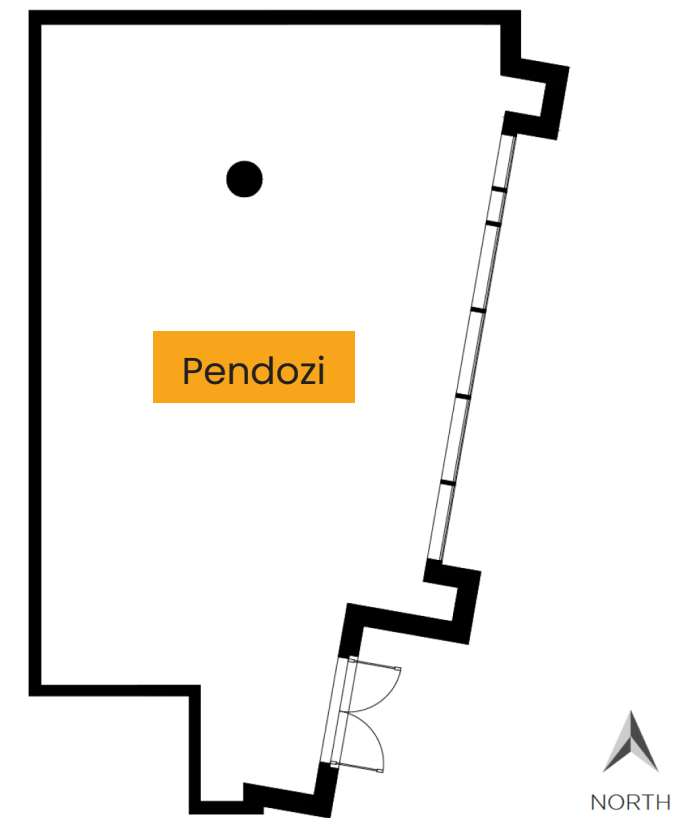
# CRU 2

Unit	Size	Frontage	Patio Size	Ceiling Height
CRU 2A	951 sf	Lakeshore	N/A	22'10"
CRU 2B	1,596 sf	Lakeshore	N/A	22'10"
CRU 2A&B	2,547 sf	Lakeshore	N/A	22'10"



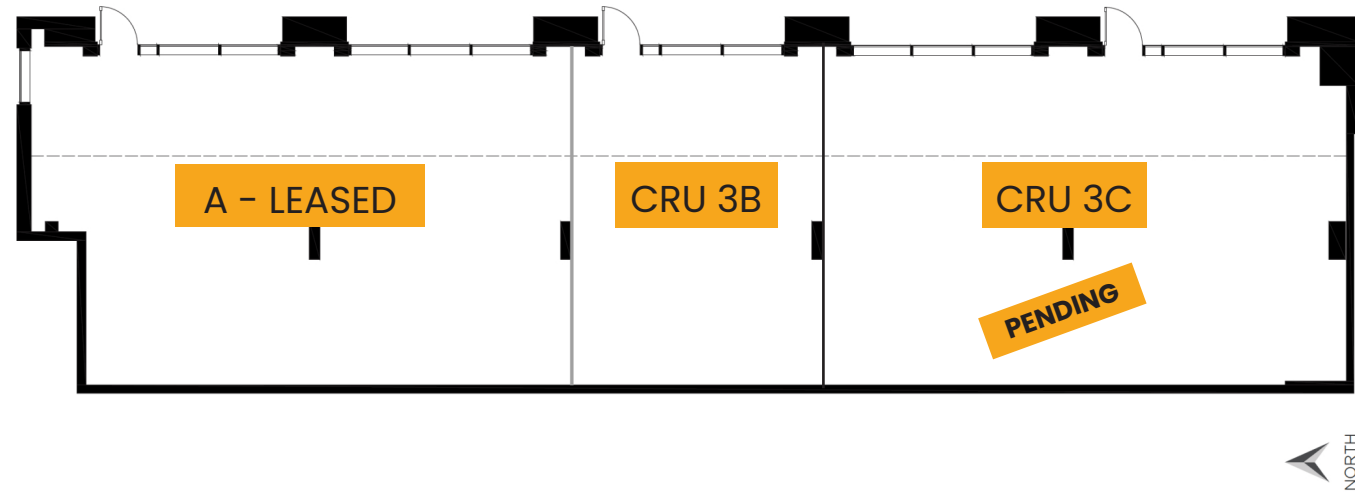
# Pendozi

Unit	Size	Frontage	Patio Size	Ceiling Height
Pendozi	984 sf	Lakeshore	678 sf	22'8"



# CRU 3

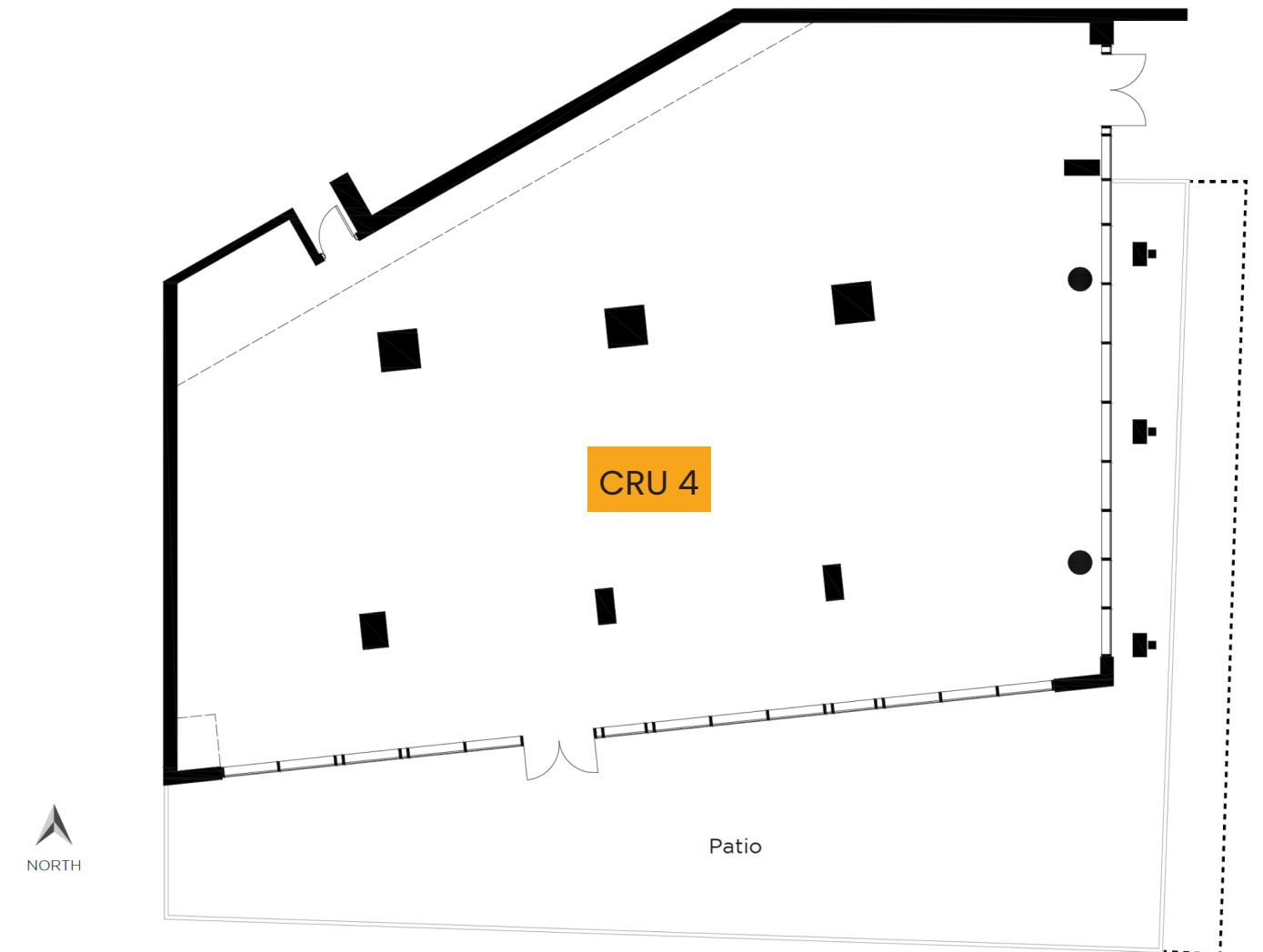
Unit	Size	Frontage	Patio Size	Ceiling Height
<b>CRU 3A - LEASED</b>				
CRU 3B	551 sf	Lakeshore	N/A	22'10" / 9'3"
CRU 3C <span style="background-color: #f4a460; padding: 2px;">PENDING</span>	1,171 sf	Lakeshore	N/A	22'10" / 9'3"



# CRU 4

PENDING

Unit	Size	Frontage	Patio Size	Ceiling Height
CRU 4	4,165 sf	Lakeshore & Watt	1,689 sf	22'10" / 9'3"



# MOVALA





# About The Team



Stober Group's story began in 1957 when visionary builder Al Stober laid the foundation for growth in the Okanagan. Over six decades, his vision evolved into a legacy of community building, with over 1.1 million square feet of commercial space and more than 1,700 residential homes delivered. From its roots as a construction company, Stober Group has grown into a trusted leader shaping vibrant communities across Kelowna and the Okanagan.

## WILLIAM | WRIGHT

William Wright Commercial is a modern, full service commercial brokerage founded in 2013, offering more dedicated commercial real estate offices in BC than anyone else. Our intimate and in-depth knowledge of the province's best markets provides clients with the ability to make key decisions with frontline data and information, ensuring that even the most critical needs can be met with confidence. From landlord and tenant services to investment sales and project marketing, we strive to connect our clients to their goals and help them build their business, one transaction at a time.



Cushman & Wakefield is a Global commercial real estate services company with approximately 400 offices in 70 countries, and a total of over 51,000 employees. C&W provides value-added, client focused sales, leasing, advisory, management, and financial services to owners and occupiers of office, retail, industrial and multi-residential properties around the globe.



Shaping the Future  
of Community

MOVALA

# Contact The Team For Leasing Inquiries

## WILLIAM | WRIGHT

### **Shelby Kostyshen**

shelby.kostyshen@williamwright.ca  
236.420.3558

### **Victoria Mitchell**

victoria.mitchell@williamwright.ca  
236.420.3558

### **Jeff Hancock\***

jeff.hancock@williamwright.ca  
236.420.3558



**CUSHMAN &  
WAKEFIELD**

### **Cody Buchamer\***

cody.buchamer@cushwake.com  
604.608.5999

\*PERSONAL REAL ESTATE CORPORATION

E.&O.E. This communication is not intended to cause or induce breach of an existing agency agreement. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services and its listing client and/or clients make no guarantees or warranties of any kind, expressed or implied, regarding the information including but not limited to warranties of content, accuracy, completeness, and reliability, and do not accept or assume any responsibility or liability, consequential or direct, for the recipient's reliance upon the information. Any recipient and/or interested party should undertake their own appropriate and independent due diligence and inquiries to the accuracy of the information, which is subject to errors, omissions, and changes, including changes to price or withdrawal, without notice. Sizes are approximate and based on architectural measurements. William Wright Commercial Real Estate Services and its listing client and/or clients exclude unequivocally all inferred or implied terms, conditions, and warranties arising out of this document and exclude all liability for loss and/or damages arising therefrom. This publication is the copyrighted property of William Wright Commercial Real Estate Services and its listing client and/or clients. © 2026 William Wright Commercial Real Estate Services. All rights reserved.