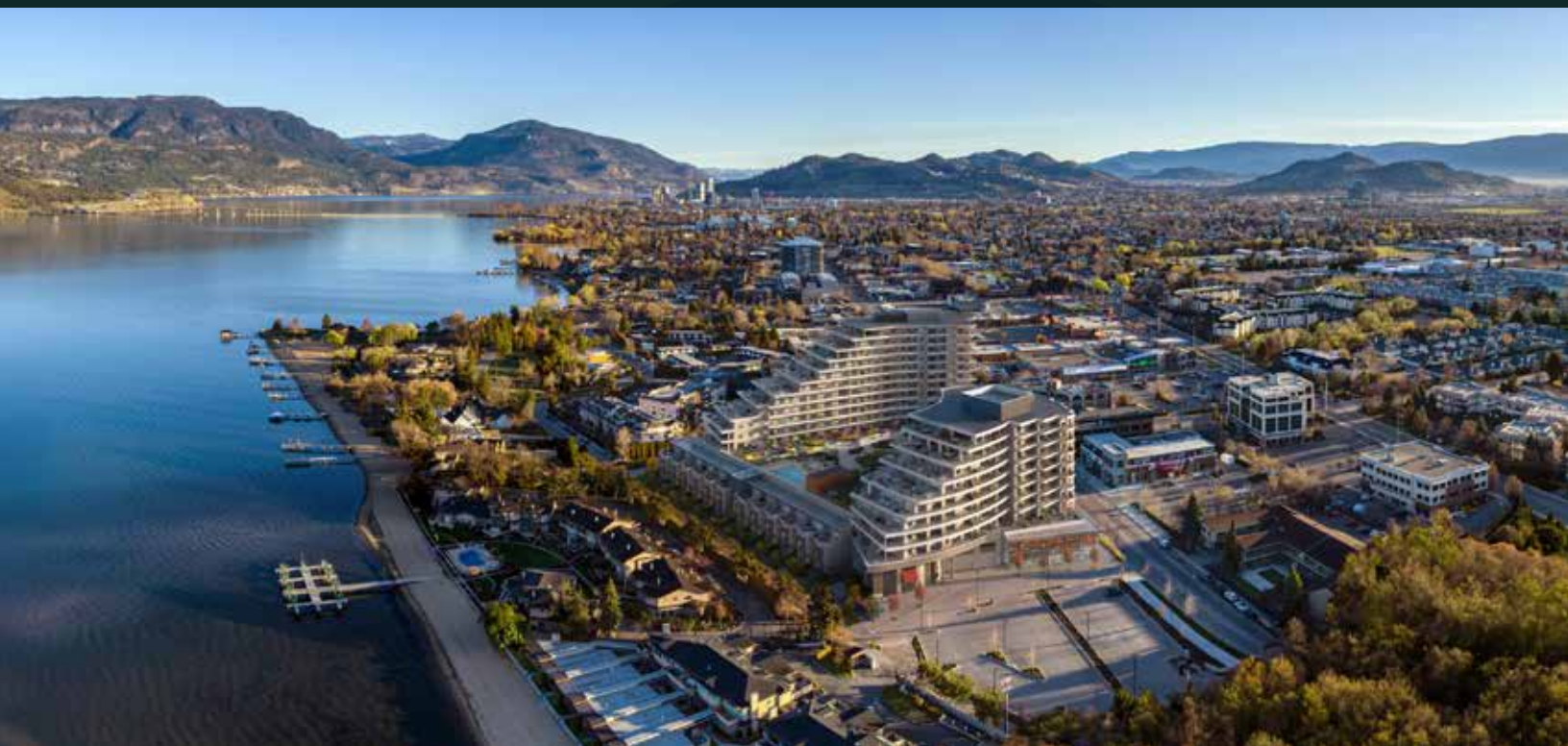




Now Leasing

Retail & Restaurant Spaces at MOVALA



Welcome to MOVALA



Welcome to MOVALA

Immerse yourself in the elegance of MOVALA, a Stober Group masterpiece, nestled in the heart of Pandosy Village, Kelowna. This isn't just a development; it is a renaissance of refined living and commerce. Envision street-oriented storefronts unfurling like a red carpet along the prestigious Lakeshore Road, beckoning with the promise of landmark dining and retail experiences. MOVALA is a canvas for abundance, offering a rare collection of commercial spaces encompassing up to 16,000 sf. Each detail is meticulously crafted to echo the vibrancy of Pandosy Village. Picture pedestrian friendly walkways weaving through the development, bordered by elegant patio spaces that offer a year round sanctuary for residents, locals, and discerning visitors.

Here, Stober Group is not just presenting commercial leasing opportunities; we are offering a gateway to becoming a part of a lifestyle unparalleled in Kelowna. 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 Pandosy Village, setting the stage for lasting relationships and shared success.



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

High visibility and anchor corner locations with significant traffic flow

Distinguished frontage encircling the building on pedestrian-centric pathways.

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

Overview



16,000 sf high profile, premium retail units

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

Prominent signage opportunities

A thriving clientele supported by the extensive residential community at MOVALA

Location

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.



Site Overview

325
Homes

Phase 1
Completed June 2025

Phase 2
Completed April 2026

16,000 SF
of Commercial Spaces
Available to Lease



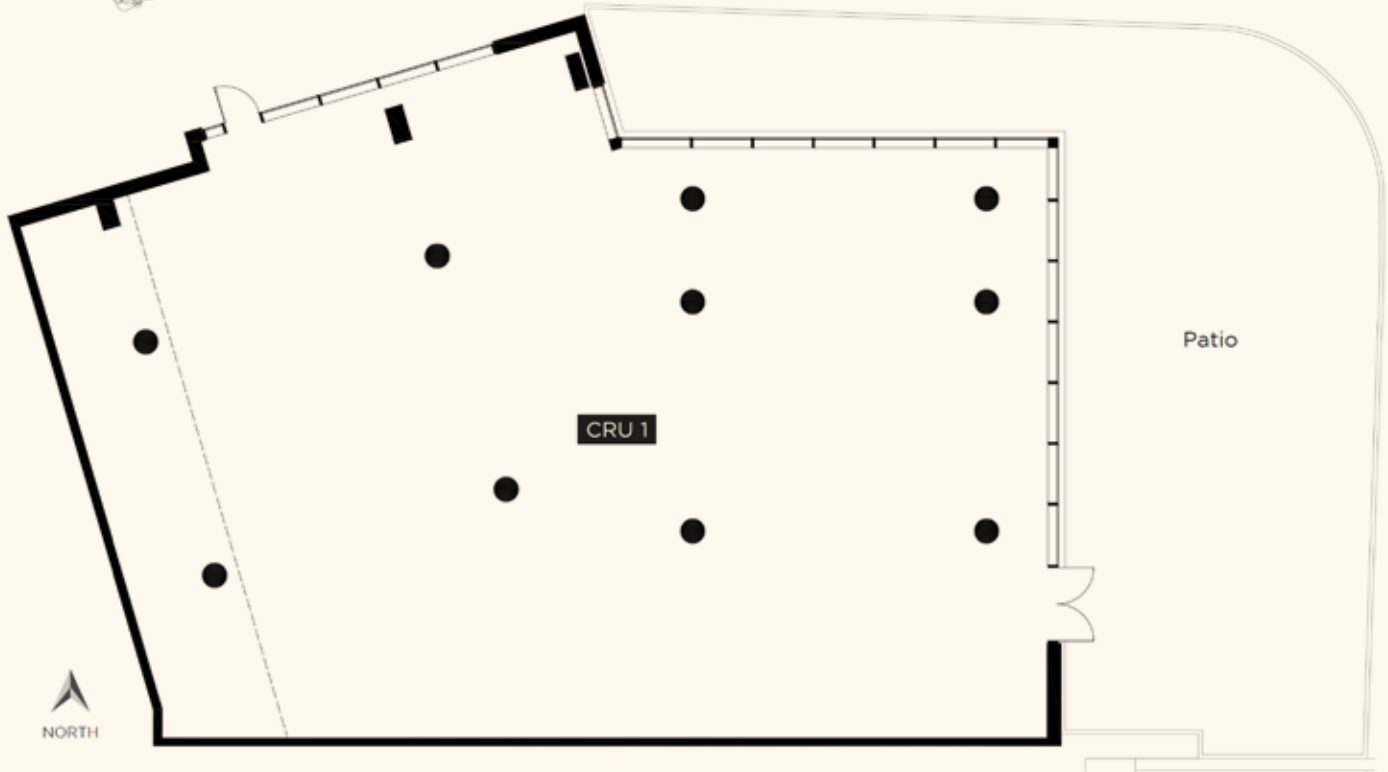
Unit	Size	Frontage	Patio Size
CRU 1	3,967 sf	Lanfranco & Lakeshore	1,885 sf
CRU 2	2,432 sf	Lakeshore	N/A
CRU 3	997 sf	Lakeshore	678 sf
CRU 4	2,682 sf	Lakeshore	N/A
CRU5	3,979 sf	Lakeshore & Watt	1,689 sf
CRU 6	Level 1: 2,121 sf Level 2: 557 sf	Watt	738 sf

Floorplan

CRU 1 Unit 101

Lanfranco Road and Lakeshore Road

CRU Size 3,967 sf	Ceiling height 22' 10" / 9' 3"	Patio size 1,885 sf
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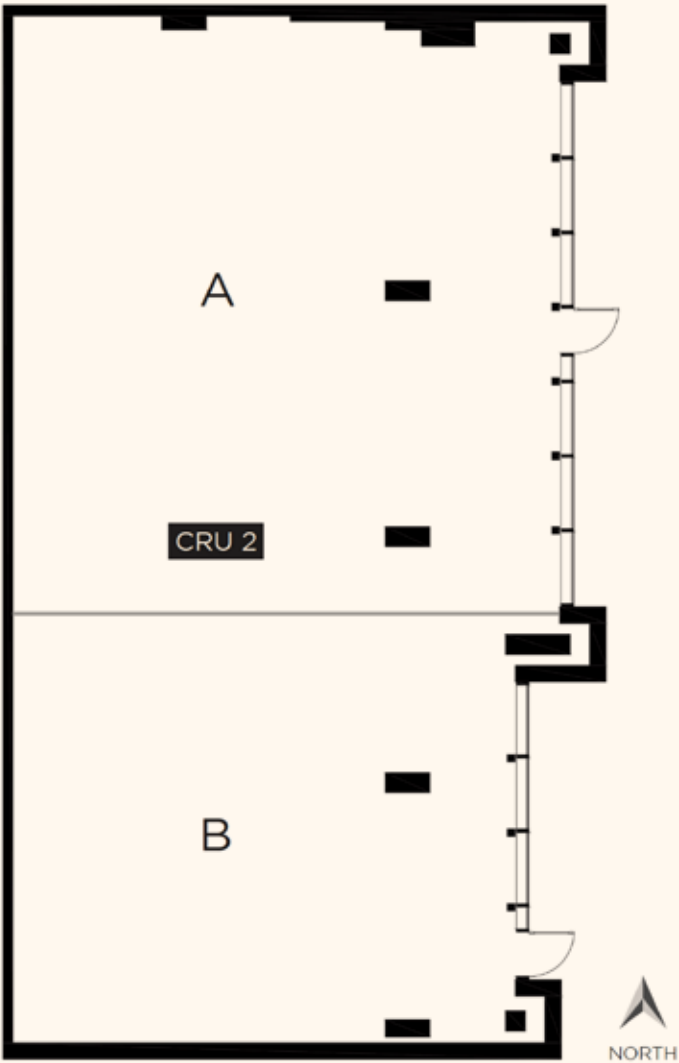


Floorplan

CRU 2 Unit 102

Lakeshore Road

CRU Size 2,432 sf – A - 1,432 sf / B - 1,000 sf	Ceiling height 22' 10"
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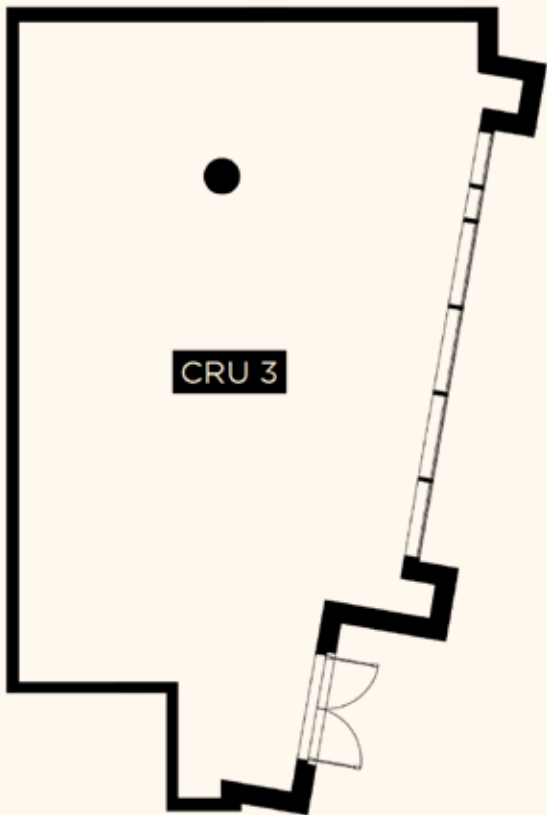


Floorplan

CRU 3 Unit 103

Lakeshore Road

CRU Size 997 sf	Ceiling height 22' 8"	Patio size 678 sf
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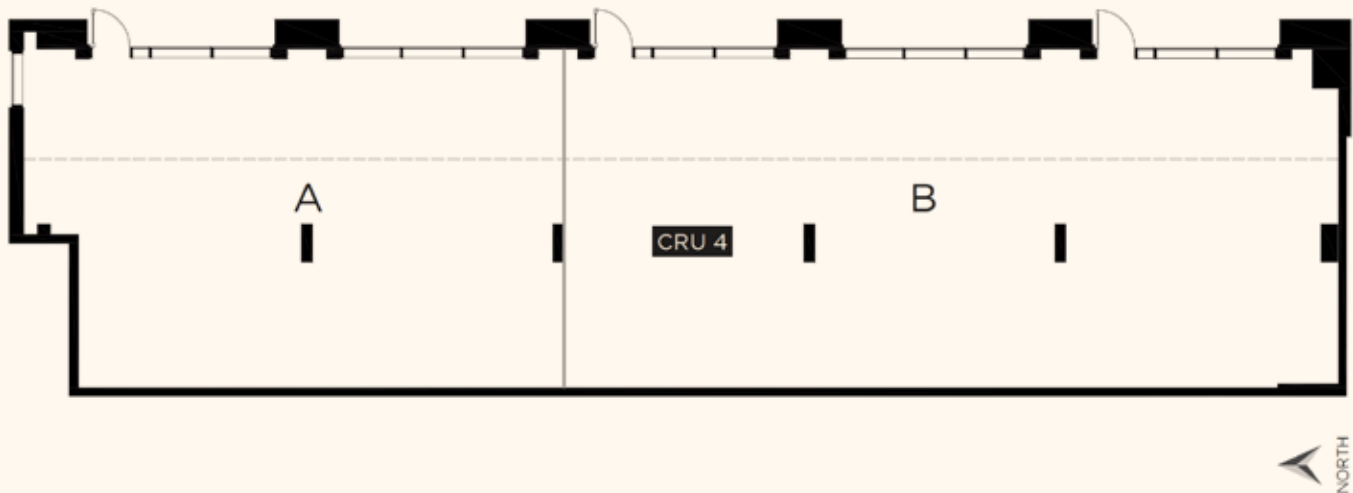


Floorplan

CRU 4 Unit 104

Lakeshore Road

CRU Size 2,682 sf – A - 1000 sf / B - 1,682 sf	Ceiling height 22' 10" / 9' 3"
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Floorplan

CRU 5 Unit 105

Lakeshore Road and Watt Road

CRU Size 3,979 sf	Ceiling height 22' 10" / 9' 3"	Patio size (within lease) 1,689 sf <small>Additional area with city patio permit 398 SF as indicated by the dotted line</small>
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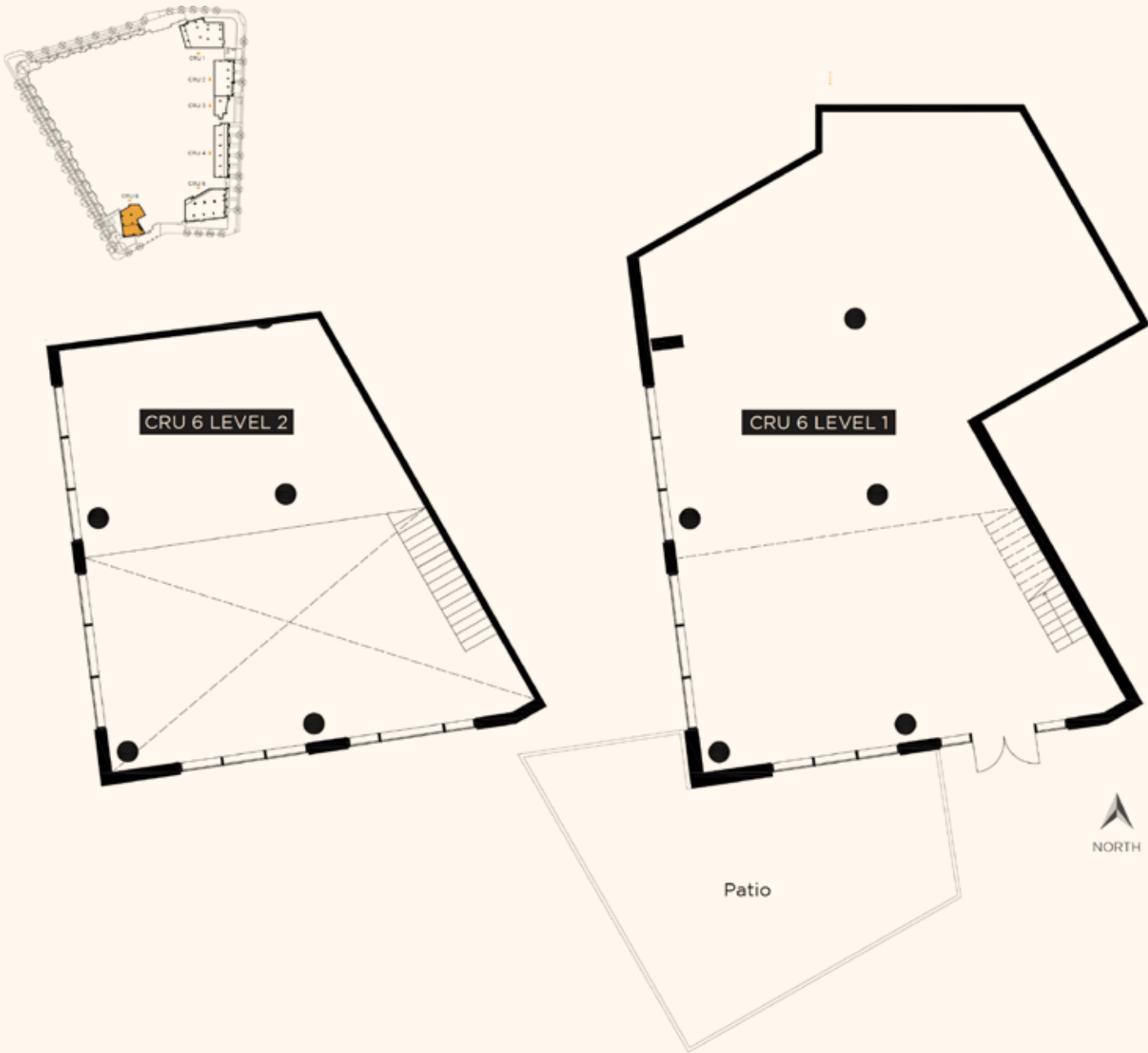


Floorplan

CRU 6 Unit 106

Watt Road

CRU Size Level 1: 2,121 sf Level 2: 557sf	Ceiling height Level 1: 24' / 9' 3" Level 2: 13' 8"	Patio size (within lease) 738 sf
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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

Leasing Inquiries

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