

NOW LEASING

Retail & Restaurant Spaces at 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)



Distinguished frontage encircling the building on pedestrian-centric pathways.



High visibility and anchor corner locations with significant traffic flow.



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

Overview


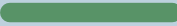


Retail & Restaurant Spaces

- 16,000 sf high profile, premium retail units
- Prominent signage opportunities
- Certain units feature base building provisions for restaurants with dedicated patio areas

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.

Location

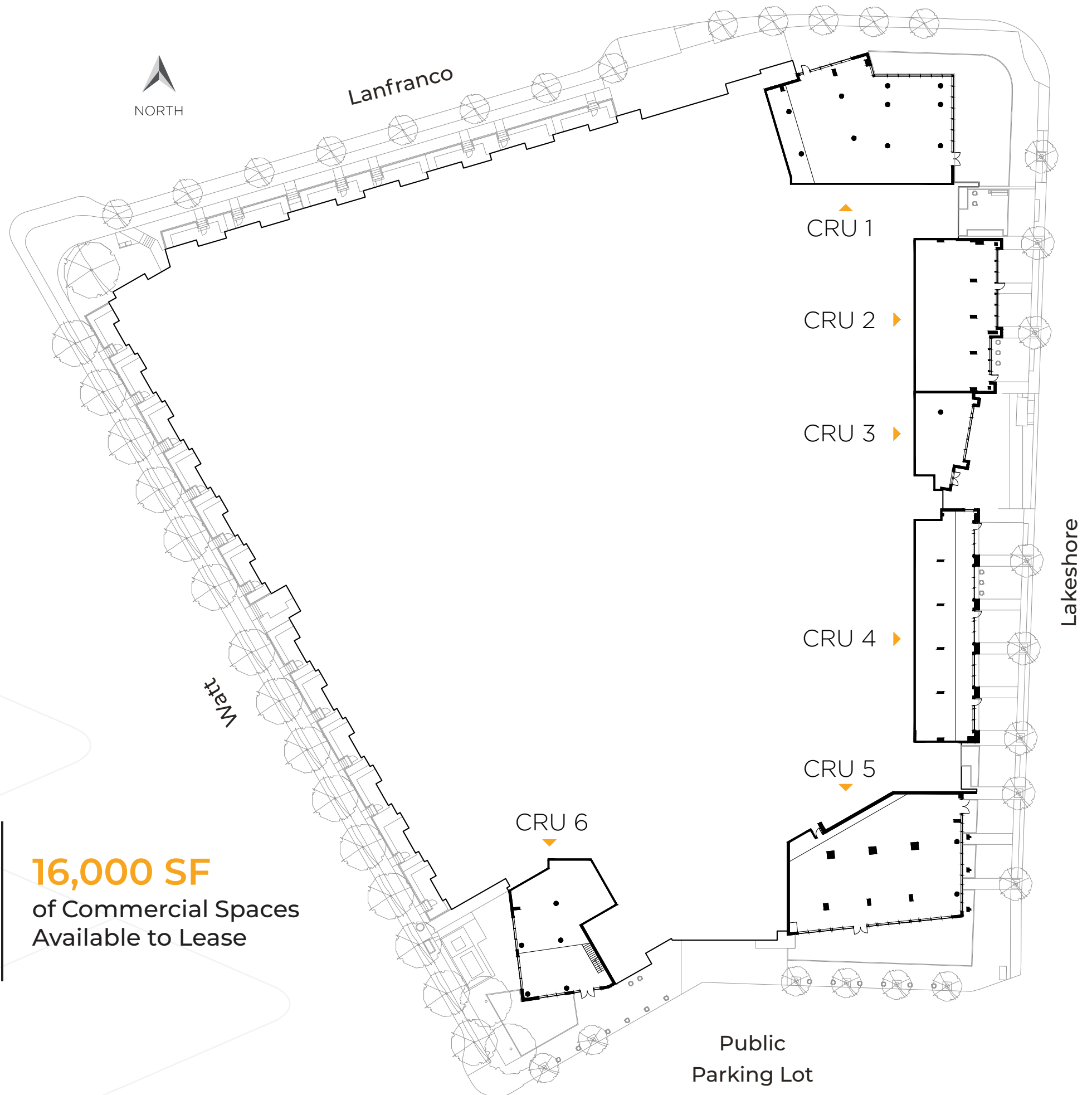
-  Vehicle
-  Pedestrian

 LAKE OKANAGAN



Site Overview

Available Retail Space				
Unit	Size	Frontage	Patio Size	Available
CRU 1	3,967 sf	Lanfranco & Lakeshore	1,885 sf	Phase 2
CRU 2	2,432 sf	Lakeshore	N/A	Phase 2
CRU 3	997 sf	Lakeshore	678 sf	Phase 1
CRU 4	2,682 sf	Lakeshore	N/A	Phase 1
CRU 5	3,979 sf	Lakeshore & Watt	1,689 sf	Phase 1
CRU 6	Level 1: 2,121 sf Level 2: 557 sf	Watt	738 sf	Phase 1



325
Homes

Phase 1
Completed
June 2025

Phase 2
Completed
April 2026

16,000 SF
of Commercial Spaces
Available to Lease

FLOOR PLAN

CRU 1 Unit 101

 CRU SIZE

3,967 sf

 CEILING HEIGHT

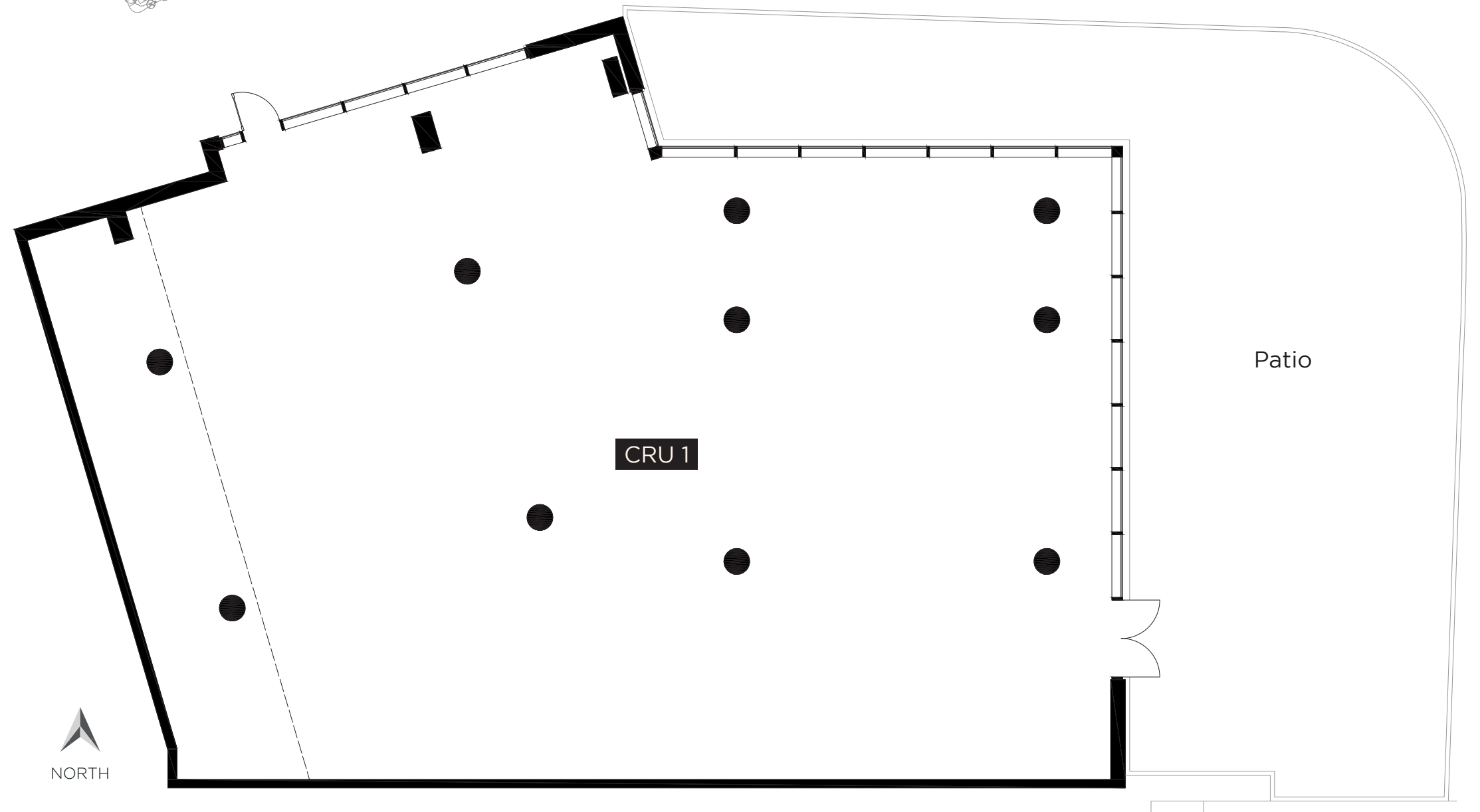
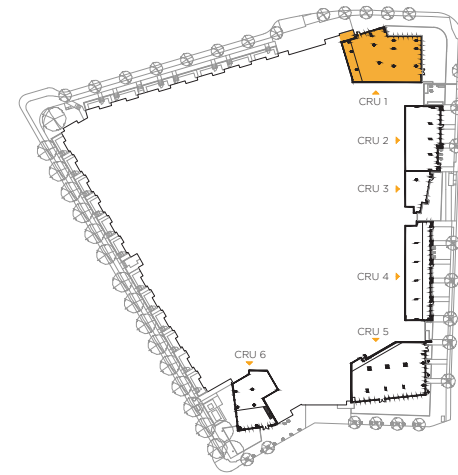
22' 10" / 9' 3"

 PATIO SIZE

1,885 sf

 LOCATION

Lanfranco Road
and Lakeshore Road



FLOOR PLAN

CRU 2 Unit 102

 CRU SIZE

2,432 sf

A - 1,432 sf

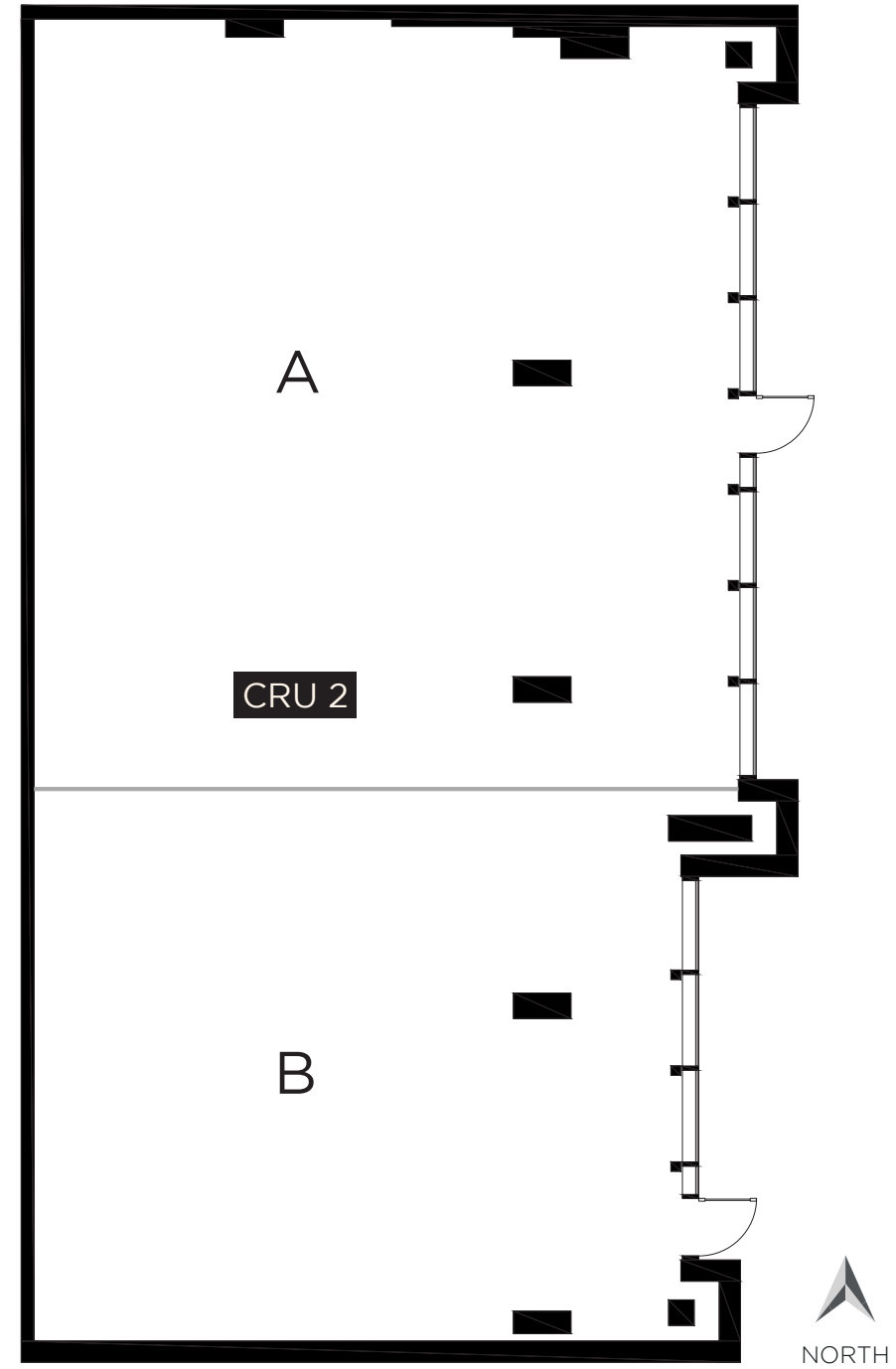
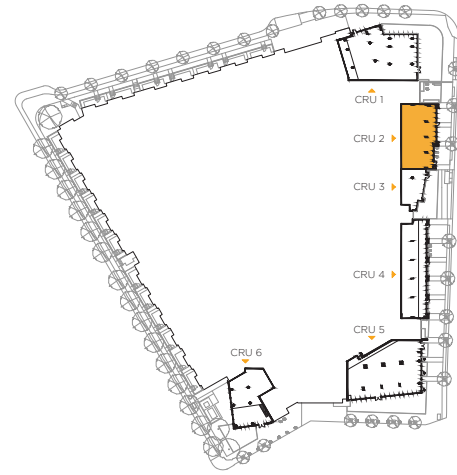
B - 1,000 sf

 CEILING HEIGHT

22' 10"

 LOCATION

Lakeshore Road



FLOOR PLAN

CRU 3 Unit 103

 CRU SIZE

997 sf

 CEILING HEIGHT

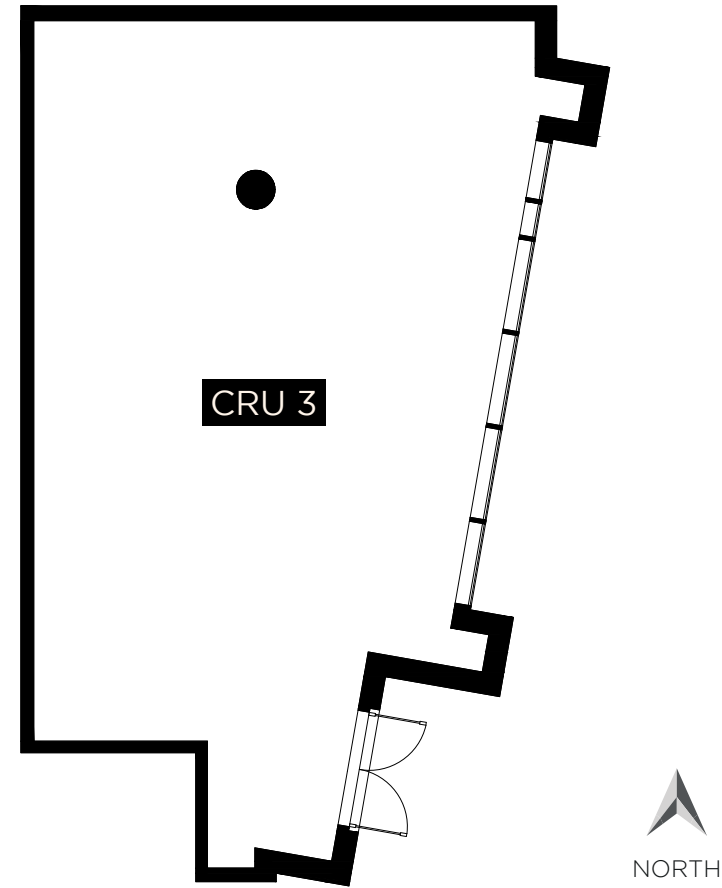
22' 8"

 PATIO SIZE

678 sf

 LOCATION

Lakeshore Road



FLOOR PLAN

CRU 4 Unit 104

 CRU SIZE

2,682 sf

A - 1000 sf

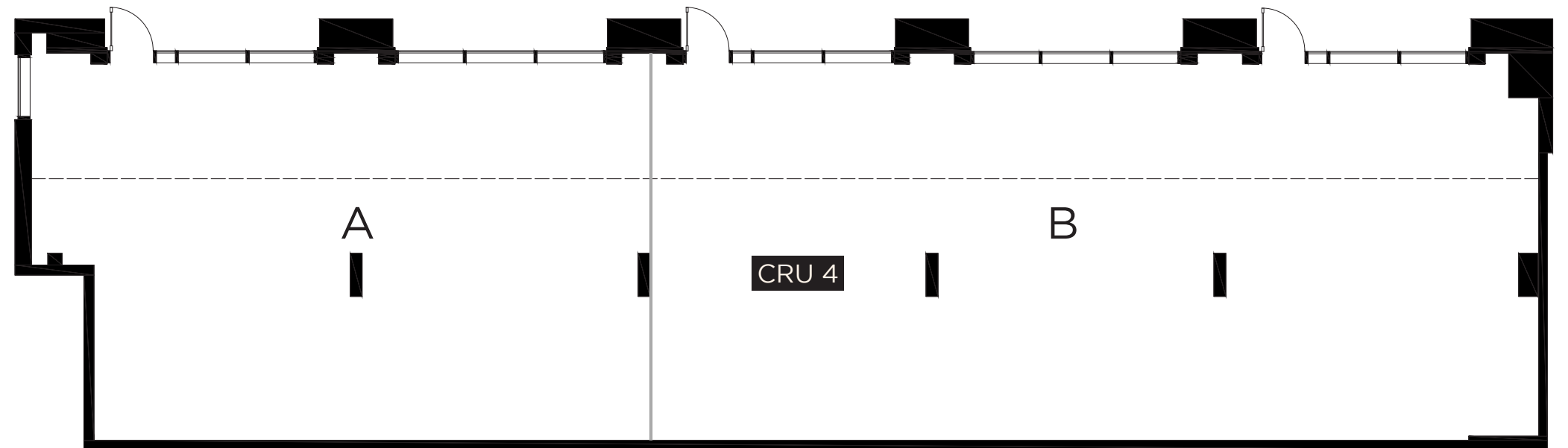
B - 1,682 sf

 CEILING HEIGHT

22' 10" / 9' 3"

 LOCATION

Lakeshore Road



FLOOR PLAN

CRU 5 Unit 105

 CRU SIZE

3,979 sf

 CEILING HEIGHT

22' 10" / 9' 3"

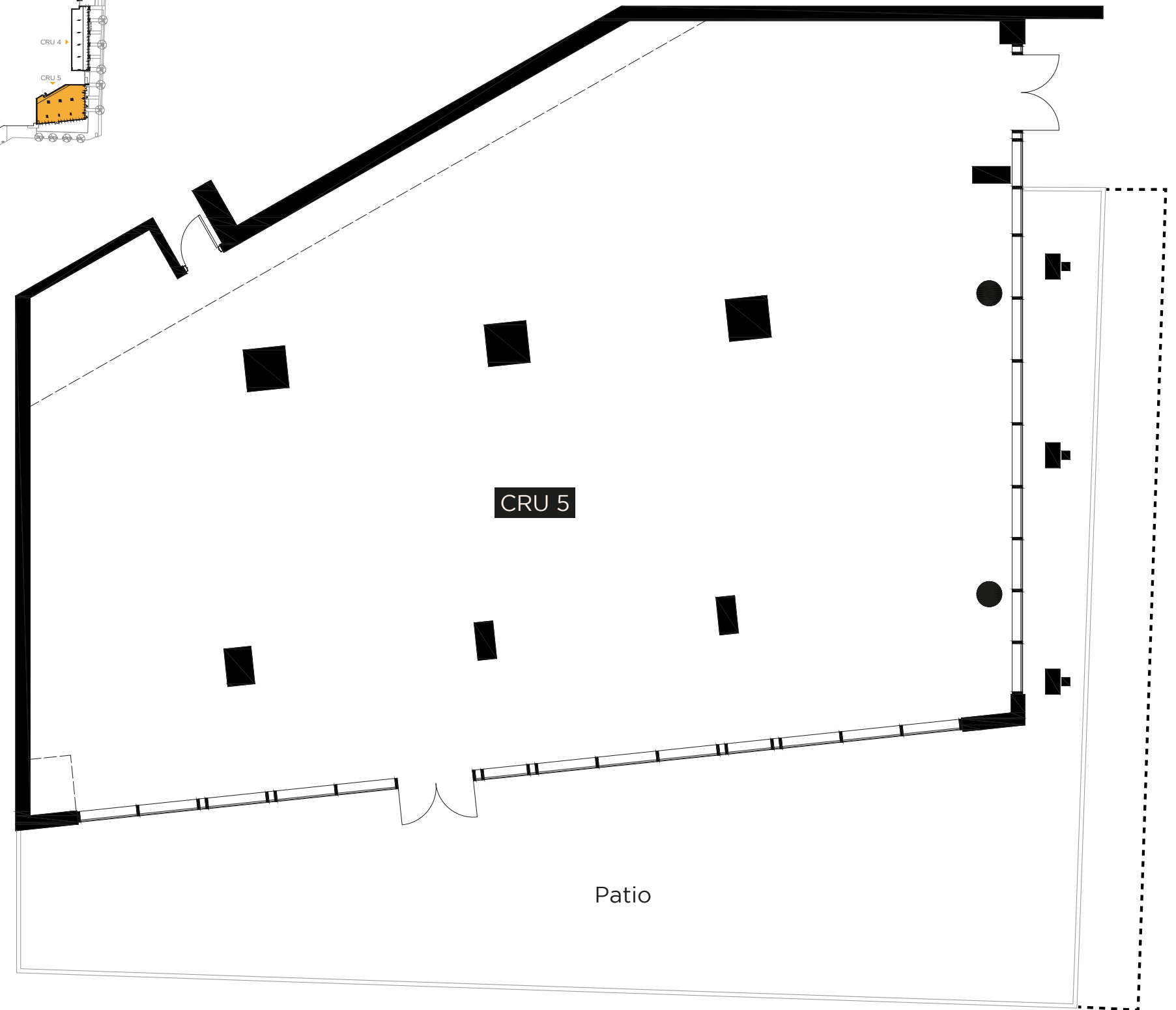
 PATIO SIZE (within lease)

1,689 sf

Additional area with city patio permit
398 SF as indicated by the dotted line

 LOCATION

Lakeshore Road
and Watt Road



FLOOR PLAN

CRU 6 Unit 106

CRU SIZE

Level 1 2,121sf

Level 2 557sf

CEILING HEIGHT

Level 1 24' / 9' 3"

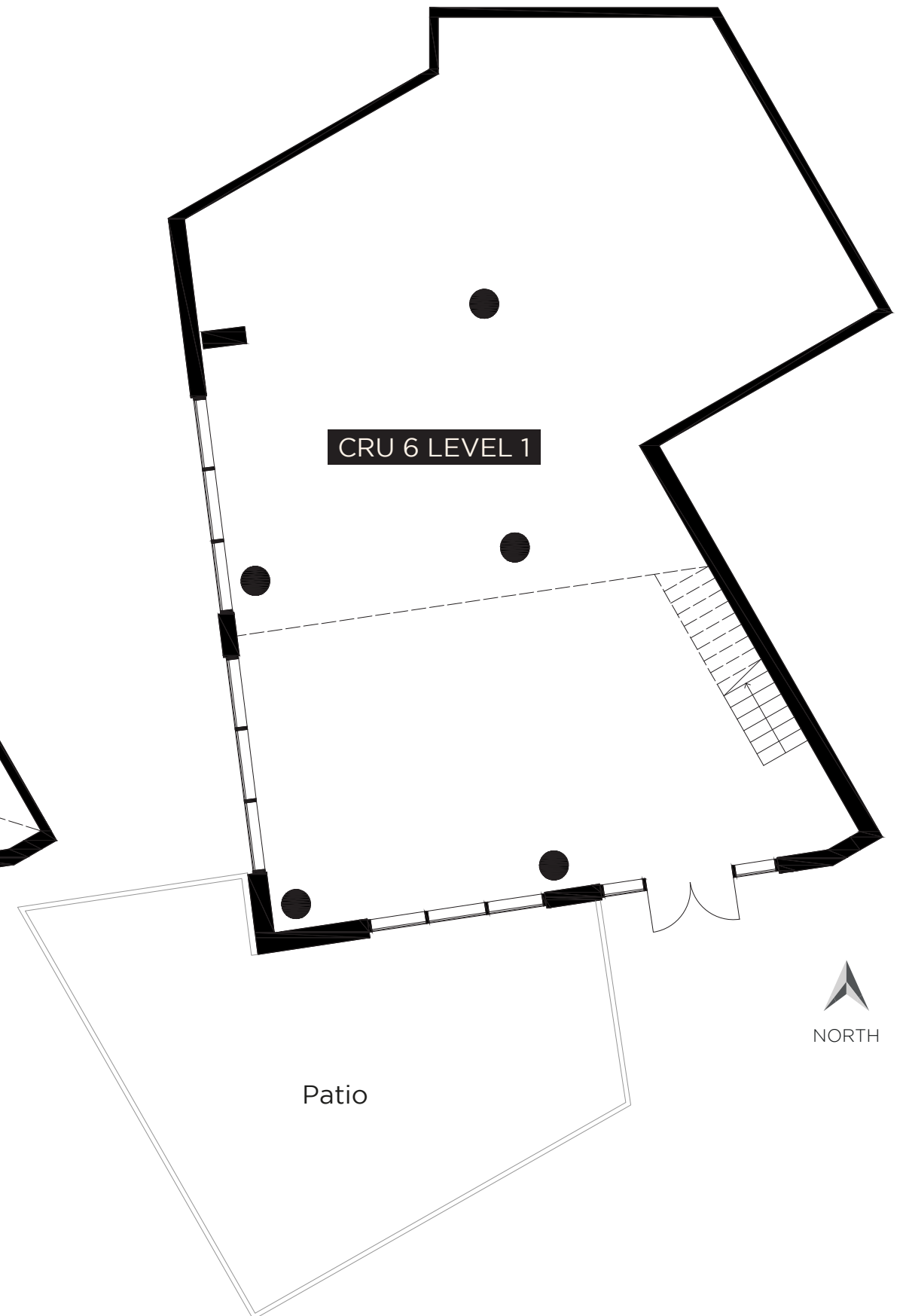
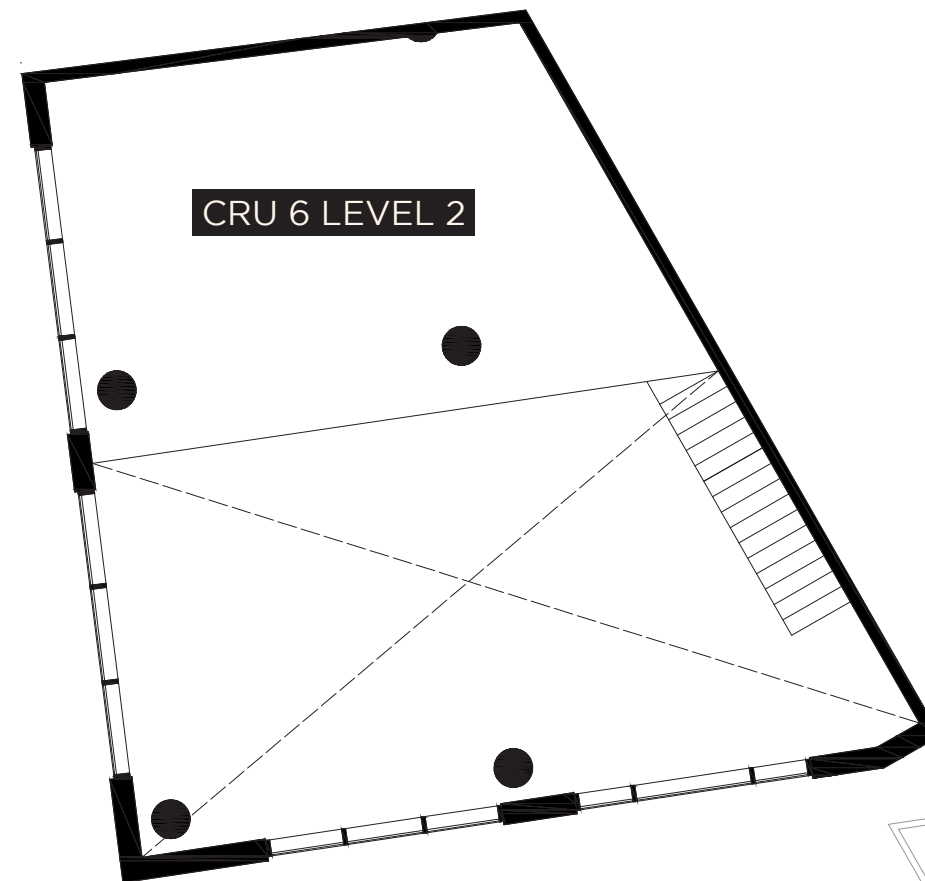
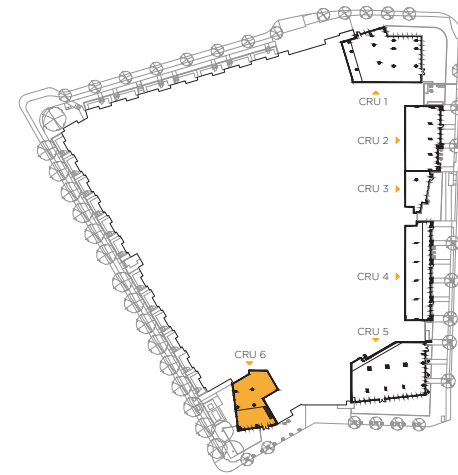
Level 2 13' 8"

PATIO SIZE (within lease)

738 sf

LOCATION

Watt Road



About



The Developer

Stober Group's story began in 1957 when visionary builder, Al Stober, laid a foundation for growth in the vibrant Okanagan that blossomed over six decades into the development and construction of Stober Group communities throughout the region. From its inception as a construction company, Stober Group established itself as a leading community builder providing over 1 million square feet of commercial space and more than 1,100 residential homes in development or under management.

Leasing Inquiries

Stober Group Leasing

leasing@stobergroup.com

250.763.2305

Address Phase 1	3300 Lakeshore Road
Address Phase 2	3340 Lakeshore Road
Building Name	MOVALA
GLA	16,000 sf
Customer Parking	Boyce-Gyro Beach 125 stalls (paid parking)
Commercial Tenant Parking	1.3 stalls per 1,000 sf
Zoning	UC5 - Urban Centre Zones

