RETAIL FOR LEASE

RETAIL AT 308 KING

308 KING STREET NORTH
WATERLOO, ONTARIO

Up to 1,073 SF of new ground-floor retail beneath 339 residential suites, in the centre of Waterloo's university district.

URBANREFORM

URBAN REFORM REALTY INC., BROKERAGE



THE OPPORTUNITY

New-construction retail in Canada’s leading university market

308 King is a newly completed 25-storey mixed-use tower on King Street North, at the heart of Waterloo’s university district. Four ground-floor commercial units offer brand-new construction, full-height glazing and prominent King Street exposure — with a captive customer base of 339 residential suites directly above and three post-secondary campuses within a short walk. Join an established roster of food and service tenants serving one of the densest student populations in the country.

3,009 SF
TOTAL RETAIL · 4 UNITS

339 Suites
RESIDENTIAL ABOVE

Immediate
AVAILABILITY

0.6 km
CONESTOGA COLLEGE

0.7 km
WILFRID LAURIER UNIVERSITY

1.9 km
UNIVERSITY OF WATERLOO



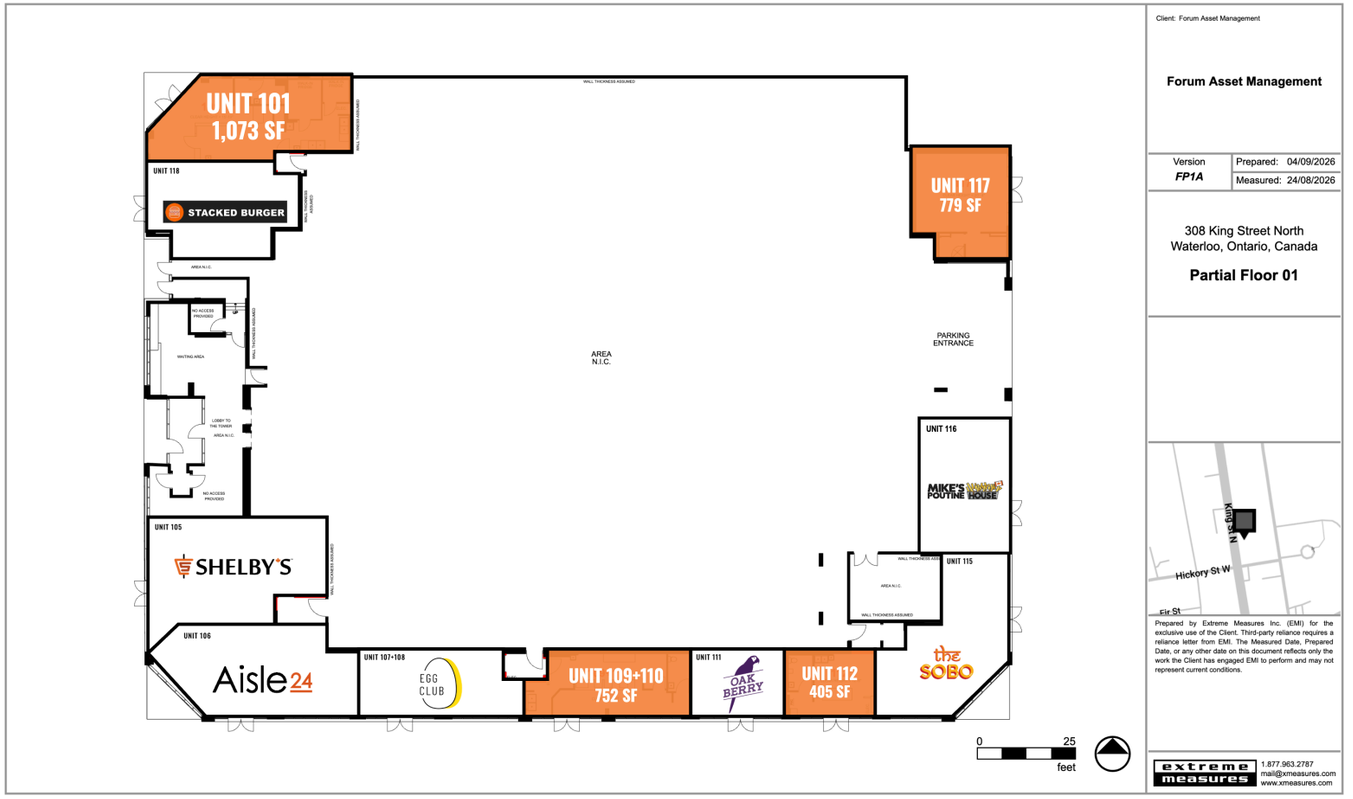
AVAILABILITY

Site Plan

Unit 101	1,073 SF
Unit 109/110	752 SF
Unit 112	405 SF
Unit 117	779 SF

NET RENT	**Contact Listing Agent**
ADDITIONAL RENT	**Contact Listing Agent**
POSSESSION	**Immediate**

Areas as indicated on the architectural site plan. All measurements are approximate and to be verified by the tenant.



FLOOR PLANS

Suite plans released shortly

Detailed floor plans for each commercial unit are being finalized and will be released shortly. For advance access, suite dimensions, or to arrange a tour of the property, please contact the listing team.

CONTACT THE LISTING TEAM



DEMOGRAPHICS

A young, growing, affluent trade area

5 KM RADIUS

Population	**341,369**
Projected Population Growth (2030)	**+4.6%**
Average Household Income	**$124,684**
Median Age	**34.5**
Average Family Size	**3.00**

72,400+ full-time post-secondary students enrolled across Waterloo Region — home to the University of Waterloo, Wilfrid Laurier University and Conestoga College.

LOCATION

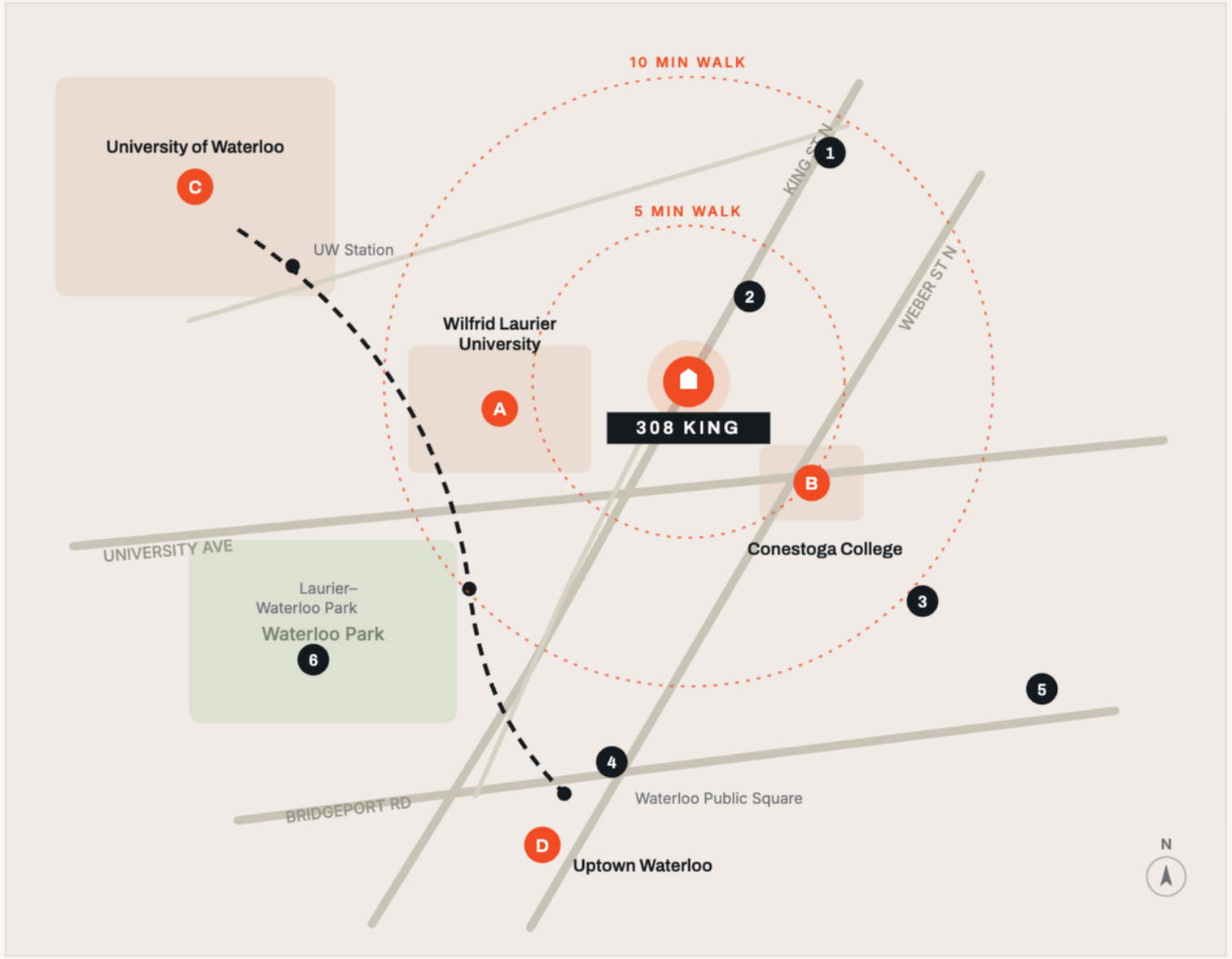
Between three campuses, on Waterloo’s main street

CAMPUSES & DISTRICTS

A	**Wilfrid Laurier University**	9 min walk
B	**Conestoga College** — Waterloo Campus	7 min walk
C	**University of Waterloo**	1.9 km
D	**Uptown Waterloo** — dining, banks & nightlife	

RETAIL & LIFESTYLE

1. Farm Boy · No Frills · Canadian Tire · East Side Mario’s
2. GoodLife Fitness · TD Canada Trust · Swiss Chalet · Wild Wing
3. Shoppers Drug Mart · M&M Food Market · Bulk Barn
4. Starbucks · RBC · BMO · CIBC
5. Zehrs Markets
6. Waterloo Park & ION Light Rail



ILLUSTRATIVE MAP — NOT TO SCALE

THE NEIGHBOURHOOD

Anchored by three campuses and King Street retail

Conestoga College — Waterloo Campus	0.6 km · 7 min walk
Wilfrid Laurier University	0.7 km · 9 min walk
University of Waterloo	1.9 km

GROCERY & DAILY NEEDS

Farm Boy · No Frills · Zehrs Markets · Shoppers Drug Mart · Bulk Barn

BANKING

TD Canada Trust · RBC Royal Bank · BMO · CIBC

FOOD & COFFEE

Starbucks · Second Cup · Swiss Chalet · Wild Wing · East Side Mario's

FITNESS & SERVICES

GoodLife Fitness · Canadian Tire · Sleep Country · M&M Food Market





LEASING INQUIRIES

308 King Street North, Waterloo

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