

STUDENT RESIDENTIAL

MIXED-USE RETAIL AT MYREZ

181 LESTER STREET · WATERLOO, ONTARIO

URBANREFORM

THE OPPORTUNITY

Purpose-built student residence retail

Ground-floor retail in a high-density, purpose-built student residence, steps from Wilfrid Laurier University and a short walk to the University of Waterloo. The residential component is fully secured through a five (5) year headlease with the University of Waterloo, providing 100% occupancy and a consistent on-site population for retailers. Ideally suited for food & beverage, convenience, health & wellness, and service-oriented uses.

6,126 SF

TOTAL RETAIL · 2 UNITS

5 Years

UW HEADLEASE · 100% OCCUPANCY

455 Beds

RESIDENTIAL ABOVE

Immediate

AVAILABILITY



AVAILABILITY

Two ground-floor units

UNIT 1

4,342 SF

Corner exposure with proposed terrace

UNIT 2

1,784 SF

Lester Street frontage, east of main lobby

NET RENT	Contact Listing Agent
CAM	\$5.52 PSF est.
TAX	\$7.62 PSF est.
POSSESSION	Immediate

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

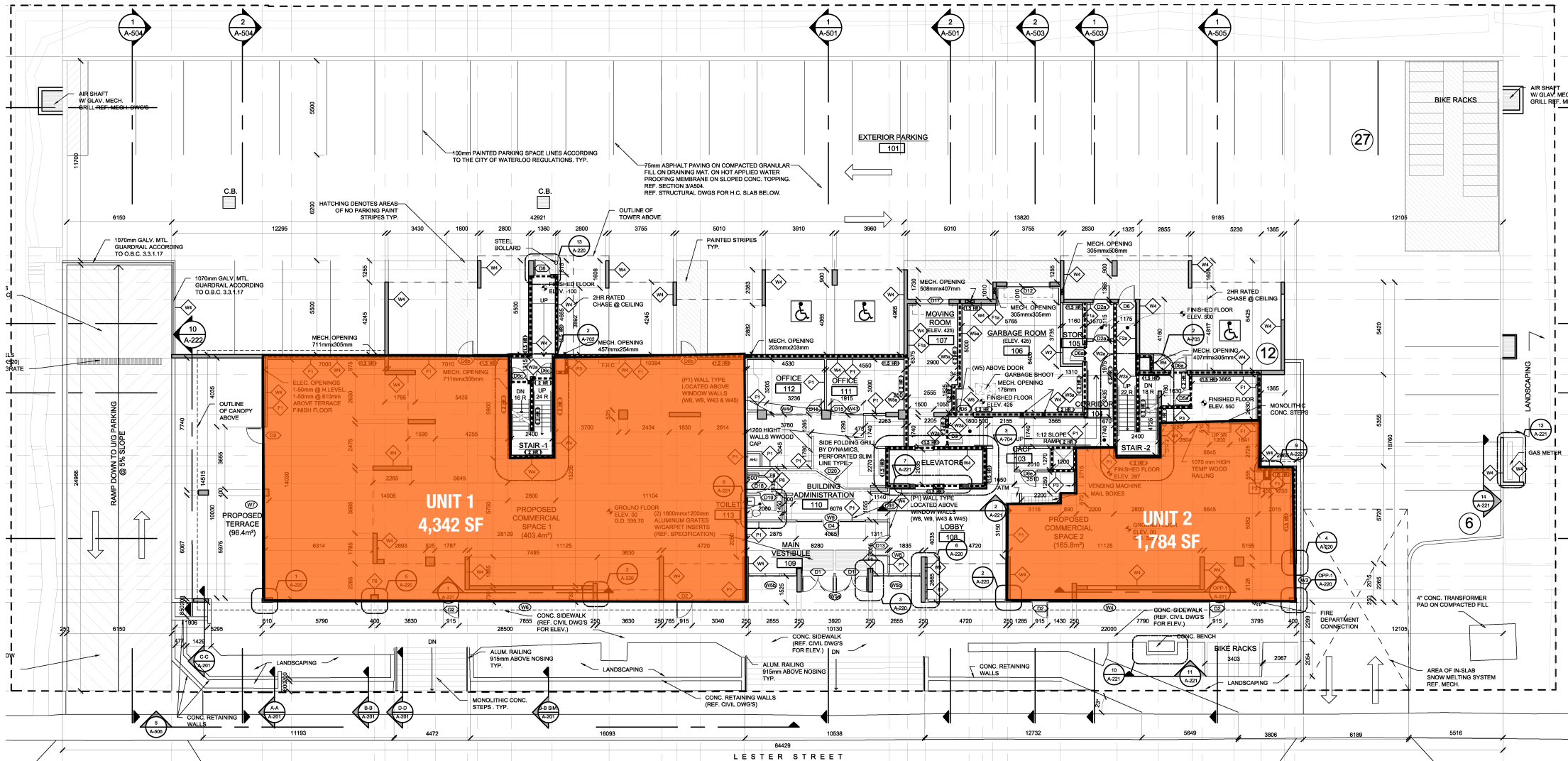


Ground floor

UNIT 1
4,342 SF

UNIT 2
1,784 SF

Available retail



A dense, young, high-spending trade area

70,000+

STUDENTS

85,429

TOTAL POPULATION

107,522

DAYTIME POPULATION

44%

POPULATION BETWEEN 19–35 YEARS OF
AGE

\$110,725

AVERAGE HOUSEHOLD INCOME

\$135,420

AVERAGE DISPOSABLE INCOME

\$10,583

ANNUAL SPENDING ON FOOD

1 km

UNIVERSITY OF WATERLOO

LOCATION

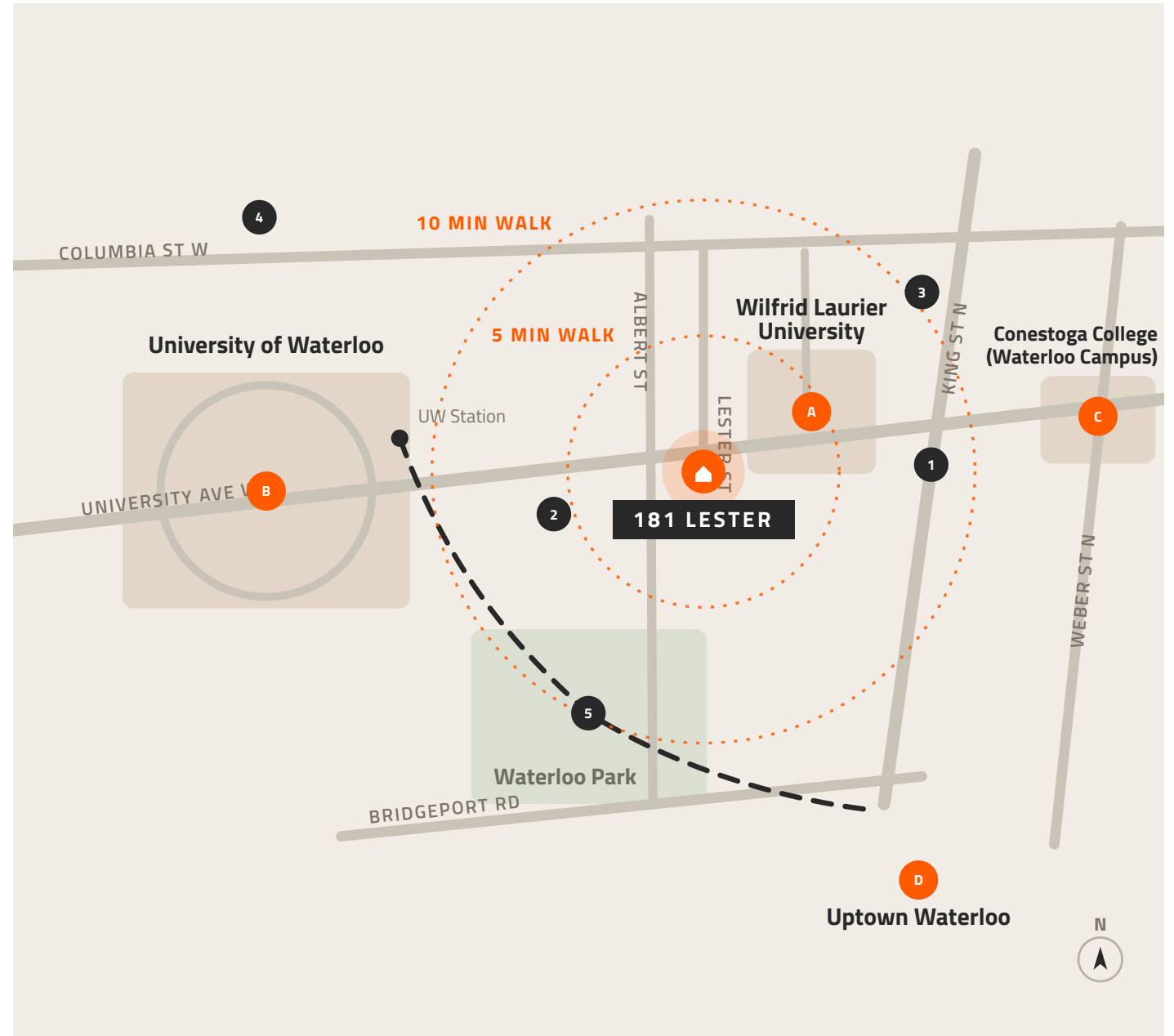
A Lively Student Population

CAMPUSES & DISTRICTS

A	Wilfrid Laurier University	5 min walk
B	University of Waterloo	1.0 km
C	Conestoga College — Waterloo	1.5 km
D	Uptown Waterloo — dining & nightlife	

RETAIL & LIFESTYLE

- 1 University Plaza — grocery, banks, food
- 2 Shoppers Drug Mart · LCBO
- 3 T&T Supermarket
- 4 Zehrs · Columbia Street Plaza
- 5 Waterloo Park & ION Light Rail



LEASING INQUIRIES

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