



1 Columbia Street West, Waterloo | Ontario

Premier student residence retail space **for lease**

Situated at the high-profile intersection of King Street North and Columbia Street West, one of the city's busiest crossroads, the space benefits from exceptional daily foot traffic from students of the University of Waterloo, Wilfrid Laurier University, and Conestoga College.

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ONE COLUMBIA STREET WEST



Asking Price:
\$35 Sq Ft Net



One of the city's
busiest
crossroads



Close to student
communities

For Lease | 1 Columbia Street West, Waterloo

Retail space available for lease

Position your business at the base of one of Waterloo's premier student apartment communities. This newly finished retail concourse represents a first-time commercial leasing opportunity within a nearly fully occupied luxury student residence. Situated at the high-profile intersection of King Street North and Columbia Street West, one of the city's busiest crossroads, the space benefits from exceptional daily foot traffic from students of the University of Waterloo, Wilfrid Laurier University, and Conestoga College.

With more than 390 student residents living directly above and thousands more passing by each day, the location delivers a built-in customer base eager for food, service, and retail options.

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Property Overview

Address 1 Columbia Street West, Waterloo, ON N2L 0C8

Landlord Name CENTURION APARTMENT PROPERTIES
(1 COLUMBIA) INC.

Location Located at the high-profile intersection of King Street North and Columbia Street West of the Waterloo City.

Zoning RN-25

Site Area 3,127 SF

Lot Size 76 x 192 Feet

Retail Area 100%

Utilities Yes

Water Municipal

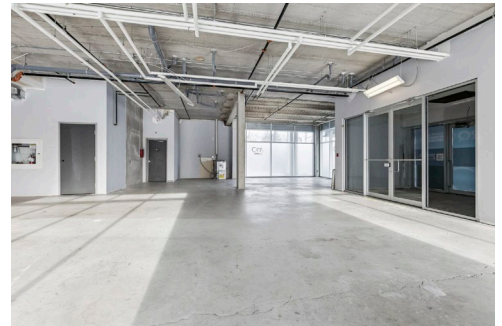
Heat Type Gas Forced Air Open

A/C Yes

Sprinklers Yes

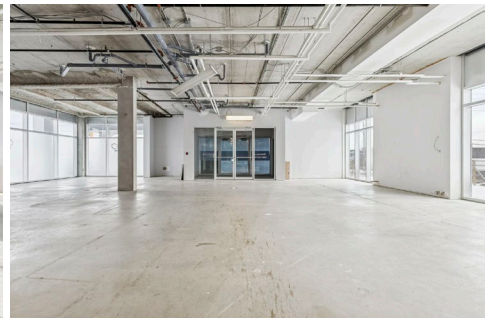
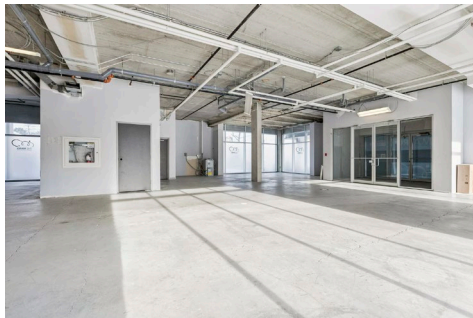
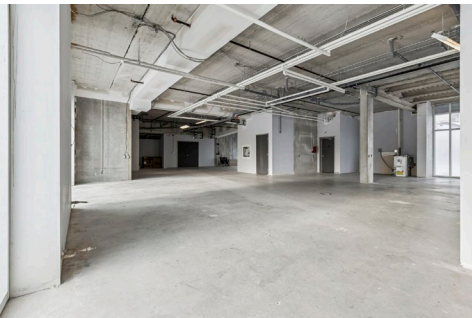
Freestanding Yes

Additional Rent \$17 (2025) T.M.I.

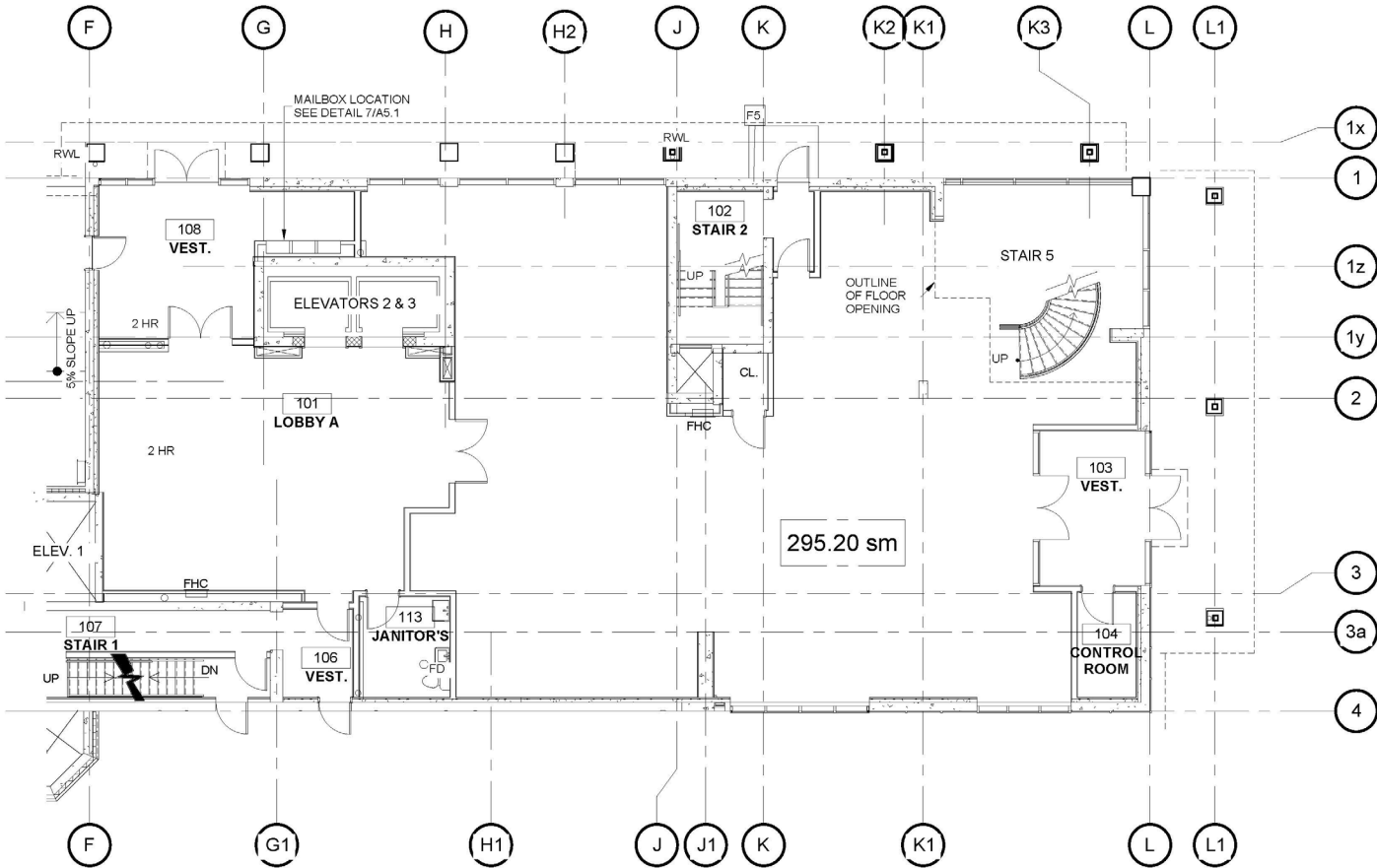


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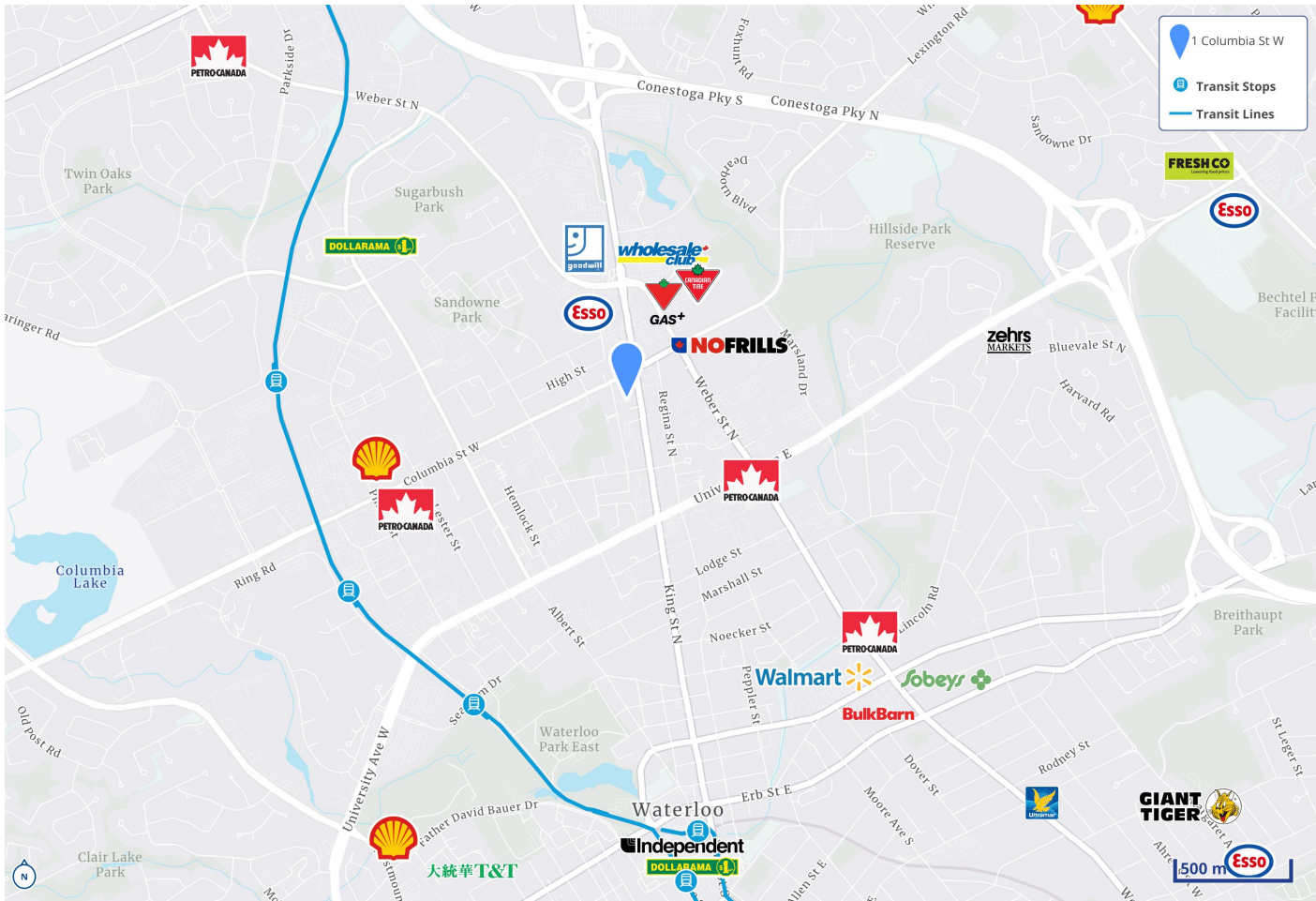
Site Plan



Property Legal Description


FIRSTLY: PART LOT 27 SUBDIVISION OF LOT 13 GERMAN COMPANY TRACT CITY OF WATERLOO AS IN 1177862; SECONDLY: PART LOT 27 SUBDIVISION OF LOT 13 GERMAN COMPANY TRACT CITY OF WATERLOO AS IN 908044, EXCEPT PART 4, 58R14119; SAVE AND EXCEPT PART 1 PLAN 58R18672; THIRDLY: PART LOT 24 SUBDIVISION OF LOT 13 GERMAN COMPANY TRACT CITY OF WATERLOO AS IN 1175294 AND AS IN 1399412, EXCEPT PARTS 10 & 11, 58R13661; PART LOT 25 SUBDIVISION OF LOT 13 GERMAN COMPANY TRACT PART 1 PLAN 58R3531, EXCEPT PART 12 PLAN 58R13661; PART LOT 25 SUBDIVISION OF LOT 13 GERMAN COMPANY TRACT, PARTS 6 & 7 EXPROPRIATION PLAN LT98855; PART LOT 26 SUBDIVISION OF LOT 13 GERMAN COMPANY TRACT PARTS 4 & 5, EXPROPRIATION PLAN LT98855; PART LOT 27 SUBDIVISION OF LOT 13 GERMAN COMPANY TRACT AS IN 1547225 & 1550625, SAVE & EXCEPT PART 5 PLAN 58R13854, PARTS 1 & 3 PLAN 58R17637, PART 16 PLAN 58R13661

Property Location



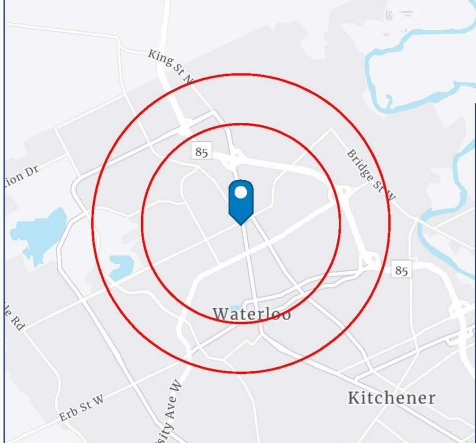
- High-profile intersection of King Street North and Columbia Street West
- Exceptional daily foot traffic from students of the University of Waterloo, Wilfrid Laurier University, and Conestoga College
- The location delivers a built-in customer base eager for food, service, and retail options.

Demographics




Market Overview


1 Columbia St W, Waterloo, Ontario, N2L 0C8
2-3 km radius



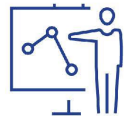
Current Population



34,189
Total Population




36.7
Total Population Median Age




51,481
Total Daytime Population


Current Households




14,128
Total Households



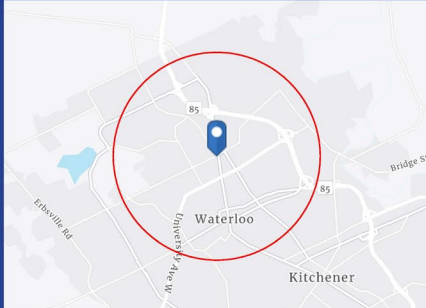
2.4
Avg Persons Per Private Household



CA\$141,125
HH Average Income (Current Year \$)



CA\$106,062
HH Median Income (Current Year \$)




Population by age

Age 0-9 (%)	7%	Age 10-19 (%)	8%	Age 20-29 (%)	34%
Age 30-39 (%)	17%	Age 40-49 (%)	9%	Age 50-59 (%)	7%
Age 60-69 (%)	8%	Age 70-79 (%)	6%	Age 80+ (%)	4%


Demographic Trends & Key Indicators

1 Columbia St W, Waterloo, Ontario, N2L 0C8 | 3 km radius


77,003	32,221	2.3	30.7	CA\$82,137	43.1%	43,791	40,041	3,750
Population	Households	Avg Household Size	Median Age	Median Household Income	Tenure: Owned	Workforce Population	Employed	Unemployed




CA\$135,979
Household Expenditures




CA\$24,301
Principal Accommodation (Shelter)




5,334
Silent Generation: born 1945 and before




11,390
Baby boomers: born between 1946 and 1964




9,568
Generation x: born between 1965 and 1980



27,634
Millennials: born from 1981 to 1998

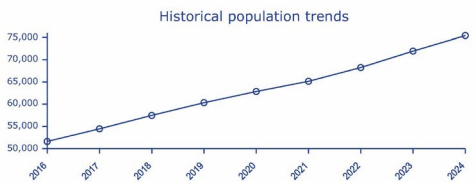


20,518
Generation z: born from 1999 to 2016

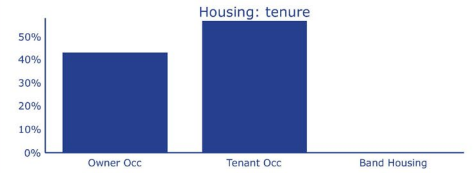


2,559
Alpha: born 2017 to present

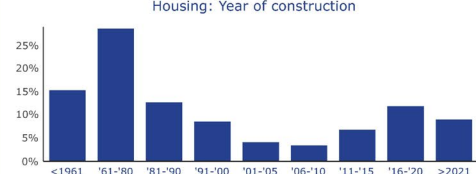
Historical population trends



Housing: tenure



Housing: Year of construction





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