

# 35 HARVARD RD



PRIME RETAIL OPPORTUNITY IN A  
HIGH-TRAFFIC SHOPPING CENTER

**CORY ROSEN\***  
SENIOR VICE PRESIDENT  
(416) 523-7749  
CROSEN@CUBECOM.CA

**COOPER BLUME\***  
(416) 566-8217  
CBLUME@CUBECOM.CA



**CUBECOM**  
FULL SERVICE REALTY

CUBECOM COMMERCIAL REALTY INC. BROKERAGE | #101-212 KING ST W, TORONTO, ON, M5H 1K5 | CUBECOM.CA






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# SITE OVERVIEW

Located in the vibrant Western GGH submarket of Guelph, Ontario, 35 Harvard Road, also known as Campus Estates Shopping Centre, is a prime retail destination. This single-story retail complex, spans several acres and is characterized by its significant frontage on Harvard Road, featuring multiple access points. The shopping centre enjoys a high walkability and good transit connectivity, making it accessible and convenient for both shoppers and tenants. The property is currently almost fully leased. Notable tenants include popular grocery stores, restaurants, physiotherapy clinics, and healthcare providers, contributing to a diverse and robust tenant mix.

## DEMOGRAPHICS

-  POPULATION  
0 - 3 KM - 18,396 | 0 - 5 KM - 108,281
-  DAYTIME POPULATION  
0 - 3 KM - 22,104 | 0 - 5 KM - 92,723
-  HOUSEHOLDS  
0 - 3 KM - 7,200 | 0 - 5 KM - 43,019
-  AVG. HOUSEHOLD INCOME  
0 - 3 KM - \$113,111 | 0 - 5 KM - \$105,064
-  MEDIAN AGE  
0 - 3 KM - 37.5 | 0 - 5 KM - 37.8

SOURCE: COSTAR, 2022





# AREA DETAILS

- Strong grocery-anchored shopping center, offering ample parking and excellent accessibility, making it an attractive location for businesses seeking a high-traffic and convenient retail space.
- Campus Estates benefits from its ideal location being walking distance to key landmarks such as the University of Guelph, Stone Road, the Delta Hotel, Service Ontario (Stone Road Complex), as well as a significant portion of the city's employment and residential areas.
- This featured unit is ideally suited for restaurants, and other service retail businesses seeking a prime location with convenient access, making it a lucrative opportunity for those looking to establish a presence in a high-traffic area.
- Become part of a diverse tenant mix that includes popular brands like No Frills, Osmows, Bar Burrito, D Spot Desserts, Cora Breakfast & Lunch, IDA, and Dogtopia, among others.







# SITE PLAN

**35 HARVARD RD, GUELPH, ON**

- Asking rent: Please Contact Listing Broker
- TMI is \$19.22 (2024)
- Unit 7A
- 1,238 Square Feet

## SURROUNDING RETAIL

- |                                |                                |                                  |
|--------------------------------|--------------------------------|----------------------------------|
| 1. Dogtopia                    | 9. No Frill's                  | 21/22. Motion Plus Physiotherapy |
| 2. Cora's Breakfast & Lunch    | 10. City Plaza                 | 23. Harvard Dental Care          |
| 3. D-Spot Desert Cafe          | 11. The Attic                  | 24. Chatime                      |
| 4. Hear Canada                 | 12. Ray's Chinese Restaurant   | 25. Mac N Wing                   |
| 5. Lombardo Fire Barbers       | 13. Slap Burger                | 26. Owl of Minerva               |
| 6. K Cleaner's & Tailorshop    | 14. Popeye's Louisiana Chicken | 27. The Shakespeare Arms         |
| 7. BarBurrito                  | 15. Harvard Convenience        |                                  |
| <b>7A. Available</b>           | 16. Chung Chun Rice Dogs       |                                  |
| 7B. Campus EStates Hairstyling | 17/18. IDA                     |                                  |
| 7C. ATM                        | 19. Kolkata Club               |                                  |
| 8. Osmow's                     | 20. Nail Salon                 |                                  |



**AVAILABLE**



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