



**CUSHMAN &
WAKEFIELD**
Waterloo Region



WATERLOO TOWN SQUARE

**RETAIL UNITS
FOR LEASE**

**75 & 95 KING ST S,
WATERLOO, ON**



PROPERTY FEATURES

- 75 King St S is the perfect interior mall for your retail with great exterior signage opportunities.
- Join the fantastic mix of retailers including Shoppers Drugmart, Beertown, Valu-mart, Cora's, Channers, LCBO, Jinzakaya, Alexandria's, Shoes, Nougat, Four All Ice Cream, RBC Securities and many more.
- Many professional businesses on-site and in surrounding buildings including Uptown Dental, ScotiaBank, Chestnut Park, PWC, KPMG and many more.
- Two free parking lots dedicated to Waterloo Town Square, the North Parking lot on Erb St and King St and the South Parking lot on Willis Way and Caroline St. Free two hour parking for customers.
- Surrounded by prominent high density residential, commercial and institutional centres such as the Barrelyards, Seagram Lofts, CIGI, City Hall, The Region of Waterloo, Bauer Buildings, 144 Park and RED.



CROSS STREETS

Willis Way between King St S and Caroline St S



ZONING

U1-81 (Uptown Commercial Core)



NEIGHBOURHOOD

Uptown
Waterloo/ Westmount



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WATERLOO, ON

WATERLOO TOWN SQUARE

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- Centrally located within Waterloo's Uptown district, a major commercial node containing a concentration of retail and high technology businesses.
- Over the past 15 years, the Uptown district has transformed into a vibrant urban area, featuring new street front retail, a civic square and a loft-style residential and office project in the former Seagram's Distilleries.
- King Street is a major arterial thoroughfare that serves the entire Kitchener-Waterloo area, while Erb Street is a major roadway through the centre of Waterloo.
- 320,000 SF urban mixed-use development of Restaurant, Retail and Office.



Spanning a full city block, located at the corner of King St S and Willis Way.



AREA AMENITIES

- Fantastic mix of retailers on site including Shoppers Drug Mart, Beertown, Cora's, Channers, LCBO, Starbucks, Scotiabank and many more.
- High daily traffic (33,430 vehicles) and pedestrian counts.
- Waterloo Public Square located at the front of the site on King Street and creates a hub of activity with 398 events and 163,678 people attending in 2013.
- Over 40 exciting retailers including men's and women's fashions, lingerie, shoes, children's wear and accessories, eye wear, spa services, and restaurants.



RETAIL LANDSCAPE (WITHIN 15 MINUTE DRIVE)

● Personal Care - 15 (48.4%) ● Restaurants - 9 (29%) ● Financial Services - 4 (12.9%) ● Cafes - 2 (6.5%) ● Bars - 1 (3.2%)

TOTAL POPULATION

9,774
(Within 15 minute drive)

DAYTIME POPULATION

13,839
(Within 15 minute drive)

TRAFFIC COUNT

14,383
vehicles/day

WATERLOO TOWN SQUARE

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TRANSIT

- Two LRT stations are adjacent to The Shops at Waterloo Town Square.
- The main Northbound Station in Uptown Waterloo is located on the rail spur that travels directly through the subject lands, on the train tracks just north of 75 King Street.
- The main Uptown Waterloo Southbound Station is located on Caroline Street, directly west of the current office development.
- Two free public parking lots available in the North and South ends of Waterloo Town Square.

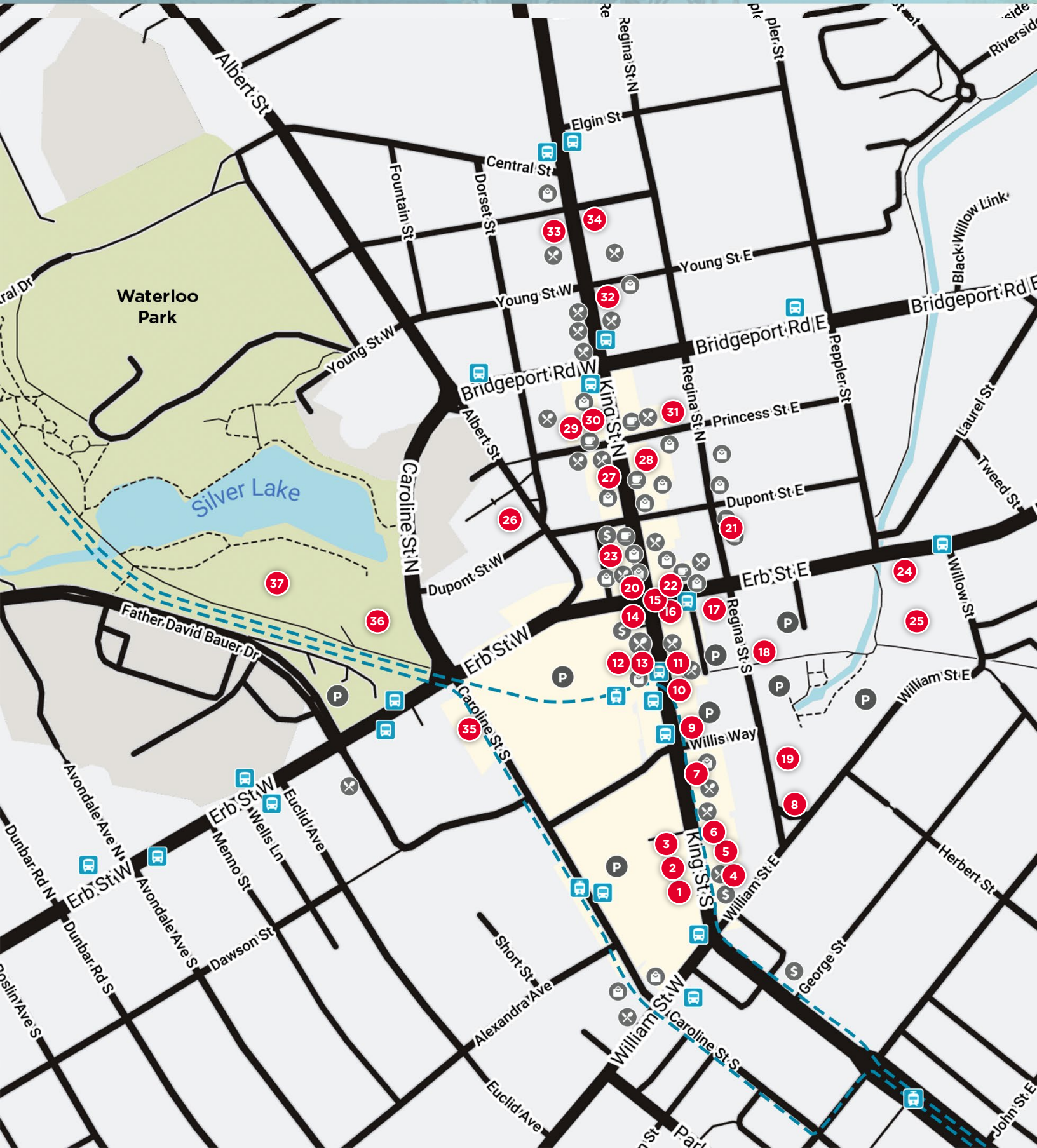


The property is accessible by public transit featuring two LRT stops.





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AREA AMENITIES

1. LCBO
2. LUXE Nail Bar
3. Scotiabank
4. YNCU
5. hustl + flow
6. Freshii
7. Copper Branch
8. Waterloo City Hall
9. RBC Royal Bank
10. McCabe's Irish Pub & Grill
11. Empress Of India



12. z-teca Mexican Eatery
13. Abe Erb Brewing Company
14. BMO Bank of Montreal
15. King Street Cycles
16. Crystal Palace Restaurant
17. Bodega Rose
18. Paul Puncher Men's Clothier
19. CE Food Experience
20. Barranca Boutique Salon
21. Crumby Cookie Dough Co.
22. Pur & Simple
23. Nick & Nat's Uptown 21
24. Dana Shortt Gourmet and Gifts

25. Pharmasave Spurline Crossing
26. Waterloo Public Library - Main Library
27. White Rabbit Public House
28. Princess Twin Cinemas
29. Princess Cinemas
30. Huether Hotel
31. Cowboys & Angels
32. McPhail's Cycle & Sports Ltd
33. Tim Hortons
34. Ethel's Lounge
35. Faire
36. Canadian Clay and Glass Gallery
37. Perimeter Institute for Theoretical Physics

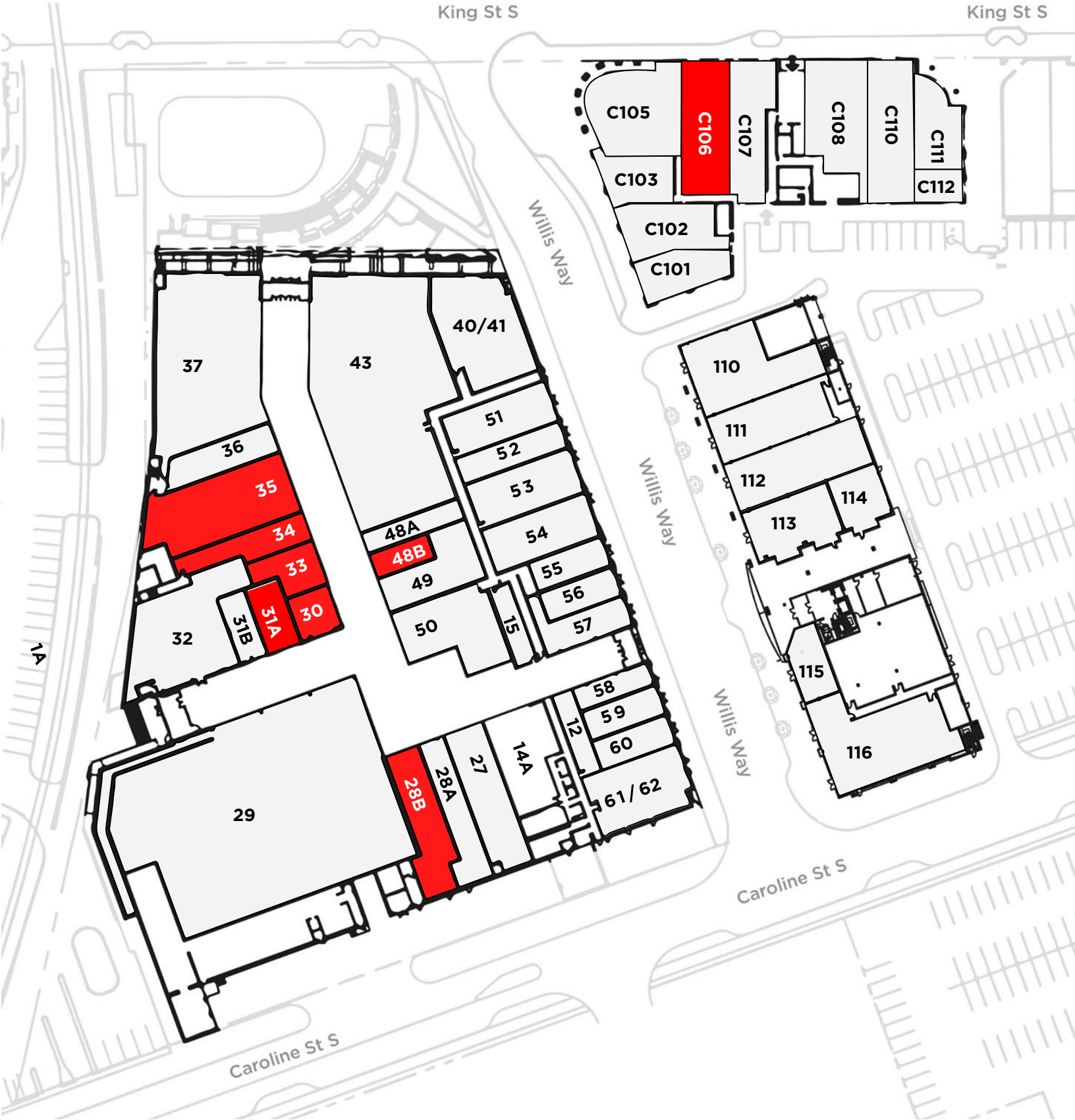


Uptown Shopping. Uptown food.
Your getaway in the heart of the city!



King St S

King St S



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WATERLOO, ON

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75 KING ST S

- 12. G&T Barbers
- 14A. Gentle Arts Dojo
- 15. Nail Care Salon
- 27. Via Lactea Bookstore
- 28A. Uptown Dental
- 28B. AVAILABLE**
- 29. Valu-Mart
- 30. AVAILABLE**
- 31A. AVAILABLE**
- 31B. Simply Fixit
- 32. Cora Breakfast & Lunch
- 33. AVAILABLE**
- 34. AVAILABLE**
- 35. AVAILABLE**
- 36. Just For You Fine Lingerie
- 37. Beer Town
- 40/41. Piper Arms Pub
- 43. Shoppers Drug Mart
- 48A. Sock Factory
- 48B. AVAILABLE**
- 49. PrimusPM
- 50. Chestnut Park Realty
- 51/52. The Waters Spa
- 53. Jindakaya Restaurant
- 54. The Olive Board
- 55. Fairstone Financial
- 56. Four All Ice Cream
- 57. Alexandria's
- 58. Nougat Bakery
- 59. Gourmet Pizza
- 60. Odd Burger
- 60/61. Thai Sun Restaurant

95 KING ST S

- C101. Quick Sandwiches
- C102. Kintec Footwear
- C105. Channers
- C106. AVAILABLE**
- C107. Luxe Nail Bar
- C108. Iris Optometry
- C110. Salon Ninety5
- C111. Starbucks
- C112. Erban Corner

85 WILLIS WAY

- 110 -112 Dollarama
- 113. Spinco
- 114. Edward Jones
- 115. Uni-Koncept
- 116. National Bank



UNIT	SF	PRICE PSF NET	TMI (2023)
28B	1,909	\$16.50	\$17.67
30	879	\$16.50	\$17.67
31A	975	\$16.50	\$17.67
33	1,047	\$16.50	\$17.67
34	1,190	\$16.50	\$17.67
35	3,910	\$15.50	\$17.67
48B	650	\$17.50	\$17.67
C106	2,479	\$28.00	\$9.48





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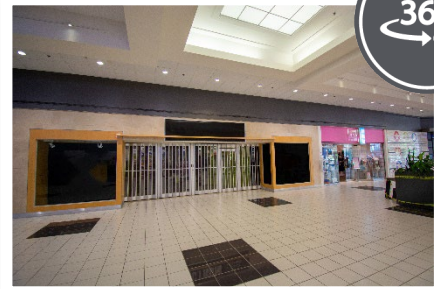
Unit 33



Unit 34



Unit 28B



Unit 35

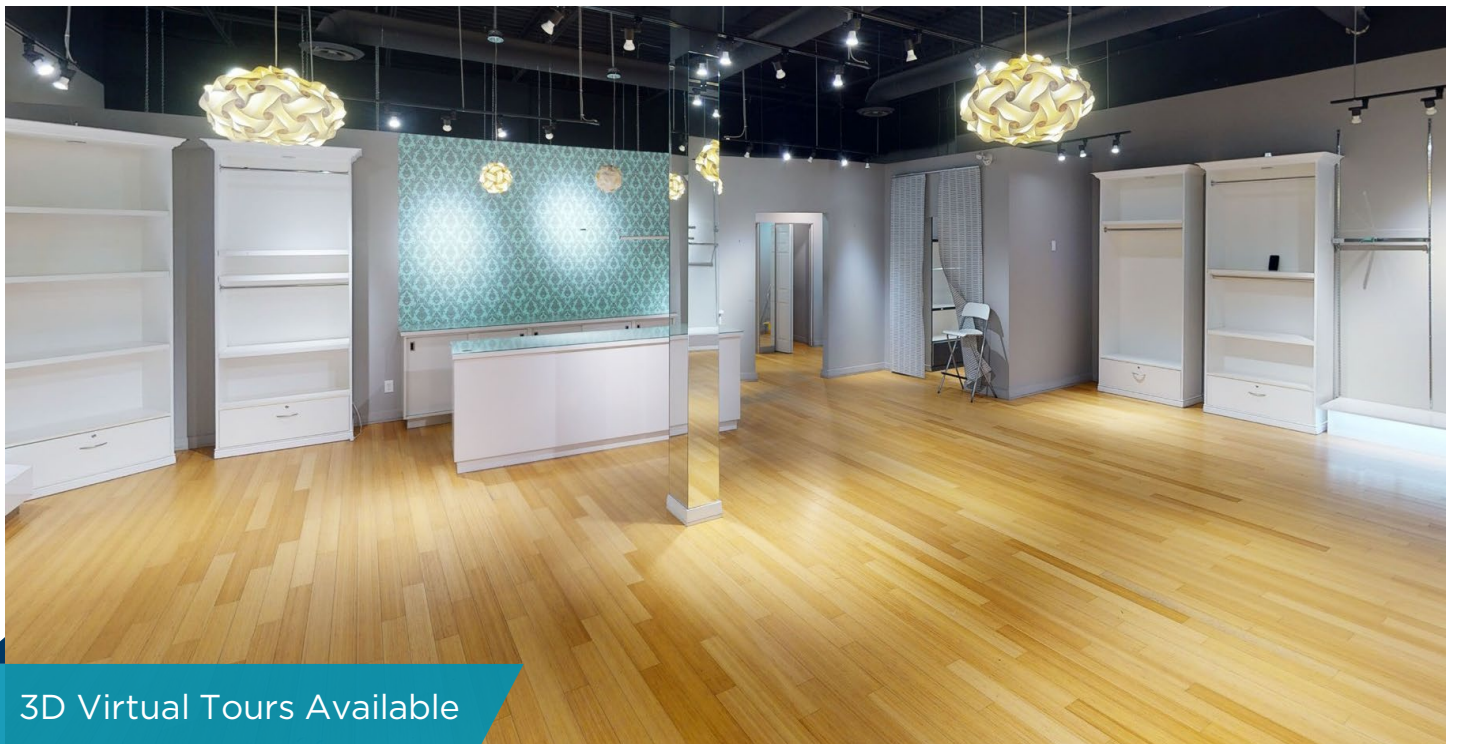


Unit 30



Unit 48B

75 & 95 KING ST S WATERLOO, ON WATERLOO TOWN SQUARE



3D Virtual Tours Available



**CUSHMAN &
WAKEFIELD**

Waterloo Region

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