

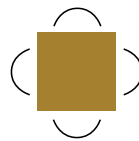
# SPACE FOR LEASE

## 154 VICTORIA STREET SOUTH, KITCHENER



### Len Goudy

Broker of Record  
Goudy Real Estate Corp.  
Real Estate Brokerage  
(416) 830-0880



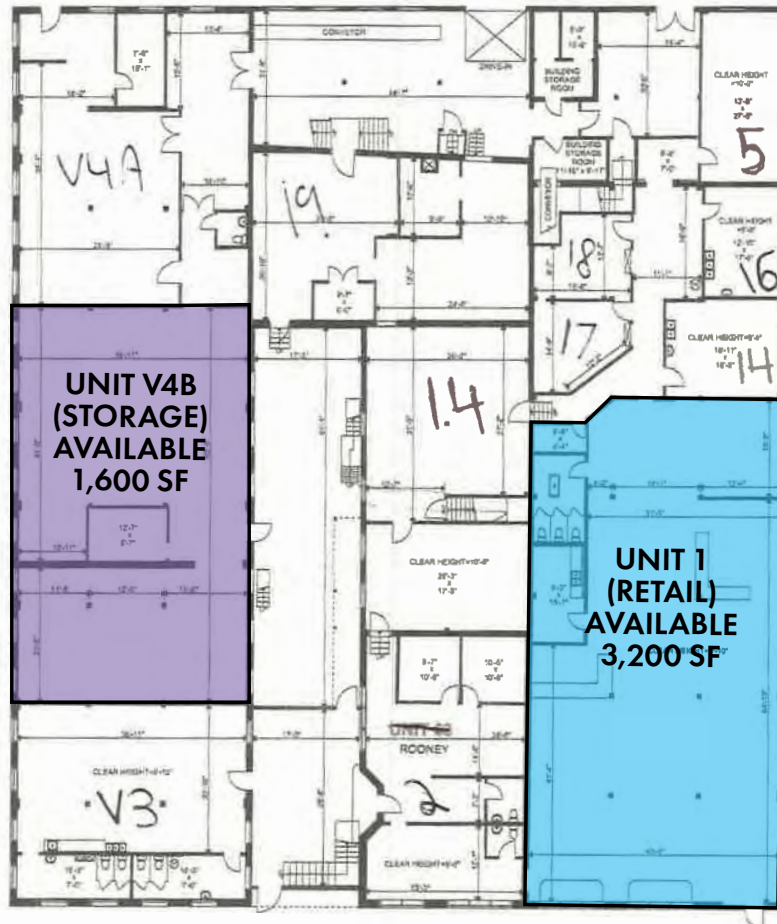
**Goudy Real Estate Corp.**  
Real Estate Brokerage  
Commercial Real Estate  
Sales & Leasing

505 Hood Rd., Unit 20, Markham, ON L3R 5V6 | (905) 477-3000

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# DETAILS & FLOOR PLAN

## 154 VICTORIA STREET SOUTH, KITCHENER



### DETAILS:

Located in a high-traffic, central Kitchener location. This leasing opportunity at 154 Victoria Street South boasts superior vehicular and pedestrian visibility on a main artery near Downtown. The area benefits from excellent public transit links for drawing customers from across the region, and features a strong, established residential base that ensures a built-in local customer flow.

#### UNIT 1 (RETAIL SPACE):

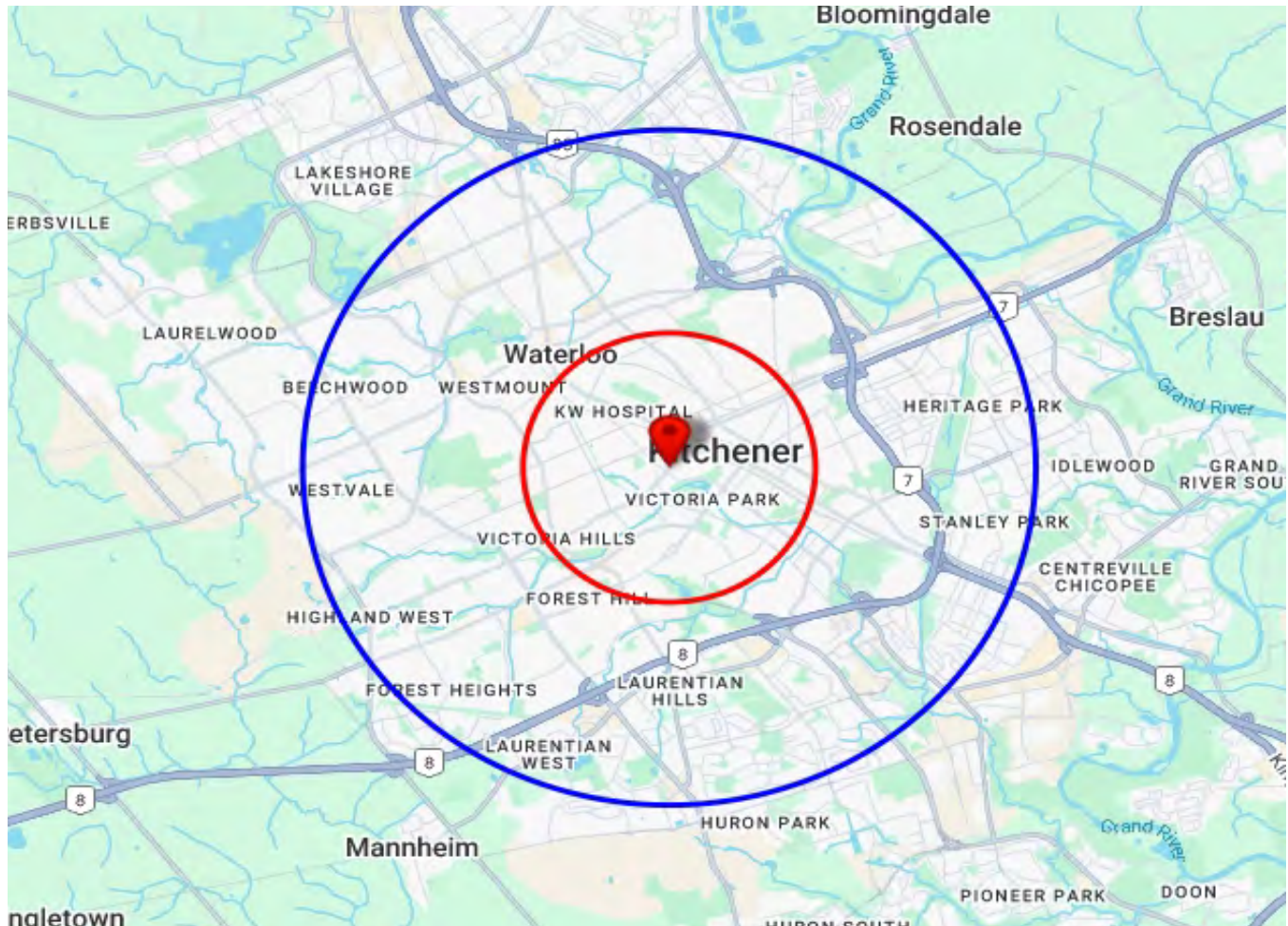
UNIT SIZE	3,200 SQ. FT.
RENT	\$6,500 Gross Lease + HST & Utilities - TMI included
TERM	Three year term, with Landlord's option to terminate after 1 year with 6 months notice.

#### UNIT V4B (STORAGE SPACE):

UNIT SIZE	1,600 SQ. FT.
RENT	\$1,600 Gross Lease + HST & Utilities - TMI included
TERM	Three year term, with Landlord's option to terminate after 1 year with 6 months notice.

# TRADE AREA MAP

## 154 VICTORIA STREET SOUTH, KITCHENER



2025 Daytime Population	154 Victoria St S, Kitchener, ON N2G 2B5 0 - 2 km		154 Victoria St S, Kitchener, ON N2G 2B5 0 - 5 km	
		%		%
<b>Total Estimated Population</b>	<b>61,774</b>		<b>257,998</b>	
<b>Total Daytime Population</b>	<b>70,910</b>		<b>257,153</b>	
Daytime Population at Home	26,601	37.5%	115,063	44.7%
0 to 14 years	7,579	10.7%	33,414	13.0%
15 to 64 years	12,217	17.2%	52,702	20.5%
65 years and over	6,805	9.6%	28,947	11.3%
Daytime Population at Work	44,546	62.8%	142,470	55.4%
Work At Usual Place	32,839	46.3%	100,355	39.0%
Work Mobile	4,959	7.0%	16,095	6.3%
Work At Home	6,748	9.5%	26,020	10.1%

Source: Sitewise



# DEMOGRAPHICS

## 154 VICTORIA STREET SOUTH, KITCHENER

2025 Demographic Snapshot	154 Victoria St S, Kitchener, ON N2G 2B5 0 - 2 km		154 Victoria St S, Kitchener, ON N2G 2B5 0 - 5 km	
		%		%
<b>Total Population</b>				
2020 estimated	49,965		217,640	
2025 estimated	61,774		257,998	
2030 Projected	64,285		268,751	
% Pop. Change (2020-2025)	23.6%		18.5%	
% Pop. Change (2025-2030)	4.1%		4.2%	
<b>2025 Total Population by Age</b>	<b>61,774</b>		<b>257,998</b>	
0 to 4 years	2,823	4.6%	11,202	4.3%
5 to 19 years	7,133	11.5%	35,453	13.7%
20 to 24 years	4,850	7.9%	26,358	10.2%
25 to 34 years	16,879	27.3%	60,972	23.6%
35 to 44 years	9,680	15.7%	35,751	13.9%
45 to 54 years	5,689	9.2%	24,451	9.5%
55 to 64 years	5,728	9.3%	25,289	9.8%
65 to 74 years	4,899	7.9%	20,763	8.0%
75 years & over	4,093	7%	17,760	7%
<b>Median Age</b>	34.5		34.1	
<b>2025 Total Census Families</b>	<b>14,375</b>		<b>61,001</b>	
Average Persons Per Family	2.8		2.9	
Total Couples	11,740	81.7%	49,946	81.9%
Without children at home	6,982	48.6%	25,791	42.3%
With children at home	4,758	33.1%	24,155	39.6%
Lone-parent families	2,636	18.3%	11,055	18.1%
Children Per Census Family	0.9		1.0	
<b>2025 Educational Attainment (15 years+)</b>	<b>53,598</b>		<b>221,073</b>	
Less than a bachelor degree	33,152	61.9%	142,699	64.5%
Bachelor degree & higher	20,446	38.1%	78,374	35.5%
<b>2025 Households</b>	<b>28,453</b>		<b>103,942</b>	
Persons per household	2.15		2.45	
Average household income	\$ 98,078		\$ 109,226	
<b>2025 Occupied Dwellings</b>	<b>28,453</b>		<b>103,942</b>	
Owned dwellings	10,341	36.3%	51,963	50.0%
Rented dwellings	18,112	63.7%	51,979	50.0%

Source: Sitewise

# TRADE AREA MAP

## 154 VICTORIA STREET SOUTH, KITCHENER

2025 Estimates Visible Minority	154 Victoria St S, Kitchener, ON N2G 2B5 0 - 2 km		154 Victoria St S, Kitchener, ON N2G 2B5 0 - 5 km	
		%		%
<b>2025 Household Population by visible minority groups</b>	<b>61,203</b>	<b>%base</b>	<b>254,570</b>	<b>%base</b>
Total visible minority population	18,970	31.0%	84,976	33.4%
Chinese	1,404	2.3%	9,504	3.7%
South Asian	4,325	7.1%	24,349	9.6%
Black	6,530	10.7%	18,141	7.1%
Filipino	527	0.9%	2,686	1.1%
Latin American	1,394	2.3%	7,704	3.0%
Southeast Asian	1,308	2.1%	5,480	2.2%
Arab	1,340	2.2%	6,796	2.7%
West Asian	839	1.4%	3,684	1.4%
Korean	203	0.3%	1,549	0.6%
Japanese	137	0.2%	723	0.3%
Visible minority, n.i.e.	365	0.6%	1,973	0.8%
Multiple visible minorities	597	1.0%	2,387	0.9%
Not a visible minority	42,233	69.0%	169,594	66.6%

2028 Projections Visible Minority	154 Victoria St S, Kitchener, ON N2G 2B5 0 - 2 km		154 Victoria St S, Kitchener, ON N2G 2B5 0 - 5 km	
		%		%
<b>2028 Household Population by visible minority groups</b>	<b>61,903</b>	<b>%base</b>	<b>257,456</b>	<b>%base</b>
Total visible minority population	20,527	33.2%	91,506	35.5%
Chinese	1,511	2.4%	10,005	3.9%
South Asian	4,867	7.9%	27,030	10.5%
Black	6,963	11.2%	19,334	7.5%
Filipino	556	0.9%	2,862	1.1%
Latin American	1,512	2.4%	8,278	3.2%
Southeast Asian	1,373	2.2%	5,699	2.2%
Arab	1,460	2.4%	7,350	2.9%
West Asian	931	1.5%	4,076	1.6%
Korean	223	0.4%	1,662	0.6%
Japanese	143	0.2%	748	0.3%
Visible minority, n.i.e.	370	0.6%	2,004	0.8%
Multiple visible minorities	619	1.0%	2,458	1.0%
Not a visible minority	41,376	66.8%	165,950	64.5%

Source: Sitewise