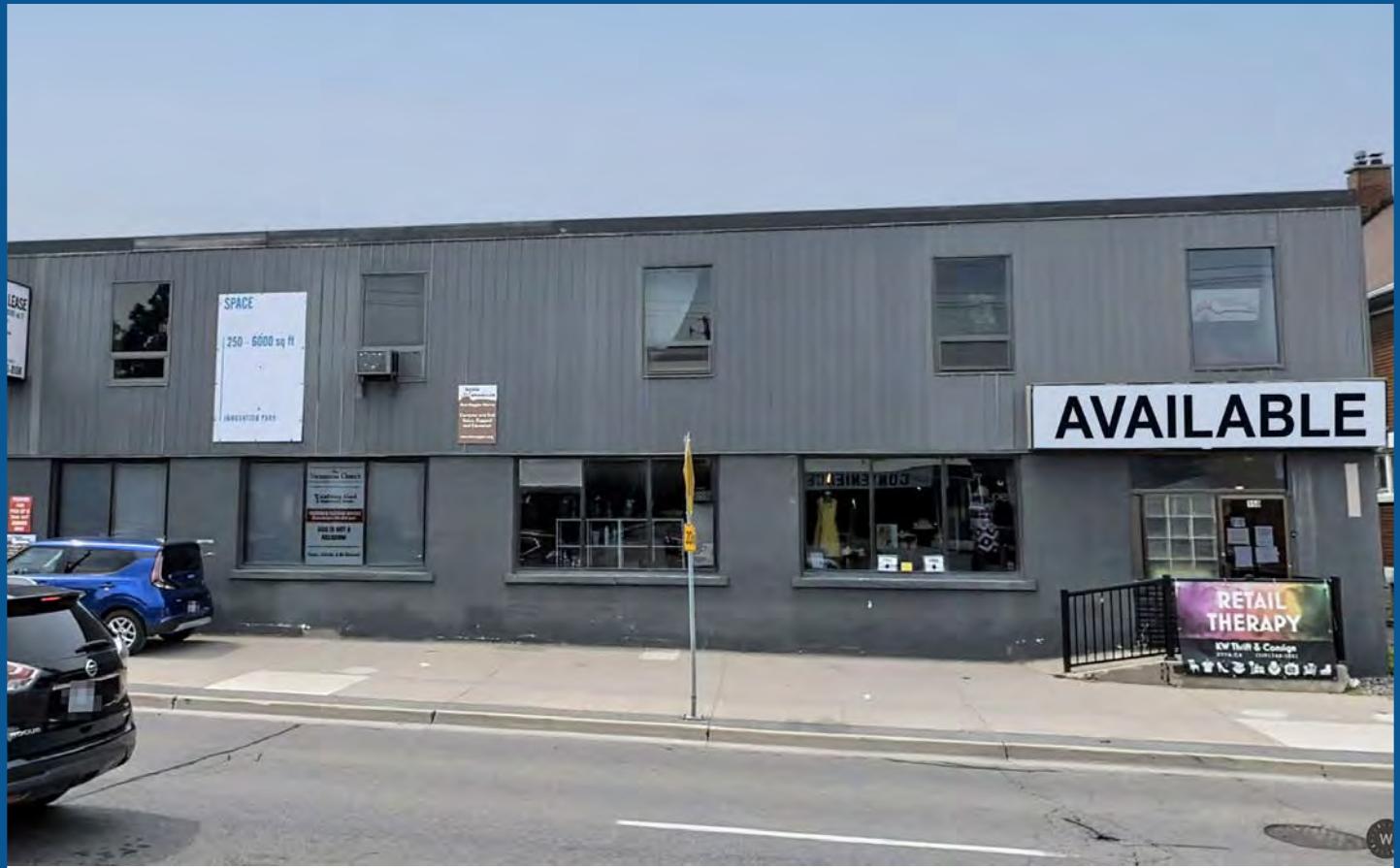


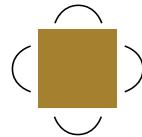
SPACE FOR LEASE

154 VICTORIA STREET SOUTH, KITCHENER



Len Goudy

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



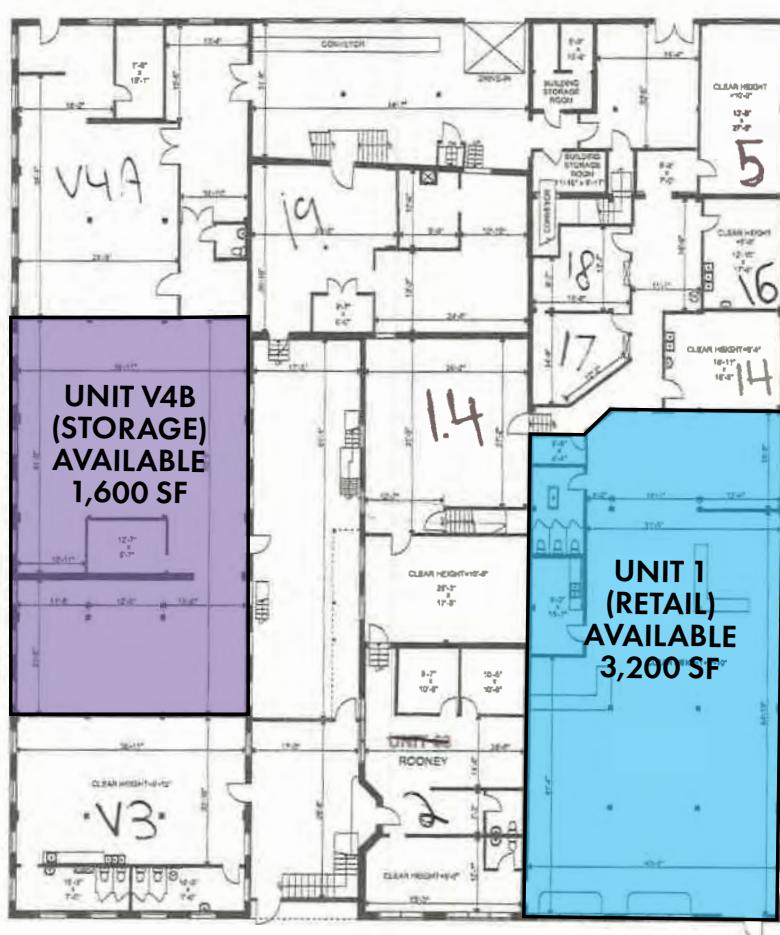
Goudy Real Estate Corp.
Real Estate Brokerage
Commercial Real Estate
Sales & Leasing

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

The information contained herein has been provided to Goudy Real Estate Corp. by others. We do not warrant its accuracy. You are advised to independently verify the information prior to submitting an Offer and to provide for sufficient due diligence in an offer. The information contained herein may change from time to time without notice. The property may be withdrawn from the market at any time without notice.

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):

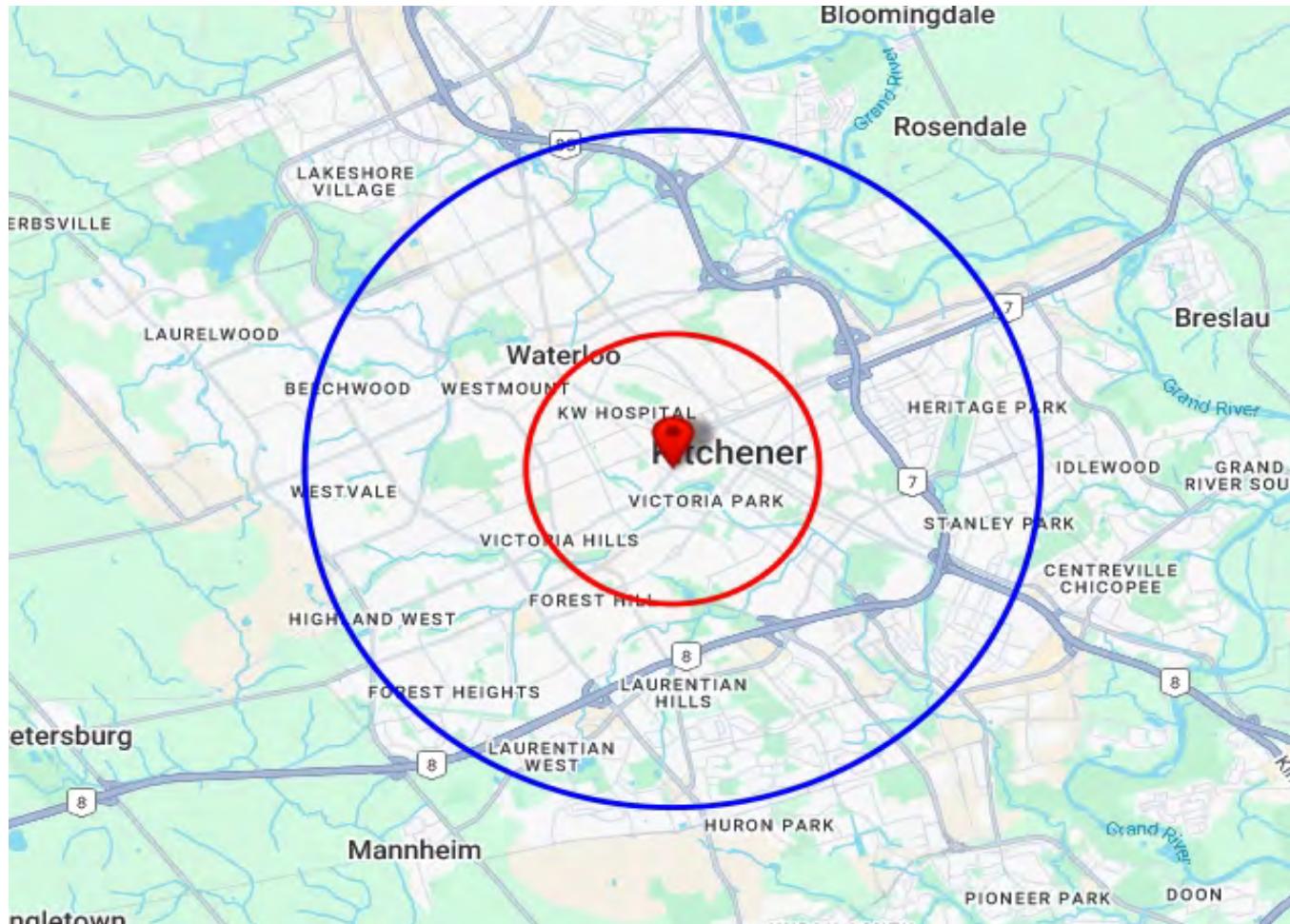
UNIT SIZE	3,200 SQ. FT.
RENT	\$6,500 Gross Lease + HST & Utilities - TMI included
TERM	Three year term, with Landlord's option to terminate after 1 year with 6 months notice.

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		154 Victoria St S, Kitchener, ON N2G 2B5	
	0 - 2 km	%	0 - 5 km	%
Total Estimated Population	61,774		257,998	
Total Daytime Population	70,910		257,153	
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

DEMOCRAPHICS

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	%
Total Population				
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%	
2025 Total Population by Age	61,774		257,998	
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%
Median Age	34.5		34.1	
2025 Total Census Families	14,375		61,001	
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	
2025 Educational Attainment (15 years+)	53,598		221,073	
Less than a bachelor degree	33,152	61.9%	142,699	64.5%
Bachelor degree & higher	20,446	38.1%	78,374	35.5%
2025 Households	28,453		103,942	
Persons per household	2.15		2.45	
Average household income	\$ 98,078		\$ 109,226	
2025 Occupied Dwellings	28,453		103,942	
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	
		%		%
2025 Household Population by visible minority groups	61,203	%base	254,570	%base
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	
		%		%
2028 Household Population by visible minority groups	61,903	%base	257,456	%base
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%