

# RETAIL SPACE FOR LEASE

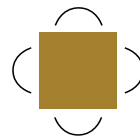
## THE WALPER HOTEL - JDV BY HYATT

1 KING STREET WEST, KITCHENER, ON



### 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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# AREA DETAILS

## THE WALPER HOTEL - JDV BY HYATT



### DETAILS

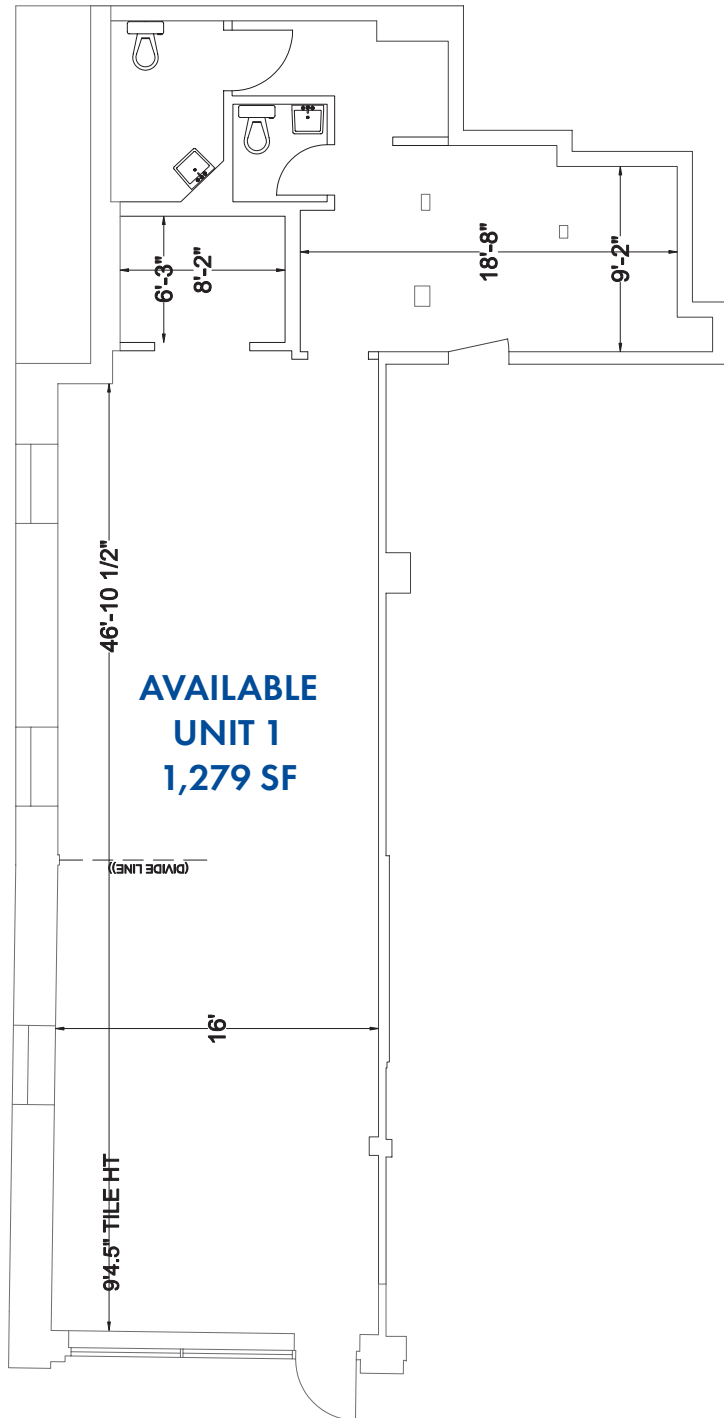
Prime retail opportunity at the historic Walper Hotel, a landmark boutique destination at the corner of King and Queen in Downtown Kitchener. Two high-visibility ground-floor units are available, offering a unique chance to join a curated mix of shops within this award-winning 92-room hotel. Units can be leased individually or combined for a larger footprint. The location offers exceptional transit connectivity, situated steps from the ION Light Rail. Positioned at the convergence of the city's business and tech hubs, the site provides unparalleled exposure to professionals, hotel guests, and urban residents. Located directly across from THEMUSEUM and steps from City Hall, the building features modern sophistication following extensive renovations. Utilities are an additional \$0.21 per square foot per month, unit is not subject to CAM or Real Estate Taxes.

#### AVAILABLE UNITS:

<b>UNIT 1</b>	1,279 SF
RENT	\$28.00 PSF modified gross lease
UTILITIES ADDITIONAL	\$0.21 PSF per month
<b>UNIT 2</b>	859 SF
RENT	\$28.00 PSF modified gross lease
UTILITIES ADDITIONAL	\$0.21 PSF per month

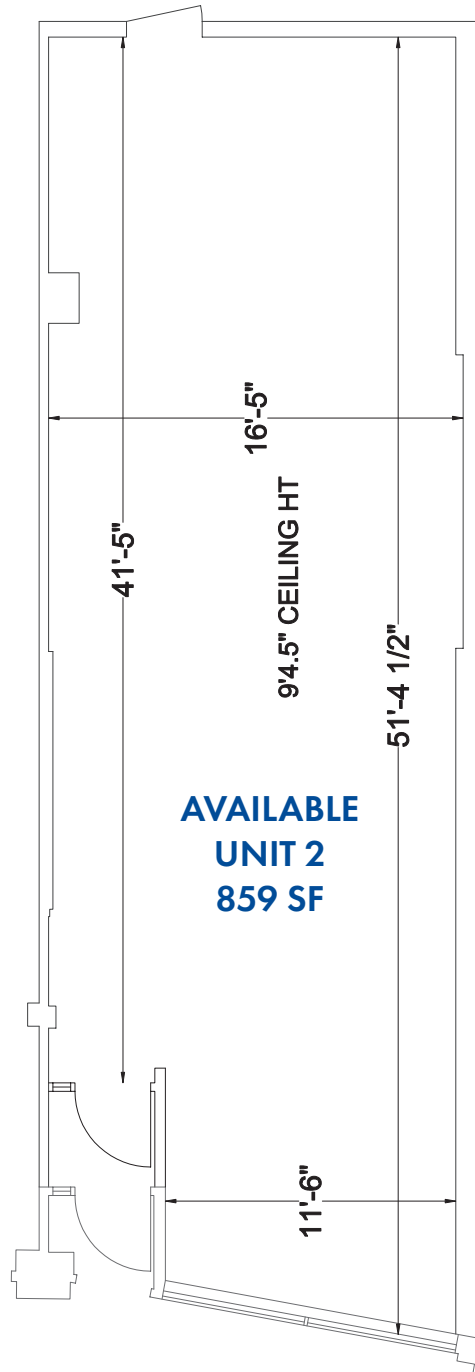
# FLOOR PLAN

## UNIT 1



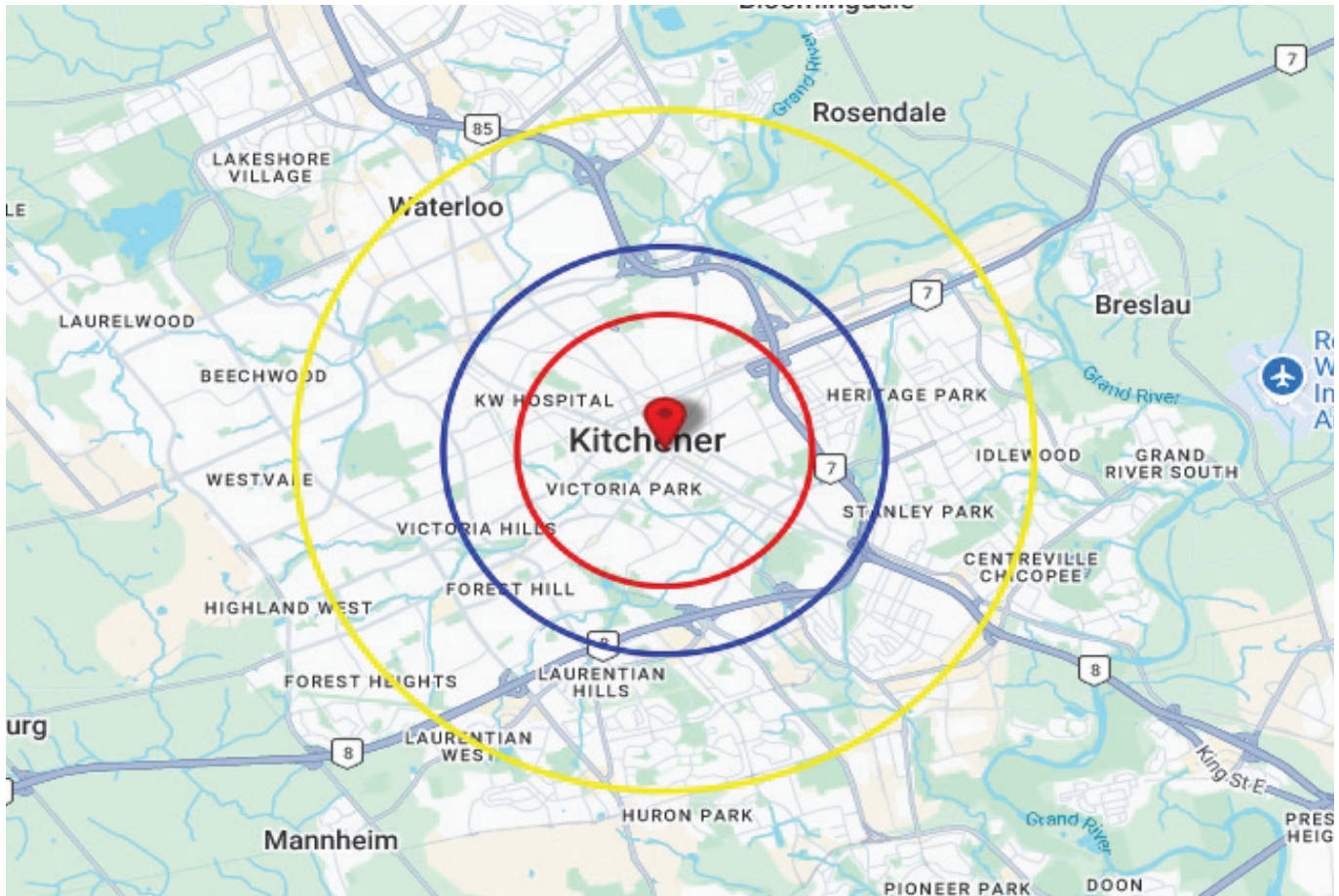
# FLOOR PLAN

## UNIT 2



# DEMOGRAPHICS

## THE WALPER HOTEL - JDV BY HYATT



2025 Daytime Population	1 King St W, Kitchener, ON N2G 1A1 0 - 2 km		1 King St W, Kitchener, ON N2G 1A1 0 - 3 km		1 King St W, Kitchener, ON N2G 1A1 0 - 5 km	
		%		%		%
<b>Total Estimated Population</b>	<b>52,814</b>		<b>100,170</b>		<b>261,528</b>	
<b>Total Daytime Population</b>	<b>64,714</b>		<b>110,315</b>		<b>259,661</b>	
Daytime Population at Home	21,599	33.4%	43,354	39.3%	117,455	45.2%
0 to 14 years	5,792	9.0%	12,576	11.4%	33,858	13.0%
15 to 64 years	10,018	15.5%	18,888	17.1%	53,424	20.6%
65 years and over	5,789	8.9%	11,890	10.8%	30,173	11.6%
Daytime Population at Work	43,015	66.5%	66,454	60.2%	142,288	54.8%
Work At Usual Place	32,076	49.6%	48,240	43.7%	100,172	38.6%
Work Mobile	4,933	7.6%	7,589	6.9%	16,340	6.3%
Work At Home	6,006	9.3%	10,625	9.6%	25,776	9.9%

# DEMOGRAPHICS

## THE WALPER HOTEL - JDV BY HYATT

2025 Demographic Snapshot	1 King St W, Kitchener, ON N2G 1A1 0 - 2 km		1 King St W, Kitchener, ON N2G 1A1 0 - 3 km		1 King St W, Kitchener, ON N2G 1A1 0 - 5 km	
		%		%		%
<b>Total Population</b>						
2020 estimated	42,353		83,023		220,027	
2025 estimated	52,814		100,170		261,528	
2030 Projected	54,738		104,437		272,287	
% Pop. Change (2020-2025)	24.7%		20.7%		18.9%	
% Pop. Change (2025-2030)	3.6%		4.3%		4.1%	
<b>2025 Total Population by Age</b>	<b>52,814</b>		<b>100,170</b>		<b>261,528</b>	
0 to 4 years	2,154	4.1%	4,560	4.6%	11,481	4.4%
5 to 19 years	5,605	10.6%	12,133	12.1%	35,504	13.6%
20 to 24 years	4,067	7.7%	7,722	7.7%	26,201	10.0%
25 to 34 years	14,422	27.3%	25,231	25.2%	61,881	23.7%
35 to 44 years	8,414	15.9%	15,460	15.4%	36,279	13.9%
45 to 54 years	5,071	9.6%	9,562	9.5%	24,466	9.4%
55 to 64 years	5,326	10.1%	10,104	10.1%	25,642	9.8%
65 to 74 years	4,403	8.3%	8,361	8.3%	21,259	8.1%
75 years & over	3,353	6%	7,038	7%	18,815	7%
<b>Median Age</b>	35.2		35.2		34.2	
<b>2025 Total Census Families</b>	<b>12,309</b>		<b>23,835</b>		<b>61,293</b>	
Average Persons Per Family	2.7		2.8		2.9	
Total Couples	10,193	82.8%	19,391	81.4%	49,822	81.3%
Without children at home	6,170	50.1%	11,190	46.9%	26,053	42.5%
With children at home	4,023	32.7%	8,202	34.4%	23,769	38.8%
Lone-parent families	2,116	17.2%	4,444	18.6%	11,472	18.7%
Children Per Census Family	0.8		0.9		1.0	
<b>2025 Educational Attainment (15 years+)</b>	<b>46,228</b>		<b>86,591</b>		<b>223,659</b>	
Less than a bachelor degree	29,291	63.4%	56,736	65.5%	148,692	66.5%
Bachelor degree & higher	16,937	36.6%	29,855	34.5%	74,967	33.5%
<b>2025 Households</b>	<b>24,638</b>		<b>44,846</b>		<b>105,447</b>	
Persons per household	2.11		2.21		2.44	
Average household income	\$ 98,886		\$ 101,117		\$ 106,264	
<b>2025 Occupied Dwellings</b>	<b>24,638</b>		<b>44,846</b>		<b>105,447</b>	
Owned dwellings	9,765	39.6%	19,026	42.4%	50,486	47.9%
Rented dwellings	14,873	60.4%	25,820	57.6%	54,961	52.1%
Dominant building type	Apartment, building low and high rise		Apartment, building low and high rise		Houses	
Dominant period of construction	Before 1960		Before 1960		1961-1980	
<b>Dominant Demographics</b>						

# DEMOGRAPHICS

## THE WALPER HOTEL - JDV BY HYATT

2025 Estimates Visible Minority	1 King St W, Kitchener, ON N2G 1A1 0 - 2 km		1 King St W, Kitchener, ON N2G 1A1 0 - 3 km		1 King St W, Kitchener, ON N2G 1A1 0 - 5 km	
		%		%		%
<b>2025 Household Population by visible minority groups</b>	<b>52,021</b>	<b>%base</b>	<b>99,203</b>	<b>%base</b>	<b>257,539</b>	<b>%base</b>
Total visible minority population	12,838	24.7%	27,299	27.5%	85,882	33.3%
Chinese	1,099	2.1%	1,679	1.7%	8,025	3.1%
South Asian	2,973	5.7%	6,013	6.1%	24,299	9.4%
Black	3,915	7.5%	9,147	9.2%	19,817	7.7%
Filipino	395	0.8%	879	0.9%	3,054	1.2%
Latin American	1,174	2.3%	2,636	2.7%	8,092	3.1%
Southeast Asian	843	1.6%	1,945	2.0%	5,784	2.2%
Arab	1,012	1.9%	1,866	1.9%	6,469	2.5%
West Asian	451	0.9%	1,189	1.2%	3,770	1.5%
Korean	182	0.3%	296	0.3%	1,526	0.6%
Japanese	87	0.2%	258	0.3%	684	0.3%
Visible minority, n.i.e.	289	0.6%	575	0.6%	1,970	0.8%
Multiple visible minorities	420	0.8%	814	0.8%	2,391	0.9%
Not a visible minority	39,183	75.3%	71,904	72.5%	171,657	66.7%

2028 Projections Visible Minority	1 King St W, Kitchener, ON N2G 1A1 0 - 2 km		1 King St W, Kitchener, ON N2G 1A1 0 - 3 km		1 King St W, Kitchener, ON N2G 1A1 0 - 5 km	
		%		%		%
<b>2028 Household Population by visible minority groups</b>	<b>52,461</b>	<b>%base</b>	<b>100,358</b>	<b>%base</b>	<b>260,328</b>	<b>%base</b>
Total visible minority population	14,023	26.7%	29,613	29.5%	92,408	35.5%
Chinese	1,180	2.2%	1,810	1.8%	8,445	3.2%
South Asian	3,380	6.4%	6,778	6.8%	26,954	10.4%
Black	4,235	8.1%	9,797	9.8%	21,094	8.1%
Filipino	416	0.8%	930	0.9%	3,247	1.2%
Latin American	1,279	2.4%	2,865	2.9%	8,680	3.3%
Southeast Asian	892	1.7%	2,044	2.0%	6,017	2.3%
Arab	1,114	2.1%	2,042	2.0%	6,995	2.7%
West Asian	502	1.0%	1,318	1.3%	4,167	1.6%
Korean	199	0.4%	326	0.3%	1,639	0.6%
Japanese	92	0.2%	271	0.3%	709	0.3%
Visible minority, n.i.e.	293	0.6%	584	0.6%	1,998	0.8%
Multiple visible minorities	440	0.8%	846	0.8%	2,462	0.9%
Not a visible minority	38,438	73.3%	70,745	70.5%	167,920	64.5%