

**ALPINE CENTRE**  
Kitchener, ON

### LOCATION:

725 Ottawa Street South, Kitchener, ON

### MAJOR INTERSECTION:

Ottawa Street South and Homer Watson Boulevard

### TYPE:

Neighbourhood Centre

### TOTAL GLA:

39,673 square feet

### MAJOR TENANTS:

LCBO	11,892 square feet
Boston Pizza	6,310 square feet
Chicago Pub & Billiards	4,920 square feet

### ANCILLARY:

9 stores and services

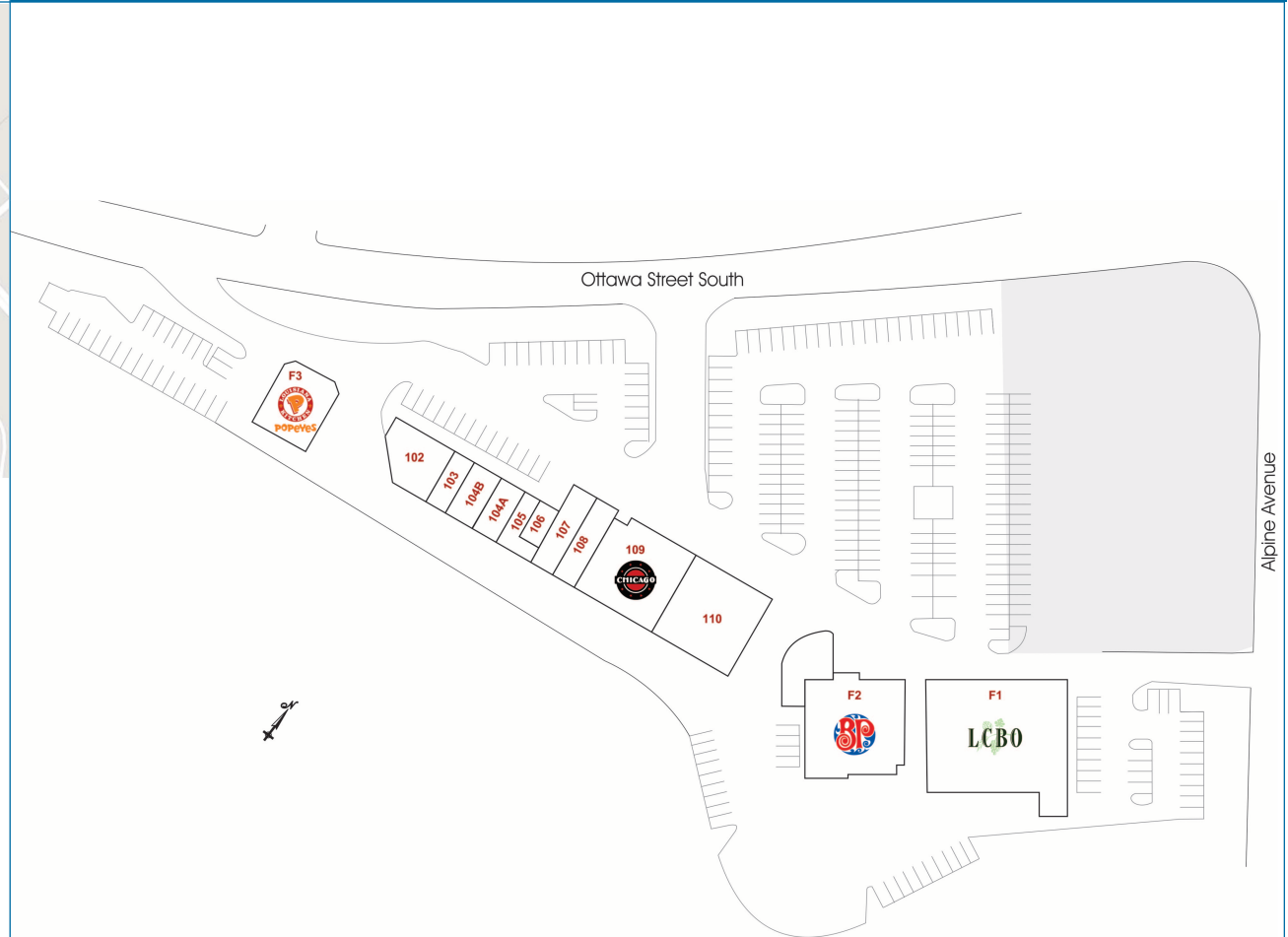
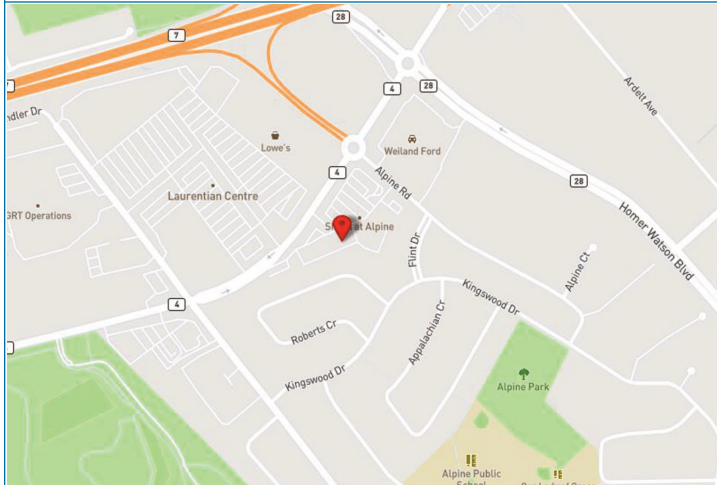
### DEMOGRAPHICS (2021 PROJECTIONS):

	3km	5km
Total Population	76,156	190,069
Total Households	32,753	78,471
Household Average Income	\$84,684	\$90,076



### MARKET SUMMARY:

Alpine Centre is located in a high traffic area with excellent visibility on Ottawa Street in the growing city of Kitchener. This open neighbourhood centre is conveniently minutes from the Conestoga Parkway and offers easy access to a network of major highways. Anchored by destination tenants, LCBO, Boston Pizza, Chicago Pub & Billiards, and Cora's Breakfast & Lunch, Alpine Centre offers a strong mix of retail and both quick- and full-service restaurants.



UNIT	TENANT	SQ FT
1102	Little 'Z' Market	1,914
103	Hot Nails	817
104A	Cash Canada	1,193
104B	Pita Factory	1,527
105	Subway	837
106	Williams Hair Salon	558
107	Available	1,244
108	Petals and Pots	1,496
109	Chicago Pub & Billiards	4,920
110	Available	4,515
F1	LCBO	11,892
F2	Boston Pizza	6,310
F3	Popeyes Louisiana Kitchen	2,450

The information contained herein has been obtained from sources deemed to be reliable but does not form part of any future contract and is subject to independent verification by the reader. The property is subject to prior letting, withdrawal from the market and change without notice.

**PROFESSIONALLY LEASED AND MANAGED BY:**  
**BENTALLGREENOAK (CANADA) LIMITED PARTNERSHIP, BROKERAGE**  
 Unit 110, 65 Port Street East, Mississauga, ON L5G 4V3  
 Tel: 1.866.681.2715 Fax: 905.271.5081 [www.bentallgreenoak.com](http://www.bentallgreenoak.com)