

120

SHOPS AT **KSW**



HIGH PROFILE RETAIL FOR LEASE

120 KING STREET W | KITCHENER, ON

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SUBURBAN RETAIL TEAM

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CBRE



“
A Closer Look at
120 KING STREET WEST
”

ABOUT THIS DEVELOPMENT

This brand new mixed-use development captures the lifestyle that you are currently looking for. With architecture that inspires, suites that are stylish and spacious, and retail units in various sizes to accommodate a wide range of uses. Join a retail community that is the heartbeat of downtown Kitchener.

**360
RESIDENTIAL
UNITS**

A circular graphic with a white border. At the top is a white icon of a multi-story building. Below the icon is a photograph of a modern multi-story residential building with balconies, overlaid with a semi-transparent gold filter.

**ONSITE
PARKING**

A circular graphic with a white border. At the top is a white icon of a parking 'P' sign. Below the icon is an aerial photograph of a parking lot filled with cars, overlaid with a semi-transparent gold filter.

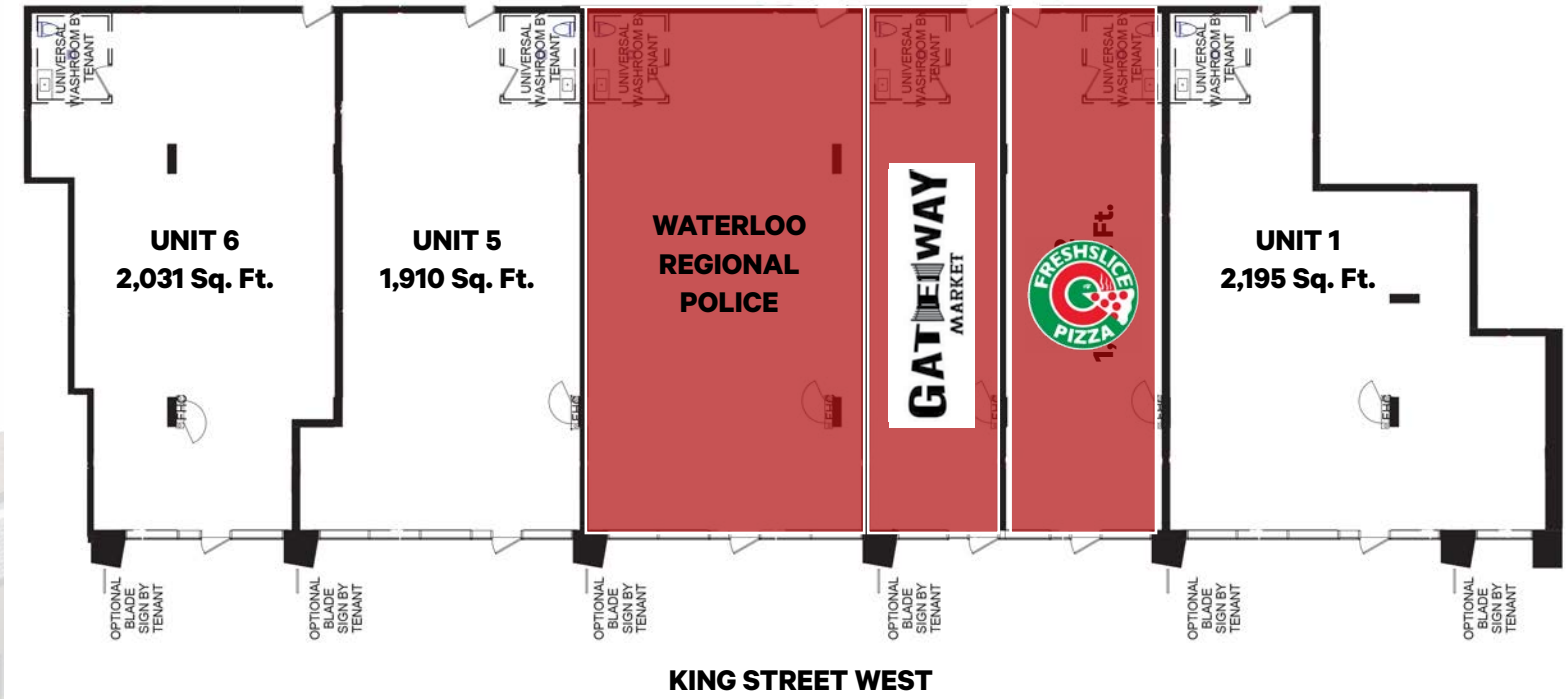
**STREET
FRONT
PARKING**

A circular graphic with a white border. At the top is a white icon of a car. Below the icon is a photograph of a street with several cars parked along the curb, overlaid with a semi-transparent gold filter.

**ESTIMATED
COMPLETION:
COMPLETED**

A circular graphic with a white border. At the top is a white icon of a calendar. Below the icon is a photograph of a large puzzle with one piece missing, overlaid with a semi-transparent gold filter.

UNIT HIGHLIGHTS



HIGHLIGHTS

- RIGHT SIZED RETAIL IN DOWNTOWN KITCHENER
- SUITABLE FOR WIDE VARIETY OF USES
- HIGH CEILINGS
- OPTION TO ADD MEZZANINE
- ONLY UNIT 1 IS SUITABLE FOR FOOD USE REQUIRING VENTING

POSSESSION

UNIT AVAILABILITY: IMMEDIATE

ZONING:

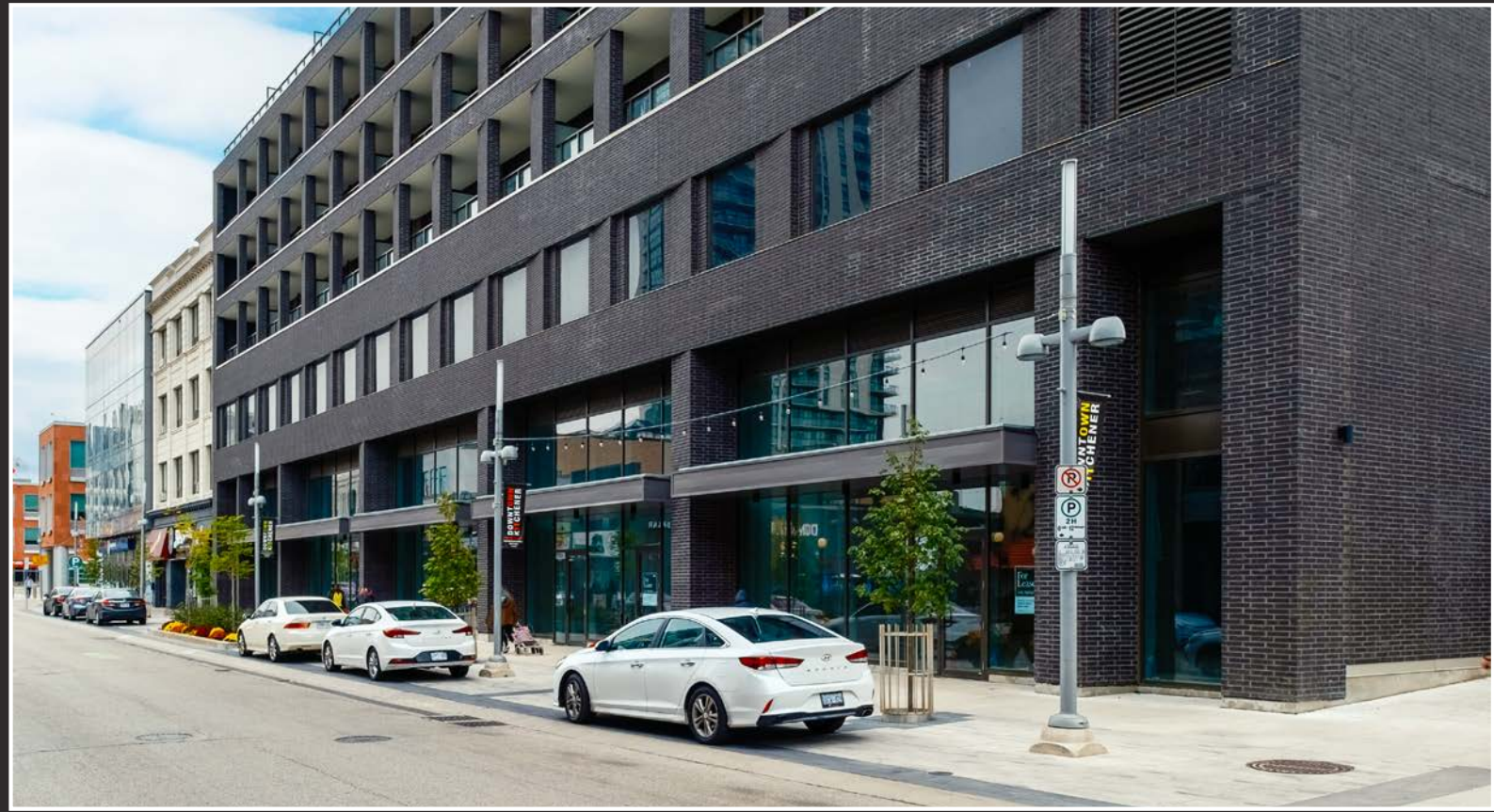
D1, 645R (RETAIL CORE ZONE)
CLICK LINKS FOR MORE INFORMATION

D1 - ZONING BY-LAWS

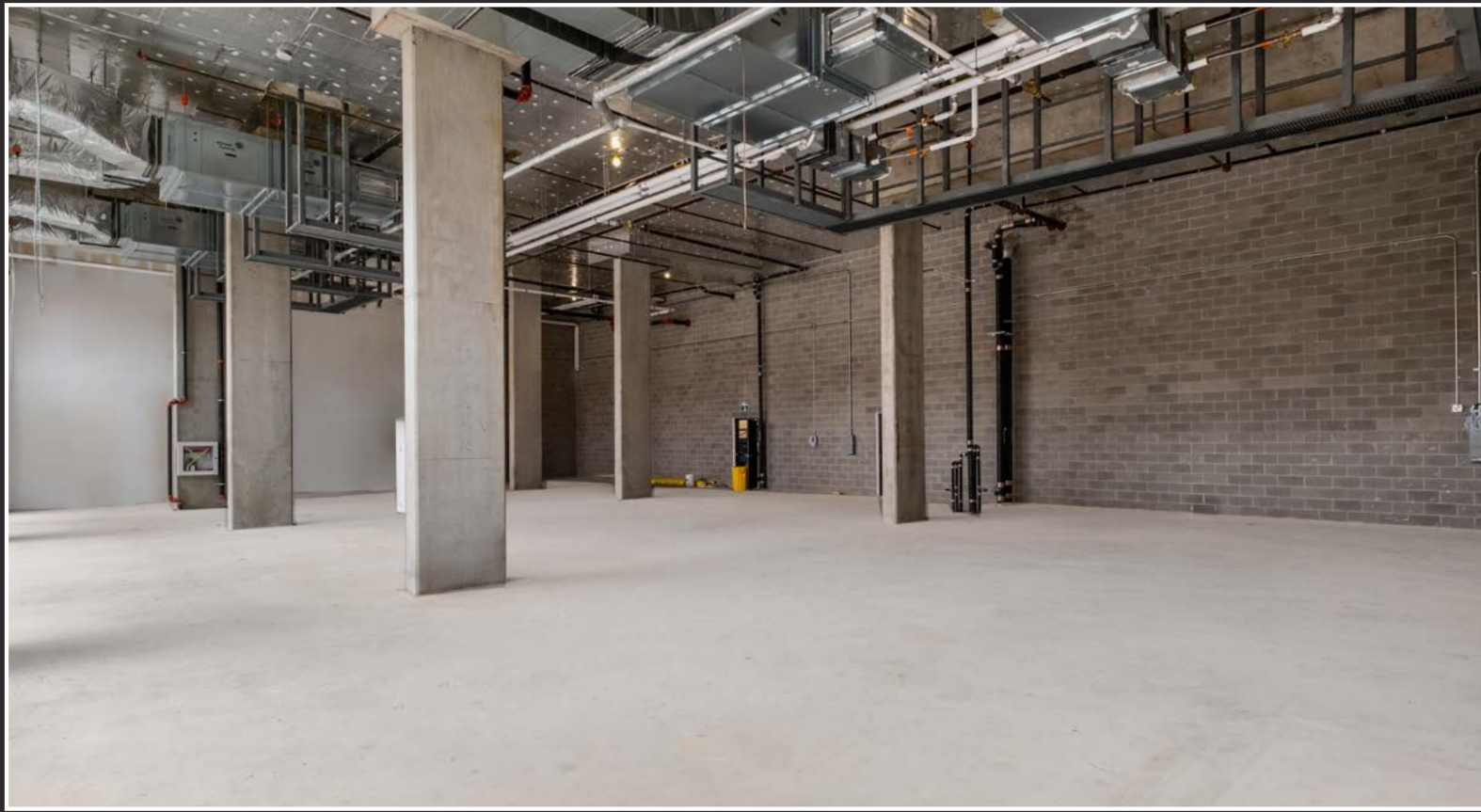
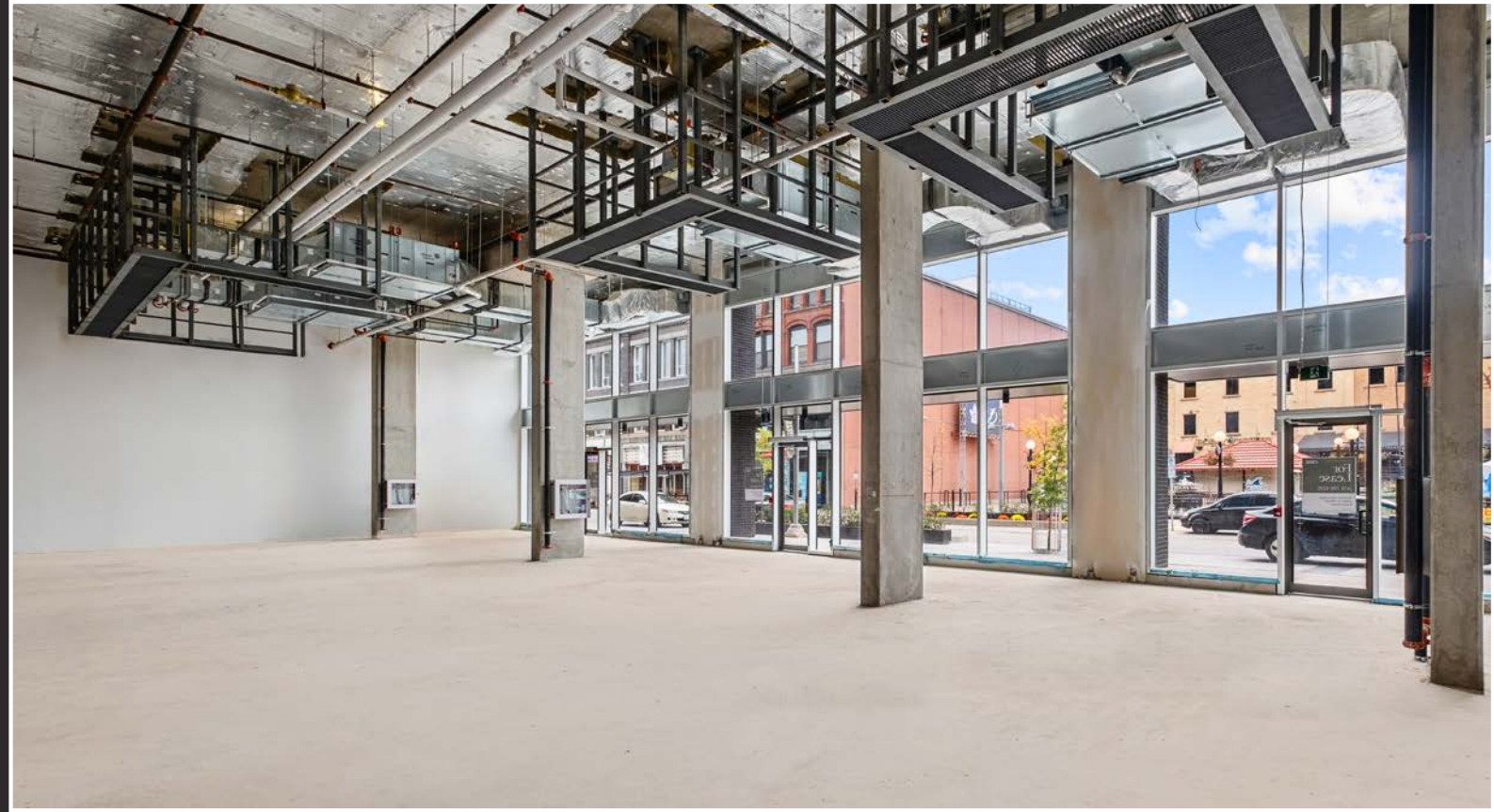
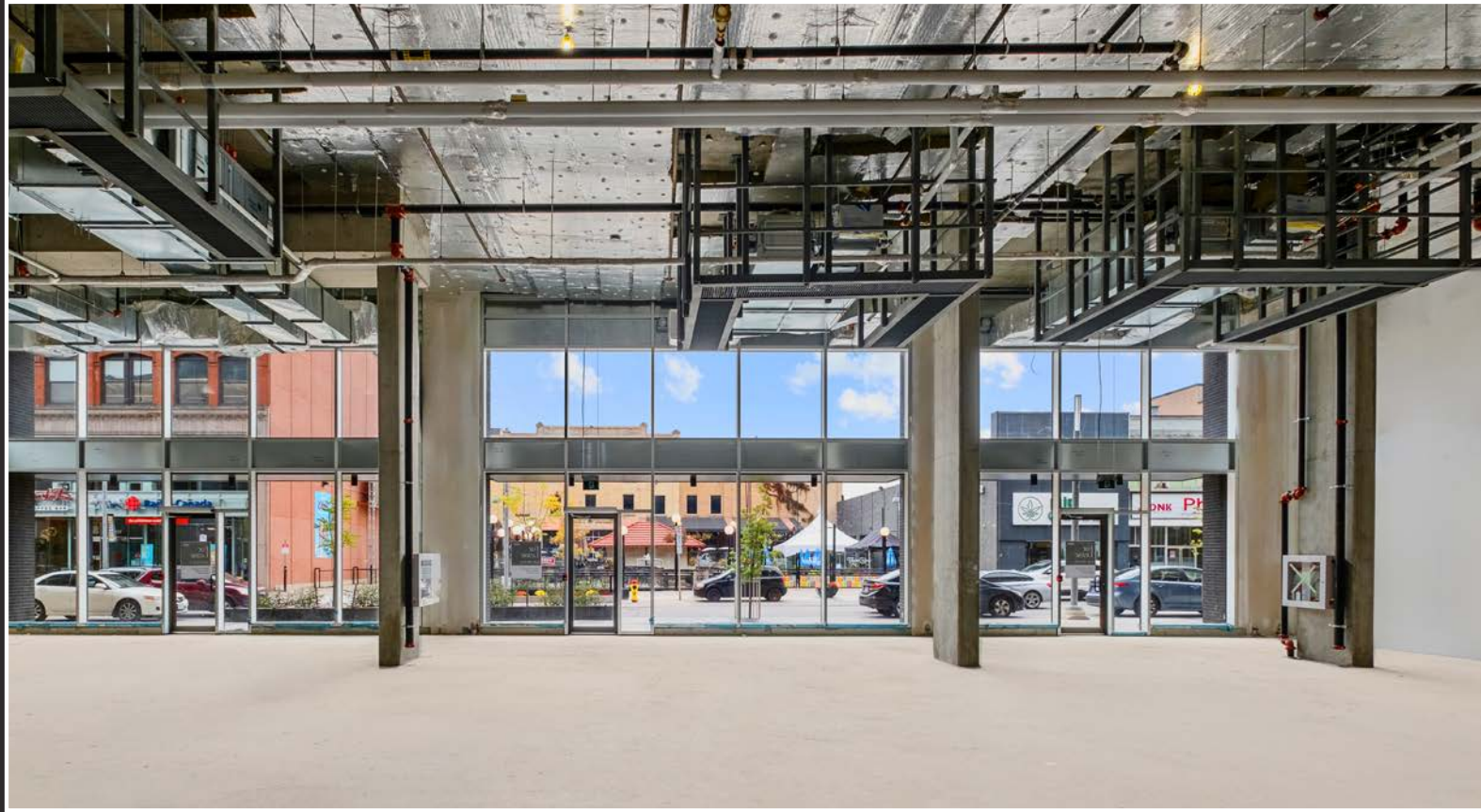
645R - SPECIAL PREVISIONS

UNIT	SIZE (SQ. FT.)	PRICE (PER SQ. FT.)
1	2,195	\$28.00
2	LEASED	\$40.00
3	LEASED	\$40.00
4	LEASED	\$28.00
5	1,910	\$28.00
6	2,031	\$28.00
4-5	4,019	\$25.00
5-6	3,941	\$25.00
4-6	6,050	\$25.00
TMI (2025 ESTIMATED)		\$14.00

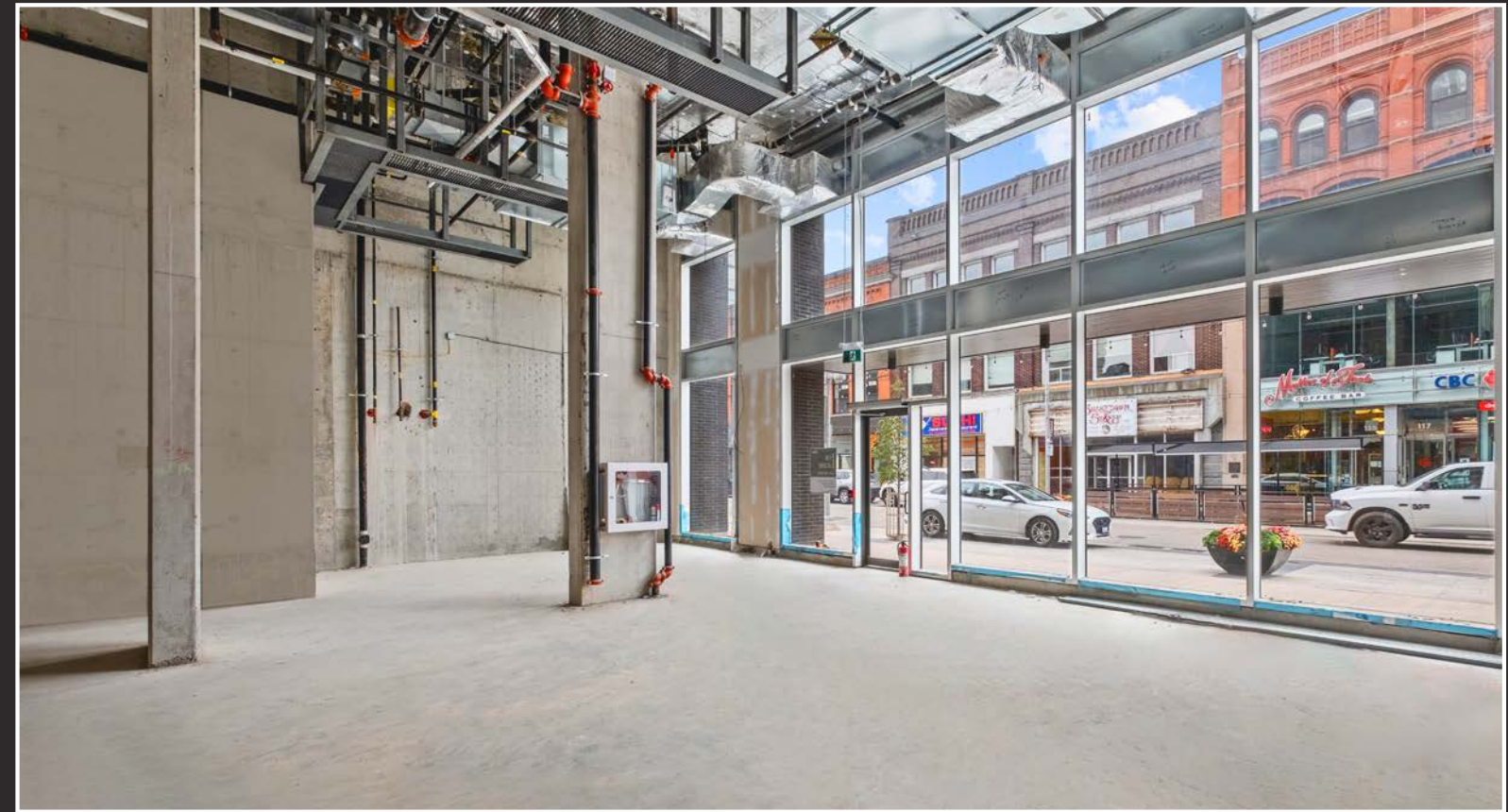
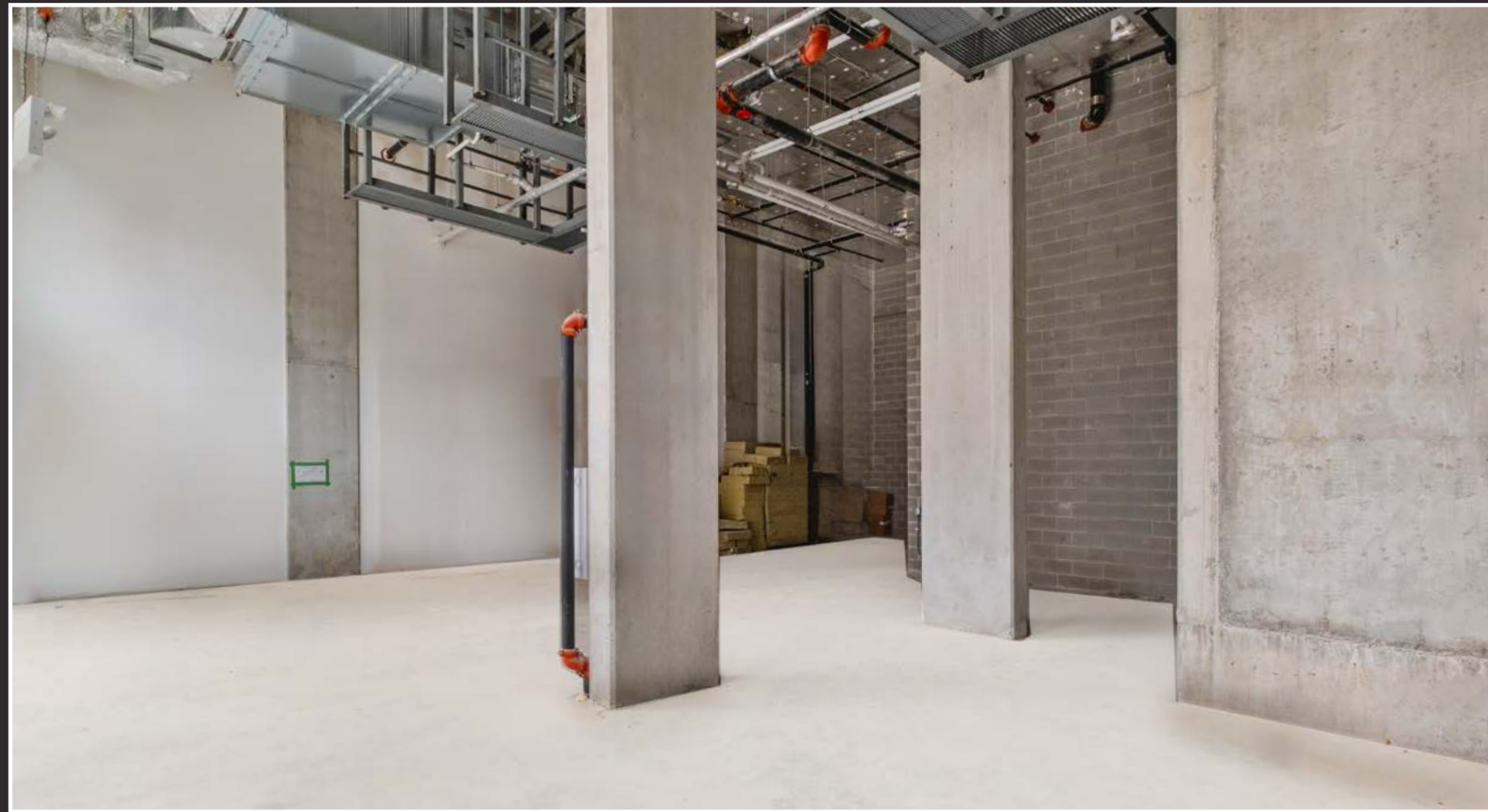
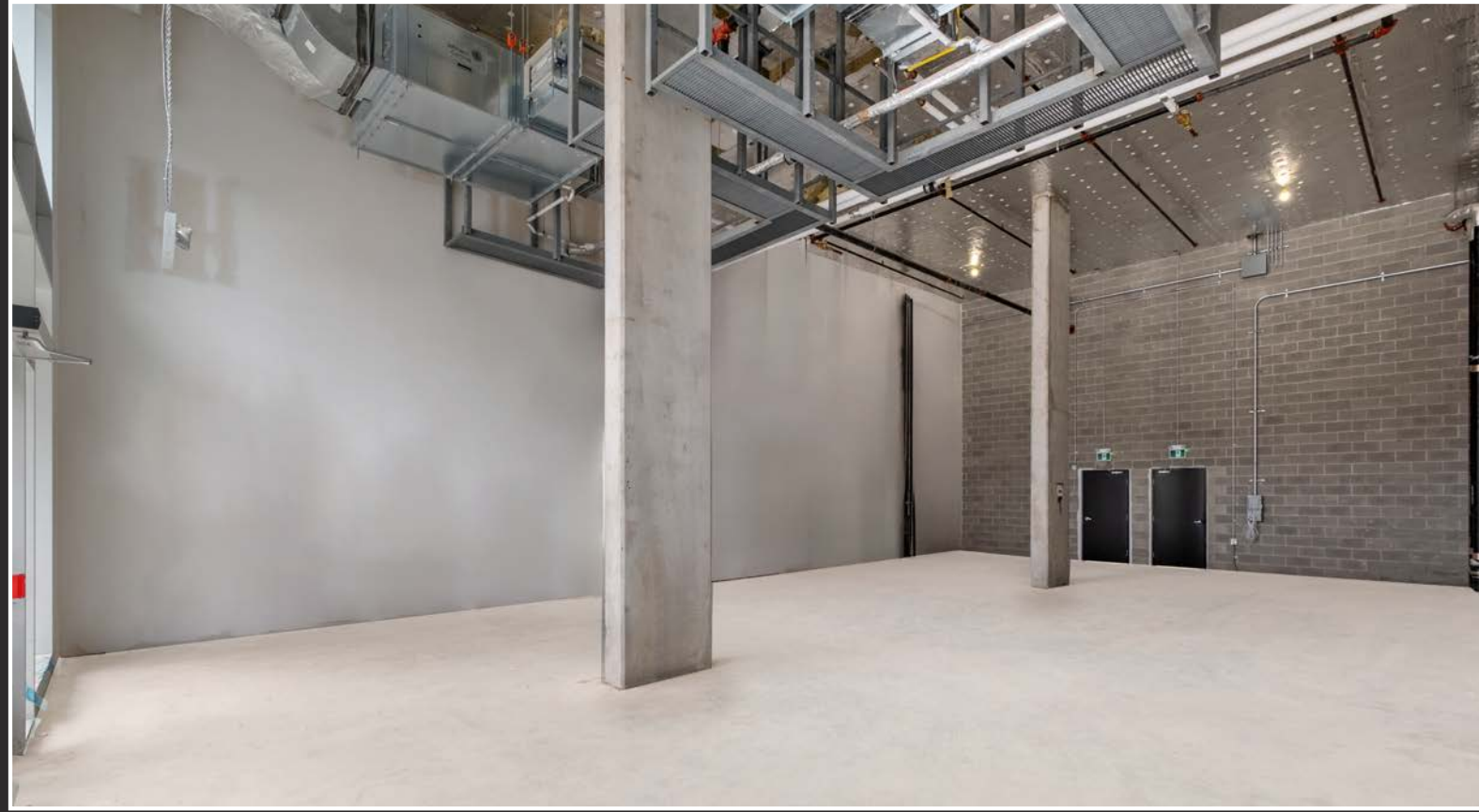
EXTERIOR PICTURES



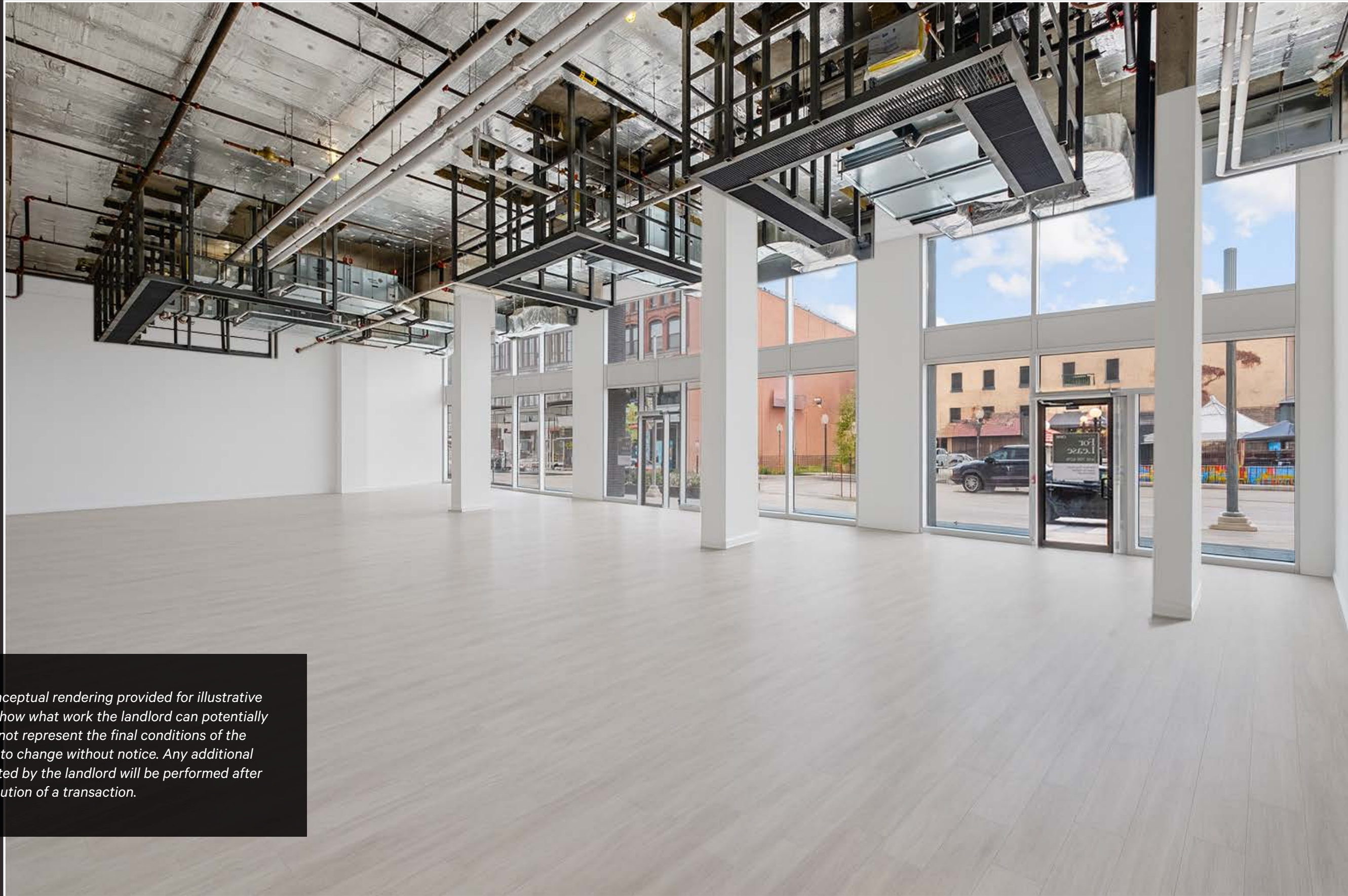
INTERIOR PICTURES



INTERIOR PICTURES



INTERIOR RENDERING



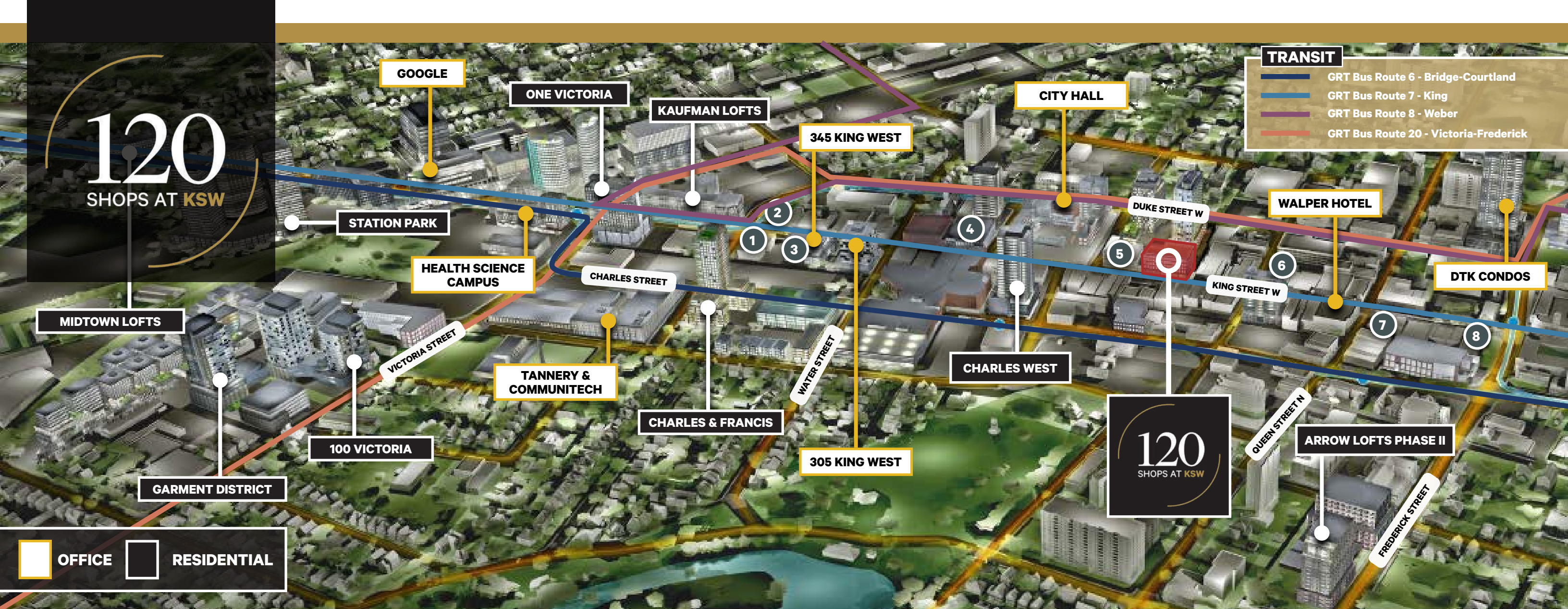
**This image is a conceptual rendering provided for illustrative purposes only, to show what work the landlord can potentially partake in. It does not represent the final conditions of the unit and is subject to change without notice. Any additional work to be completed by the landlord will be performed after unconditional execution of a transaction.*

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SHOPS AT KSW

TRANSIT

- GRT Bus Route 6 - Bridge-Courtland
- GRT Bus Route 7 - King
- GRT Bus Route 8 - Weber
- GRT Bus Route 20 - Victoria-Frederick



OFFICE
 RESIDENTIAL

NEARBY RETAIL TENANTS

- 1 TD
- 2 LCBO BEER STORE
- 3 BMO
- 4 SUBWAY SHOPPERS DRUG MART
- 5 RBC PIZZO PIZZO
- 6 Scotiabank
- 7 CIBC
- 8 DOLLARAMA

GOOGLE OFFICE:
HOME TO OVER 1,000 WORKERS





ONE VICTORIA CONDOS:
HOME TO OVER 375 RESIDENTS

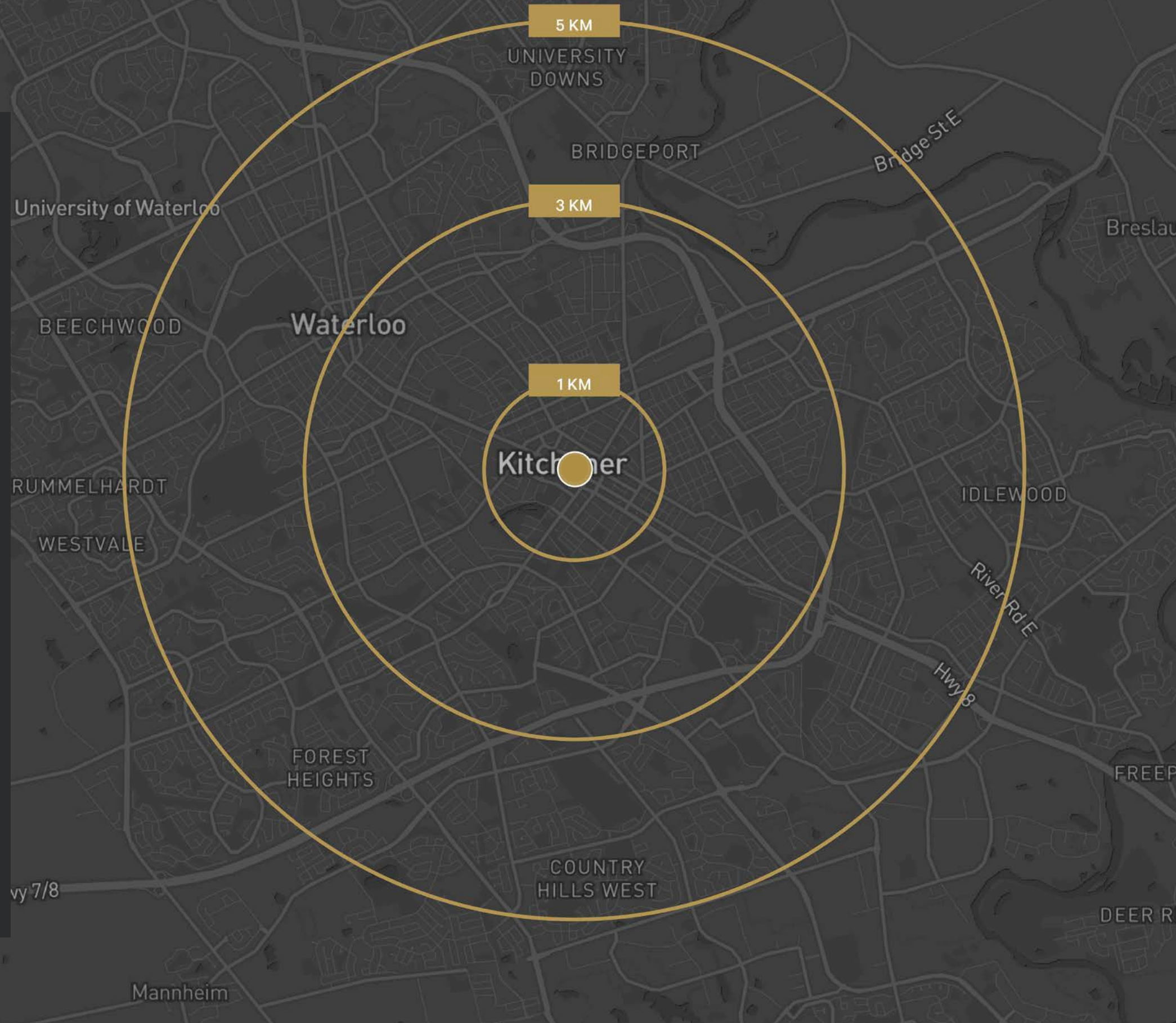
TANNERY & COMMUNITECH:
HOME TO OVER 1,350 WORKERS

345 & 305 KING ST. W:
HOME TO OVER 1,100 WORKERS

KAUFMAN LOFTS:
HOME TO OVER 500 RESIDENTS

DEMOGRAPHICS

	1 KM	3 KM	5 KM
 Total Population 2024	16,824	95,045	246,658
 Daytime Population 2024	22,166	106,447	245,390
 Population Growth 2024 - 2029	13.5%	8.9%	9.6%
 Household Income 2024	\$89,060	\$98,697	\$102,788



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