



WESTSIDE MARKETPLACE

WATERLOO, ON

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Situated in Waterloo's newest and most dominant retail node, Westside Marketplace forms an integral part of the city's commercial corridor along Ira Needles Boulevard, which is home to almost all of Canada's largest national retailers. This open neighbourhood centre serves the established communities east of the centre as it spans the westerly border of Waterloo and Kitchener, and benefits from being part of one of the largest and fastest growing regions in Ontario.



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PROPERTY HIGHLIGHTS

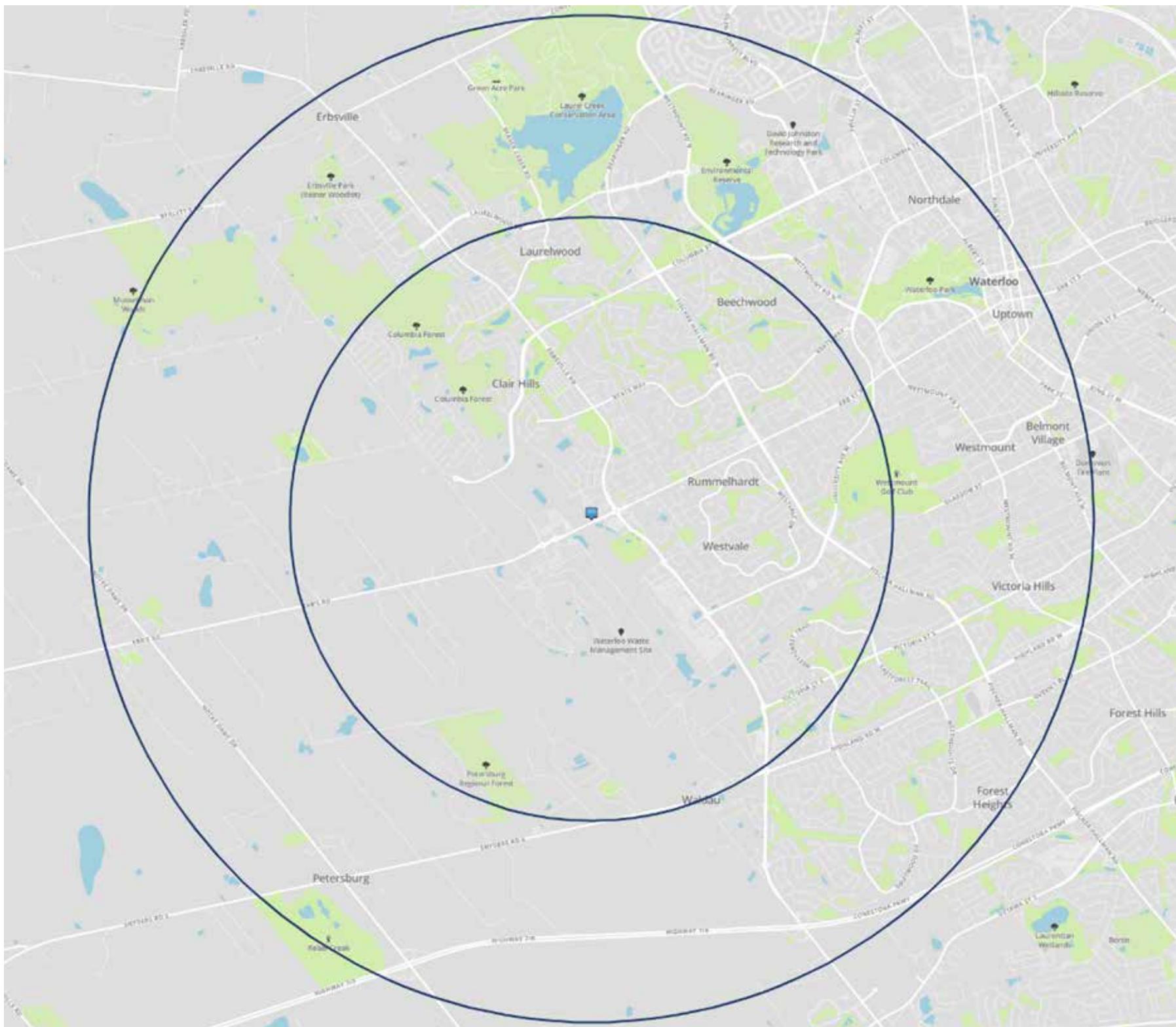
ADDRESS	650 - 688 Erb Street West Waterloo, ON N2T 2Z7
MAJOR INTERSECTION	Ira Needles Boulevard and Erb Street West
GLA (SQ. FT)	74,067
NUMBER OF STORES AND SERVICES	13



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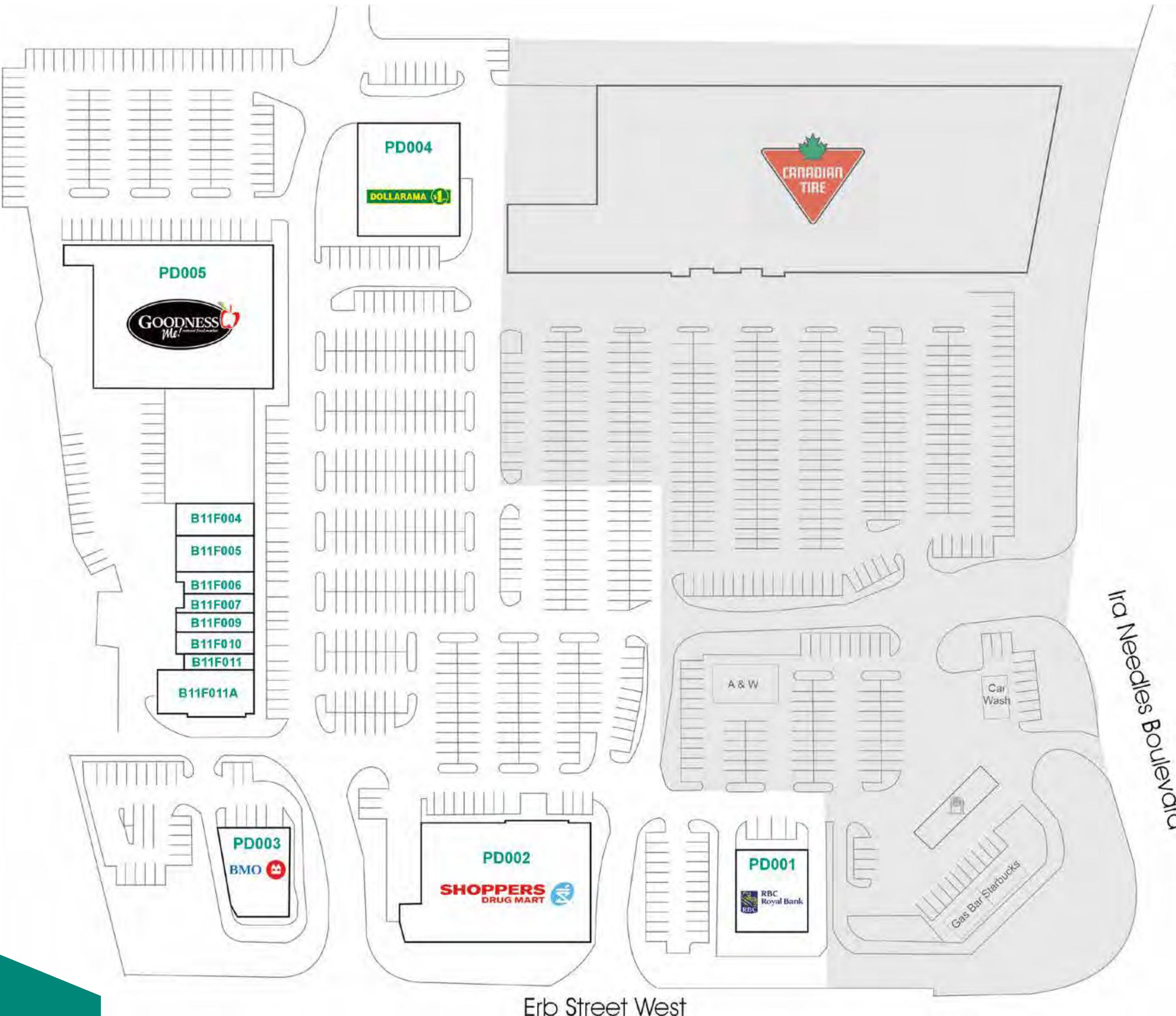
DEMOGRAPHICS



TRADE AREA (2024 ESTIMATES)

	DISTANCE	3 KM	5 KM
	FAMILIES WITH CHILDREN	53%	46%
	TRADE AREA POPULATION	49,710	130,933
	AVERAGE HOUSEHOLD INCOME	\$169,314	\$132,248

SITE PLAN AND TENANT DIRECTORY



UNIT	TENANT	SQ. FT
B11F004	Erbsville Dental	1,706
B11F005	Club Pilates	2,734
B11F006	ICan Education	1,215
B11F007	Pedi N Nails	1,316
B11F009	Panago Pizza	1,172
B11F010	Hyderabad House	1,496
B11F011	EasyFinancial	1,794
B11F011A	Symposium Cafe	3,099
PD001	Royal Bank of Canada	5,146
PD002	Shoppers Drug Mart	18,358
PD003	Bank of Montreal	4,805
PD004	Dollarama	10,013
PD005	Goodness Me!	22,921



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