



ALPINE
CENTRE

ALPINE CENTRE
KITCHENER, ON

LCBO



POPEYES



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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 attractive tenants, LCBO, Chicago Pub & Billiards, and Popeyes Louisiana Kitchen, Alpine Centre offers a strong mix of retail and both quick-service and full-service restaurants.



ALPINE CENTRE | KITCHENER, ON



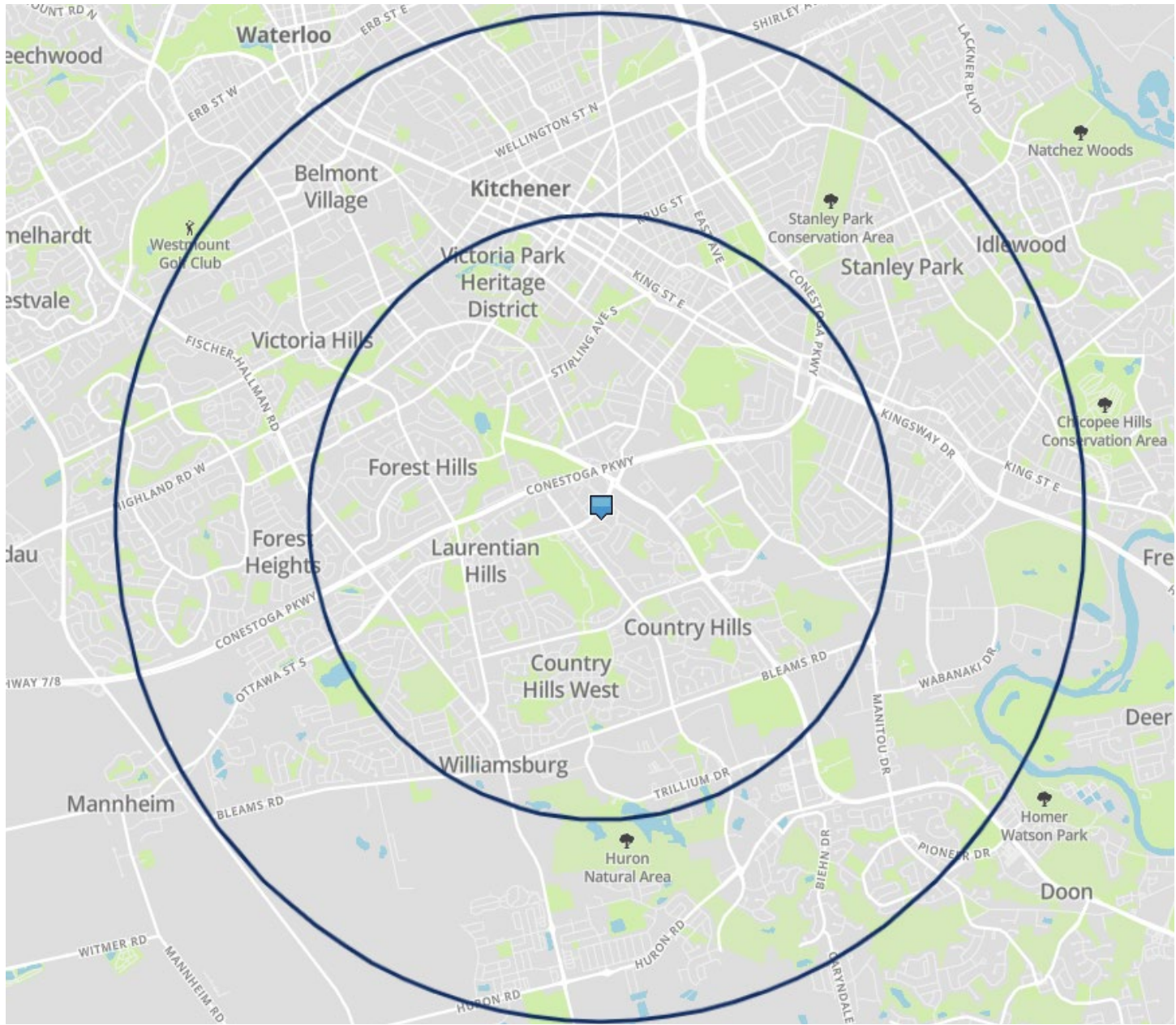


PROPERTY HIGHLIGHTS





ADDRESS	725 Ottawa Street South Kitchener, ON N2E 1A6
MAJOR INTERSECTION	Ottawa Street South and Homer Watson Boulevard
GLA (SQ. FT)	39,673
NUMBER OF STORES AND SERVICES	12



DEMOGRAPHICS



TRADE AREA (2024 ESTIMATES)

	DISTANCE	3 KM	5 KM
	FAMILIES WITH CHILDREN	38%	41%
	TRADE AREA POPULATION	88,049	224,986
	AVERAGE HOUSEHOLD INCOME	\$97,251	\$106,194

A HEALTHIER, MORE SUSTAINABLE PLACE OF BUSINESS



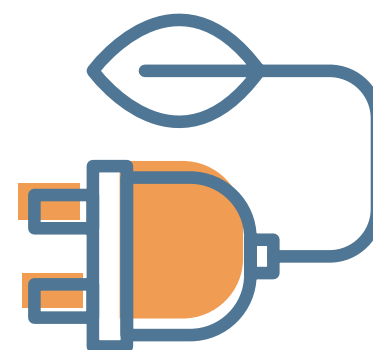
SUSTAINABILITY

- Energy, Water, Waste and Recycling Programs
- Air Quality and HVAC Preventative Maintenance
- Tenant Engagement with Environmental and Sustainability Resources



COMMUNITY AMENITIES & SERVICES

- Partners with Diabetes Canada for Community Recycling Program donation bins
- Situated nearby major commuter corridor with convenient access
- Surrounded by large established residential neighborhoods
- Adjacent to other commercial retail with complimentary shops and services



TRANSPORTATION & ACCESSIBILITY

WALK SCORE	66
TRANSIT SCORE	49
BIKE SCORE	70
PARKING SPACES	227

BGO is committed to sustainable management practices to reduce our impact on the environment and provide healthier spaces for our occupants.

To learn how we can support your sustainability needs, please reach out to your leasing representative or visit our ESG report to learn more about our approach.

CERTIFICATIONS:

- BOMA BEST – BGO Portfolio Program Certified



SITE PLAN AND TENANT DIRECTORY



UNIT	TENANT	SQ FT
102	Little 'Z' Market	1,914
103	Hot Nails	817
104A	Cash Canada	1,193
104B	Pizzaholic	1,527
105	Subway	837
106	William Barber Hair Salon	558
107	Academy of Mathematics and English	1,244
108	Forest of Flowers	1,496
109	Chicago Pub & Billiards	4,920
110	Panj Taara Bar & Grill	4,580
F1	LCBO	11,892
F2	ShiSha Licious	6,310
F3	Popeyes Louisiana Kitchen	2,450



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