

# Sunfish Shopping Centre

1270 Fischer-Hallman Rd, Kitchener, ON

FOR LEASE

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## Highlights

Sunfish Shopping Centre is a vibrant and thriving community Shopping Centre situated in the heart of Waterloo Region's City of Kitchener. Spanning across a total area of 78,338 sf, the Centre enjoys prime visibility and frontage along two key arterial roads. Its strategic location makes it a preferred destination for a diverse range of visitors, including families, industry professionals, and nearby residents. The property offers a range of leasing opportunities, catering to a variety of businesses. From retail units to mid-size boxes, restaurants, quick service food establishments, fashion boutiques, and more, the Centre can accommodate a diverse array of tenant types. The potential for continued growth make it an appealing choice for businesses looking to establish or expand their presence in the area.

- The Centre is anchored by two major tenants: Food Basics and Dollarama.
- Surrounded by high-density residential developments, the Centre seamlessly integrates into the fabric of the community, making it a go-to destination for nearby residents.
- With a projected 10-year population growth of 13.9% within a 3km radius and an upcoming PAD building, the Centre is positioned to capitalize on a growing customer base and evolving market demands.

## Demographics | 3 km



Population

70,040



Number of Households

22,452



Median Age

46



Household Income

\$122,031



People Per Household

3.11

\*Data from 2025 Environics Analytics.



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## Building A/B

- A. Food Basics (30,938 sf)
- B1. Dollarama (9,803 sf)
- B2. Dental on Bleams (1,514 sf)
- B3 & B4. True Health Pharmacy (2,581 sf)
- B5. Ped Nails (1,215 sf)
- B6. Bodytech Physiotherapy (2,477 sf)

## Building C

- C1. Oxygen Yoga and Fitness (2,003 sf)
- C2. Pet Valu (3,855 sf)
- C5. Osmow's Shawarma (1,294 sf)
- C6. BarBurrito (1,194 sf)
- C7. DK Optical (1,212 sf)
- C8. Noodlebox (1,212 sf)
- C9. A&W (1,495 sf)

## Building D

- D1. Pur & Simple Breakfast & Lunch (2,419 sf)
- D3. Cobs Bread (1,203 sf)
- D4. Great Clips (1,047 sf)
- D5. Firehouse Subs (1,233 sf)
- D6. Sherwin Williams (2,971 sf)
- D7. Canna Cabana (626 sf)

## Building E

- E. Bank of Montreal (4,934 sf)