



CUBECOM
FULL SERVICE REALTY

35 HARVARD ROAD | GUELPH, ONTARIO

A PREMIER RETAIL DESTINATION IN THE HEART OF GUELPH



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Prime Retail Opportunity
in a High-Traffic Shopping Centre

Cubecom Commercial Realty Inc. Brokerage | www.cubecom.ca

35 HARVARD ROAD | GUELPH, ONTARIO

A PREMIER RETAIL DESTINATION IN THE HEART OF GUELPH

Located in the vibrant Guelph, Ontario market, 35 Harvard Road (Campus Estates Shopping Centre) is a well established neighbourhood retail destination. This single storey shopping centre features prominent frontage along Harvard Road, providing excellent visibility and convenient access. Ideally situated in close proximity to the University of Guelph, the property benefits from a steady customer base of students, faculty, staff, and nearby residents.

The property offers strong pedestrian accessibility, good public transit connectivity, and a strategic location within a densely populated residential area, making it a convenient destination for both shoppers and tenants.

Campus Estates Shopping Centre is anchored by a diverse mix of established tenants, including grocery retailers, restaurants, services, and healthcare providers. This complementary tenant mix generates consistent customer traffic and reinforces the property's role as a key community retail hub.

DEMOGRAPHIC



POPULATION

3 KM: 40,038 | 5 KM: 108,281
10 KM: 157,377



DAYTIME POPULATION

3 KM: 41,825 | 5 KM: 92,734
10 KM: 161,971



HOUSEHOLDS

3 KM: 16,302 | 5 KM: 43,019
10 KM: 61,746



HOUSEHOLD INCOME

3 KM: \$106,635 | 5 KM: \$105,064
10 KM: \$106,690

HIGHLIGHTS



HIGH-TRAFFIC

Situated in a high-traffic retail plaza with strong visibility and convenient customer access.



AMENITIES NEARBY

Surrounded by restaurants, convenience stores, creating a convenient destination for local residents, students, and visitors.



TRANSIT ACCESS

Nearby public transit options help improve accessibility for customers & staff



CONSISTENT TRAFFIC

The combination of grocery, food, and service uses helps support regular repeat visits throughout the day and week.



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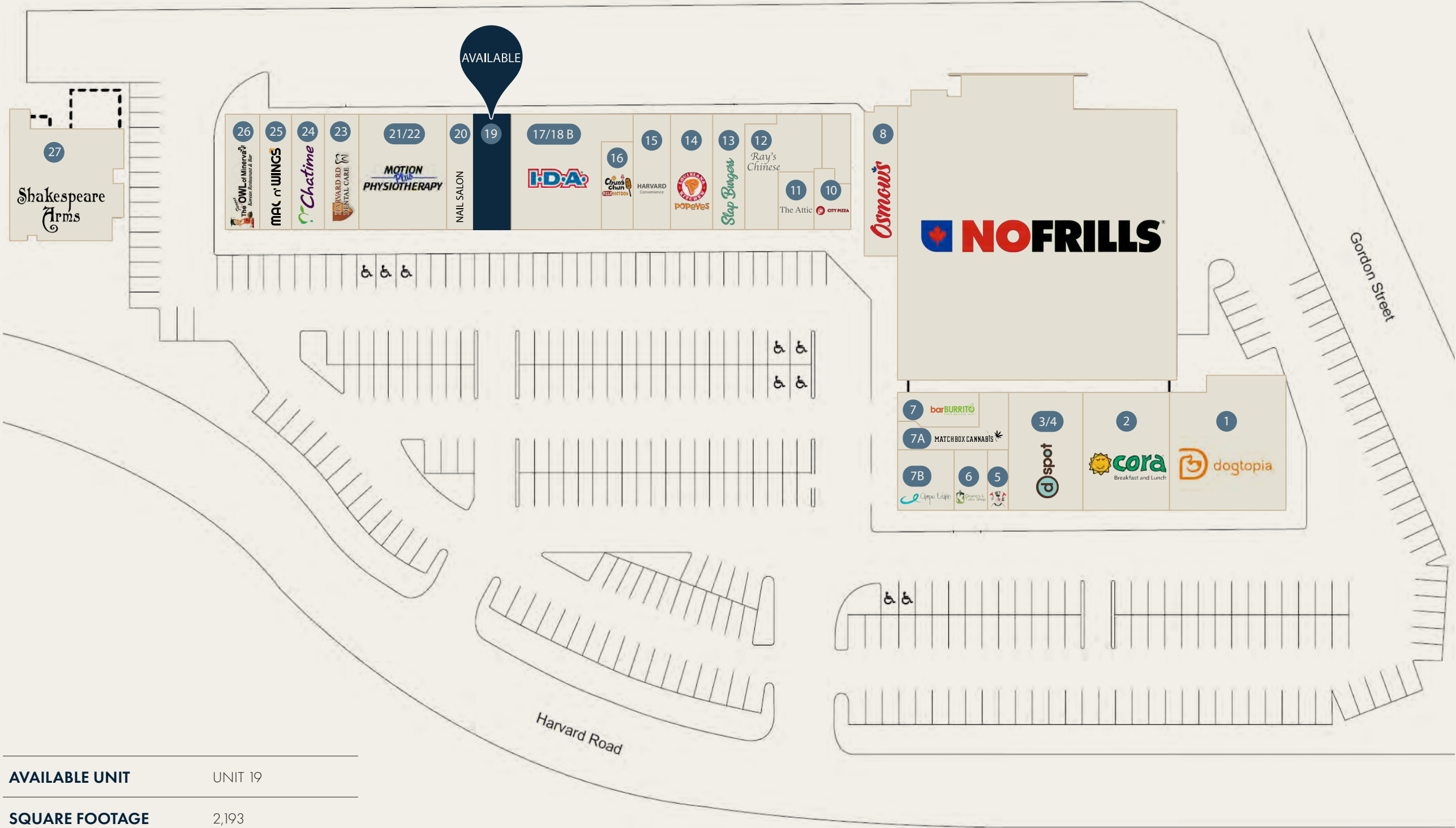
HIGHLIGHTS

- Strong grocery-anchored shopping centre, offering ample parking and excellent accessibility, making it an attractive location for businesses seeking a high-traffic and convenient retail space.
- Campus Estates benefits from its ideal location being walking distance to key landmarks such as the University of Guelph, Stone Road, the Delta Hotel, Service Ontario (Stone Road Complex), as well as a significant portion of the city's employment and residential areas.
- This featured unit is ideally suited for restaurants, and other service retail businesses seeking a prime location with convenient access, making it a lucrative opportunity for those looking to establish a presence in a high-traffic area.
- Diverse tenants on-site:



SITE PLAN

TENANTS



1. Dogtopia
2. Cora's Breakfast & Lunch
3. Spot Dessert Café
4. Hear Canada
5. Lombardo Fire Barbers
6. K Cleaner's & Tailorshop
7. BarBurrito
- 7A. Matchbox Cannabis
- 7B. Campus Estates Hairstyling
- 7C. ATM
8. Osmow's
9. No Frills
10. City Plaza
11. The Attic
12. Ray's Chinese Restaurant
13. Slap Burger
14. Popeyes Louisiana Kitchen
15. Harvard Convenience
16. Chung Chun Rice Dogs
- 17/18. IDA
- 19. Available**
20. Nail Salon
- 21/22. Motion Plus Physiotherapy
23. Harvard Dental Care
24. Chatime
25. Mac N' Wings
26. Owl of Minerva
27. The Shakespeare Arms

AVAILABLE UNIT	UNIT 19
SQUARE FOOTAGE	2,193
ASKING RENT	PLEASE CONTACT LISTING BROKER
ADDITIONAL RENT (2026)	\$21.95

AREA OVERVIEW

PRIME SOUTH-END LOCATION

Located in Guelph's desirable south end, 35 Harvard Road benefits from a strong mix of residential density, student traffic, and everyday commercial activity.

STEPS FROM THE UNIVERSITY OF GUELPH

The property is close to the University of Guelph and major student communities, creating consistent exposure to students, faculty, staff, and nearby residents.

STRONG LOCAL CUSTOMER BASE

Surrounded by established residential neighbourhoods, the location benefits from a steady stream of local customers and repeat visits.

ACCESSIBLE & VISIBLE

Positioned off Gordon Street with public transit, shopping, highway access, and visual exposure noted in listing materials, the area offers strong accessibility for visitors.



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