

Prime Retail Space **FOR LEASE**

100 Trainyards Drive
Ottawa



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District Realty
Corporation Brokerage
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100 Trainyards Drive

Ottawa

Price

\$32.00/sf

Zoning: MC7[1387]-h

Ceiling: 16' clear, 18' to roof deck



Prime Retail Space for Lease | The Train Yards

Excellent opportunities to lease retail space at the Train Yards, one of Ottawa's most dynamic shopping destinations. A range of high profile units available, and some units can be combined. Each unit offers premium signage opportunities, a high ceiling, large display windows, and ample customer parking.

Unbeatable Location & Accessibility

Conveniently located just minutes from downtown Ottawa, the Train Yards offers seamless access to HWY 417 and major arterial roads. The site is well served by public transit and benefits from a strong local customer base, with 85,038 residents within a 3 km radius. Prominent neighbouring tenants include LCBO, Pioneer Gas, Movati Gym, Farm Boy, CIBC, Walmart, and a variety of restaurants.

Thriving Retail Hub

The Train Yards is a premiere shopping destination anchored by AAA national brands. This strategic hub attracts a constantly steady flow of shoppers and professionals, making it the ideal location for retailers looking to maximize their visibility, accessibility, and customer reach.

CONTACT

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Availability



Unit C14
Unit C16
Unit C18

4,596 sf Immediate
4,386 sf Immediate
4,184 sf Immediate

**Up to 13,166 sf
contiguous**

Price: \$32.00/sf
OPC: \$12.86/sf



Unit C25

1,896 sf Immediate

Price: \$32.00/sf
OPC: \$12.86/sf



Unit C26

4,150 sf Immediate

Price: \$32.00/sf
OPC: \$12.93/sf

**Up to 16,190 sf
contiguous**



Unit C28

5,072 Immediate

Price: \$32.00/sf
OPC: \$12.93/sf



Unit 30a
Unit 30b

2,403 sf Immediate
2,669 sf Immediate

Price: \$32.00/sf
OPC: \$12.86/sf

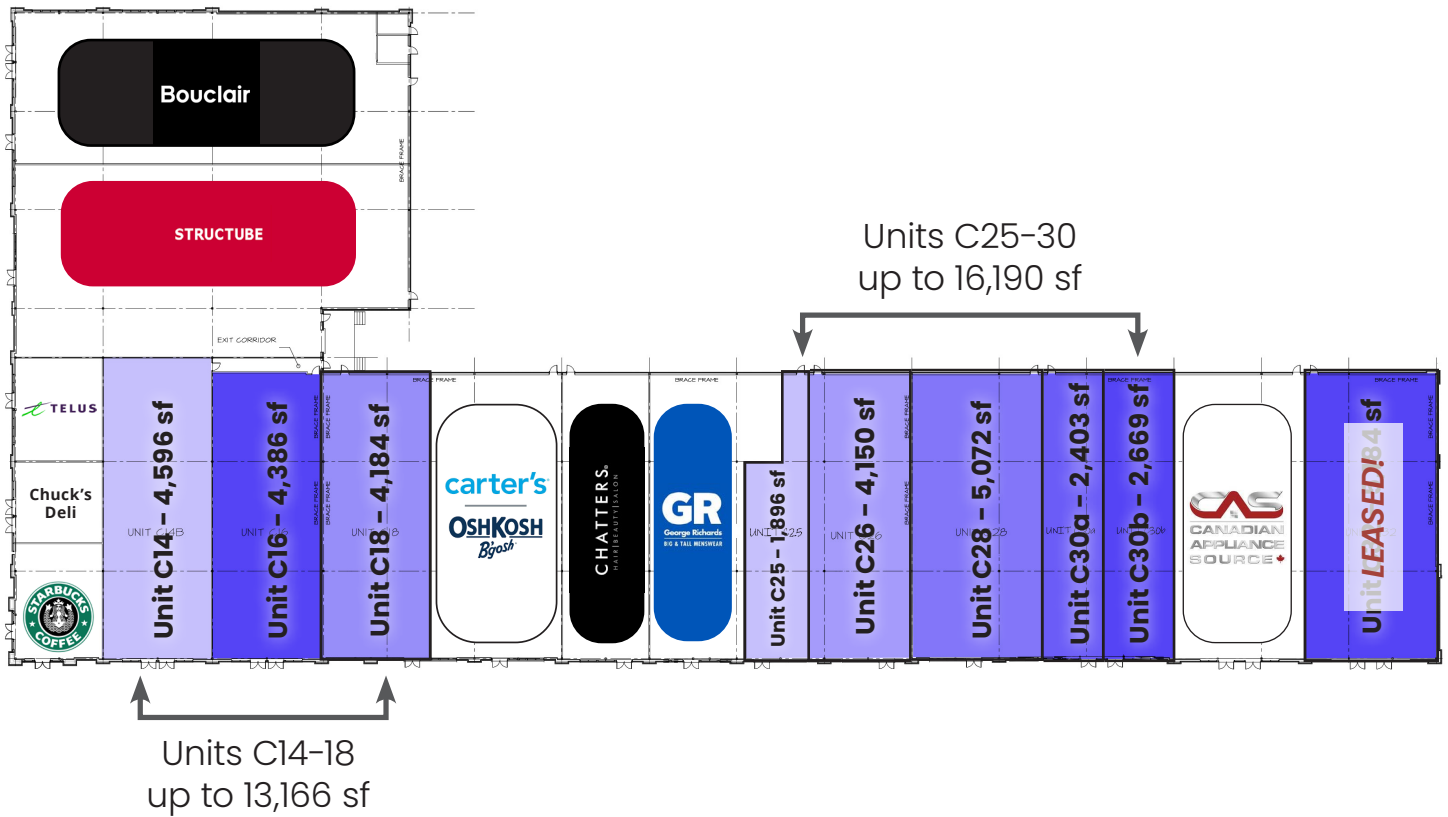


Unit C32

5,184-sf **LEASED**

Price: \$32.00/sf
OPC: \$12.93/sf

Site Plan



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Highlights

- Glass front units with large display windows
- Excellent branding opportunity at the Train Yards!
- High traffic shopping destination in Ottawa east
- Close to HWY 417 with ample customer parking
- Population of about 85,038 within a 3 km radius
- Surrounded by AAA national brands:
 - Walmart Supercentre
 - Dollarama
 - Starbucks
 - SAIL
 - Carter's & OshKosh
 - Winners
 - Mark's Work Wearhouse
 - Golf Town
 - And much more!



Demographic Data

Age Distribution

With 25–34 year olds making up 20% and seniors (65+) comprising 17–18%.

MEDIAN AGE IS

38.6 

Labor Force Participation

Around 60–64% of those:

AGE 15+

Are employed, mainly in sales, services, business, finance, and social sciences.

Household Characteristics

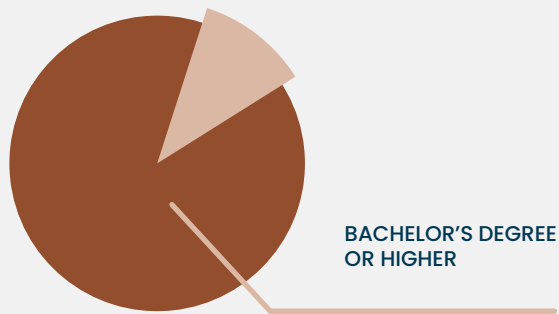
One or two-person households dominate making up 70–75%, with household growth expected to reach:

**24–25%
BY 2033**



Educational Attainment

A significant portion of the population holds bachelor's degrees or higher, particularly within the 5 km radius.



Income Levels

With 30–40% earning under \$40,000, the range of average household incomes is:

\$88K
TO \$94K

Population Growth

The population within a 5 km radius is projected to reach nearly 300,000.

20–21%
GROWTH BY 2033

Population

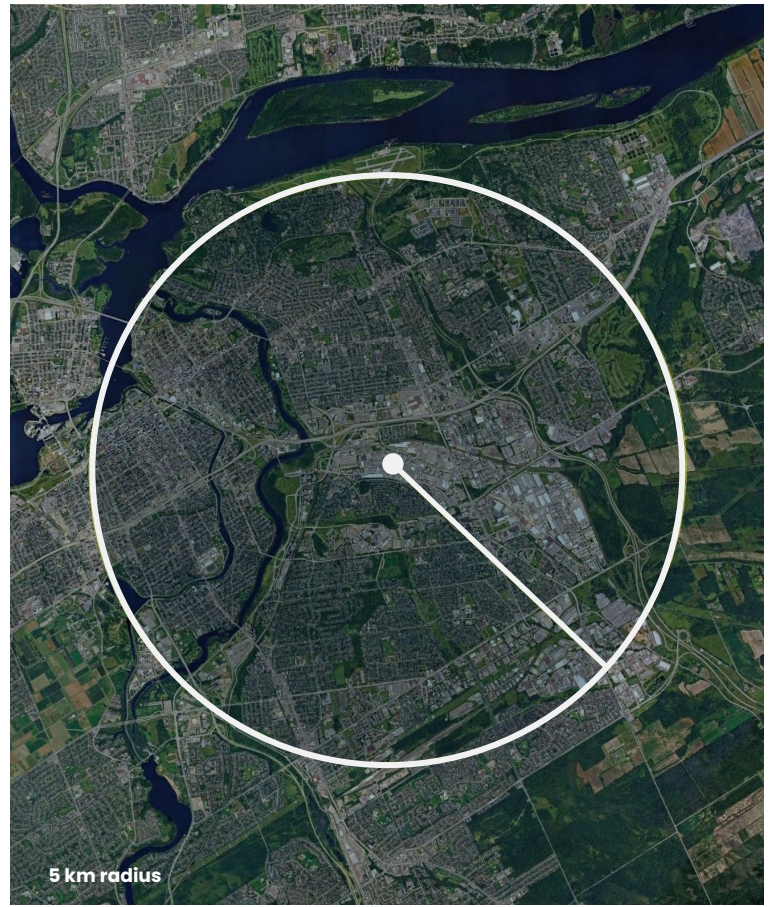
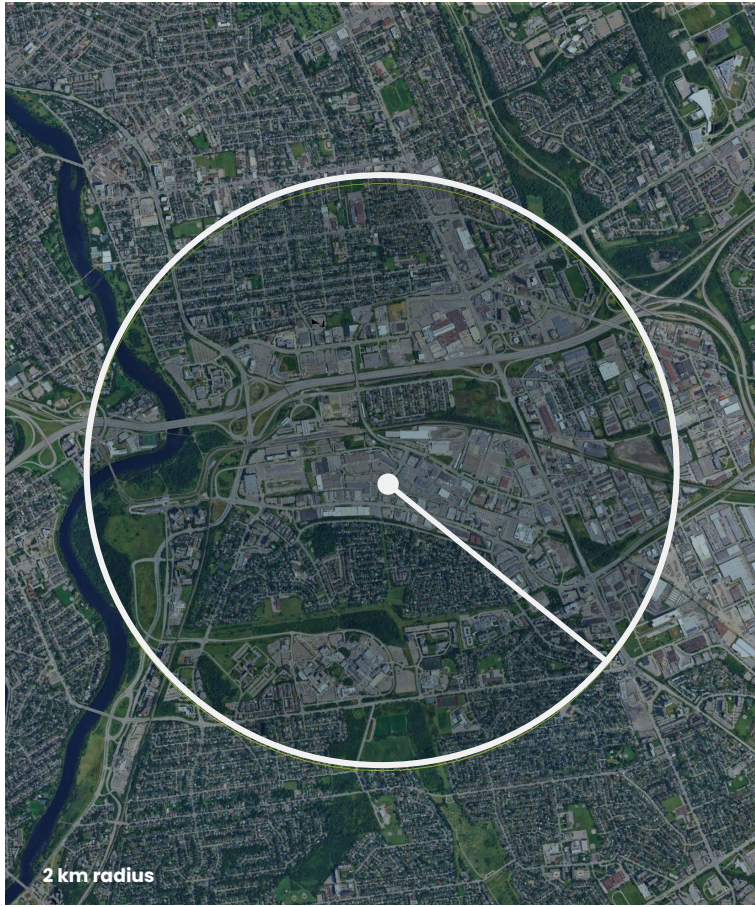
	2 km	5 km	10 km
2023 Population	29,695	246,535	564,793
2028 Population Projection	33,050	272,950	622,344
2033 Population Projection	36,106	296,945	673,851
Annual Growth 2023 - 2028	2.3%	2.1%	2.0%
Annual Growth 2023 - 2033	2.2%	2.0%	1.9%
Daytime Population	42,750	365,092	734,393
Median Age	36.3	38.6	40

Households

	2 km	5 km	10 km
2023 Households	12,978	118,983	260,042
2028 Households Projection	14,805	135,006	293,103
2033 Households Projection	16,338	148,309	320,347
Annual Growth 2023 - 2028	2.8%	2.7%	2.5%
Annual Growth 2023 - 2033	2.6%	2.5%	2.3%
Average Household Size	2.3	2.1	2.2
Private Household Population	28,702	239,652	551,578

Income

	2 km	5 km	10 km
Average Household Income	\$ 82,034	\$ 94,425	\$ 97,788
Median Household Income	\$ 54,604	\$ 62,442	\$ 66,699
Per Capita Income	\$ 35,852	\$ 45,571	\$ 45,024
Agg. Household Expenditure	\$ 1.1B	\$ 10.9B	\$ 24.4B
Avg. Household Expenditure	\$ 83,184	\$ 91,819	\$ 93,691
\$40,000 - \$60,000	2,159	18,798	41,691
\$60,000 - \$80,000	1,591	15,259	35,054
\$80,000 - \$100,000	1,274	12,849	30,192
\$100,000 - \$150,000	1,731	17,248	40,573
\$150,000 - \$200,000	819	9,109	21,276





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