

Integrity. Dedication. Professionalism.  
PRIME RETAIL SPACE FOR LEASE

505 Industrial Avenue, Ottawa



**Price:** \$18.00/sf  
**OPC:** \$ 6.73/sf

Unit 3-4 - 7,487 sf  
Potential to demise: 4,100 sf & 3,387 sf.  
Unit 5 - 4,904 sf  
] up to 12,391 sf contiguous

- Ceiling Height: 20' clear
- Grade Loading Door
- Zoning: GM[2160]-h

CONTACT:

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**Darren Clare**  
Director, Leasing & Investment Sales  
Sales Representative

## Showroom Space for Lease | The Train Yards

Excellent opportunities to lease showroom space at the Train Yards, one of Ottawa's most dynamic shopping destinations. The units offer a high ceiling, grade loading doors, premium signage opportunities, and customer parking. There are three contiguous units available with potential to be combined for up to 12,391 sf.

### 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 Sleep Country Canada, CIBC, Walmart Supercentre, Bouclair, Structube, Starbucks, and many more.

### 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.

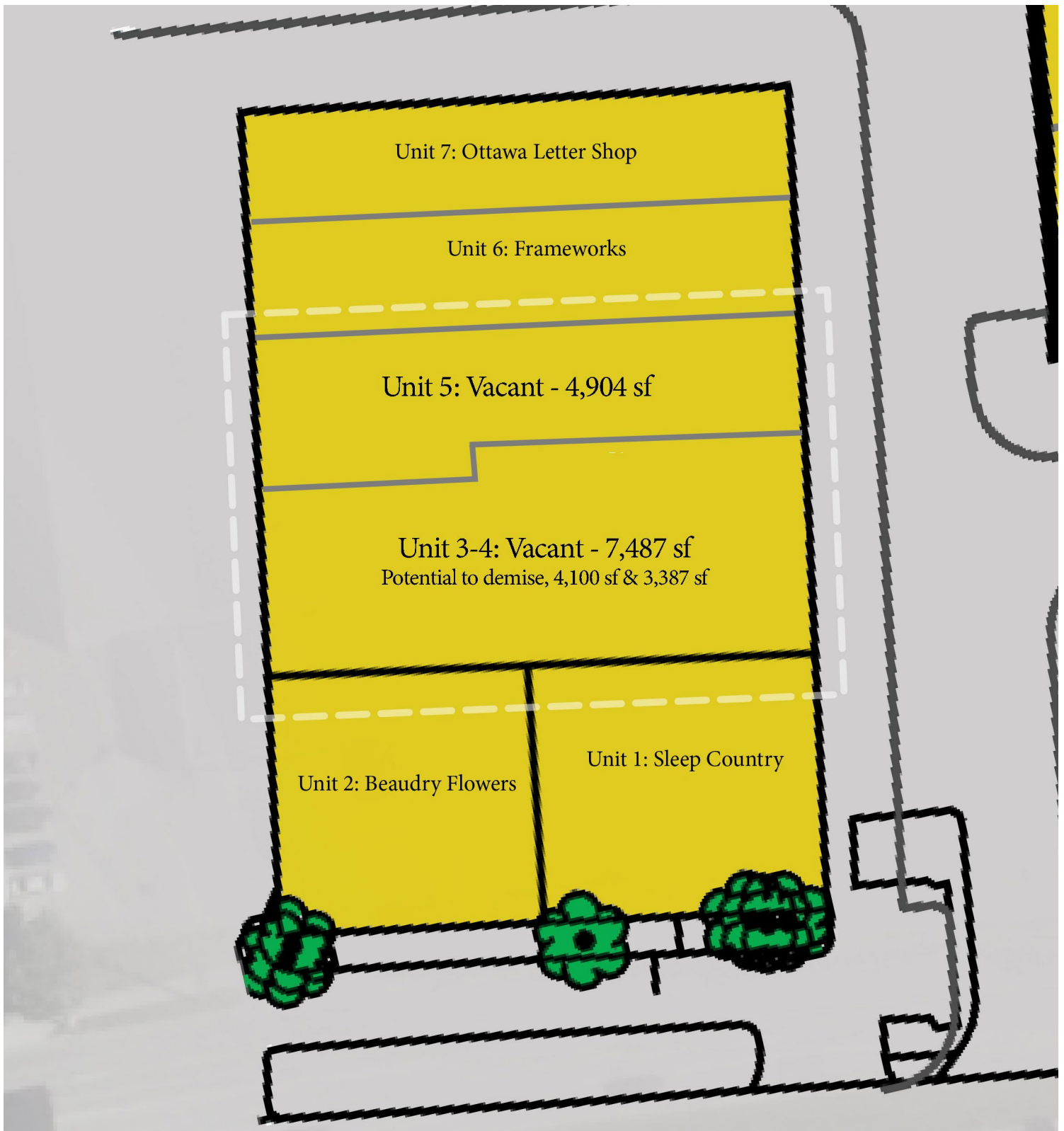
1 505 Industrial Avenue, Ottawa

District Realty Corporation Brokerage  
districtrealty.com

The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to square footage and other information contained herein are approximate and subject to change. Prospective Purchasers/Tenants shall not construe the information as legal advice. All properties are subject to change or withdrawal without notice.



## Rough Site Plan



## Demographics

### 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

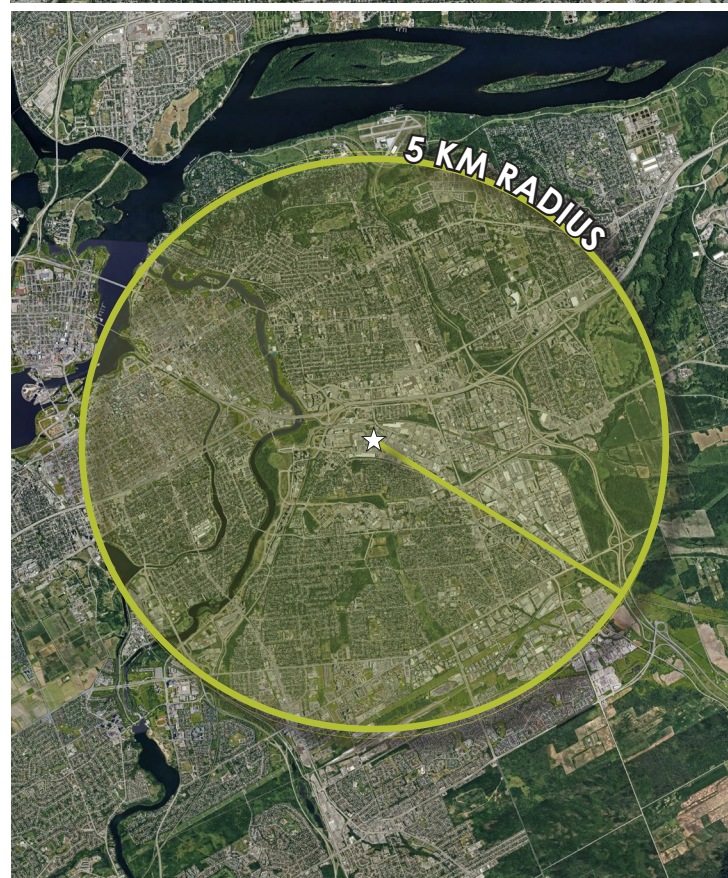
### Households

	2 km	5 km	10 km
2023 Households	12,978	118,983	260,042
2028 Household Projection	14,805	135,006	293,103
2033 Household 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 Households	28,702	239,652	551,578

### Income

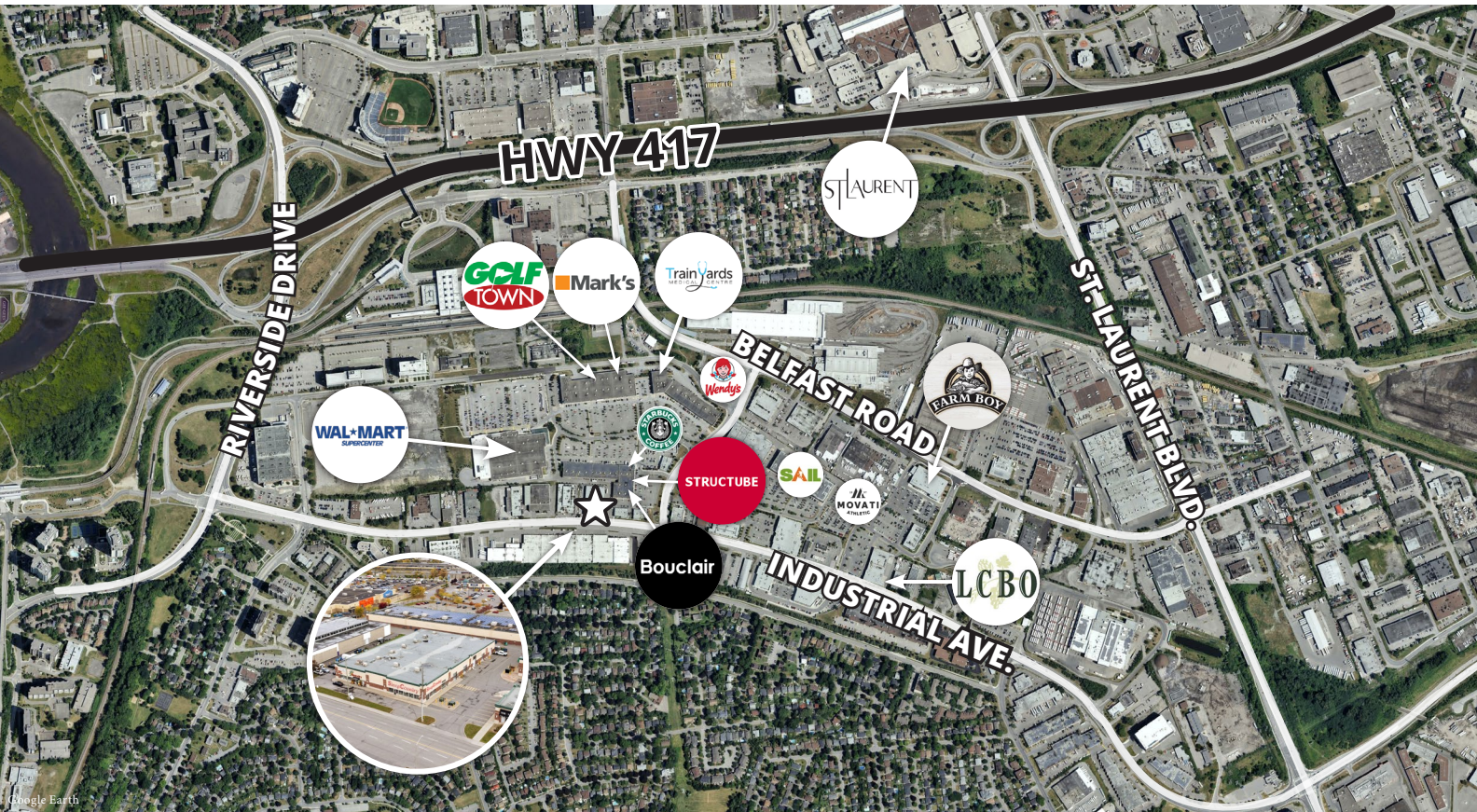
	2 km	5 km	10 km
Average Household Income	\$82,034	\$94,425	\$97,788
Median Household Income	\$54,604	\$62,442	\$66,699
Per Capita Income	\$35,852	\$45,571	\$45,024
Agg. Household Expenditure	\$1.1B	\$10.9B	\$24.4B
Avg. Household Expenditure	\$83,184	\$91,819	\$93,691
\$40,000 - \$60,000	2,159	18,798	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

\* CoStar data - October 2023



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## HIGHLIGHTS

- Glass front, inline unit 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
  - CIBC
  - Structube
  - Bouclair
  - Starbucks
  - SAIL
  - Movati Athletic Centre
  - A range of restaurants and top clothing retailers!

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