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# Prime Restaurant Space for Lease

## THE TRAIN YARDS

150 Trainyards Drive, Ottawa, ON.



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# 150 Trainyards Avenue

150 Trainyards Avenue,  
Ottawa

## Prime Retail Space for Lease

Located at the Train Yards, this freestanding restaurant offers a practical, ready-to-use space in one of Ottawa's busiest retail nodes. The building features strong street presence with excellent signage opportunities, large windows, and a comfortable ceiling height that creates an open, welcoming dining environment. Immediate surface parking directly in front of the building makes customer access easy and convenient.

The space is well equipped for restaurant operations, with dedicated HVAC for both the dining room and kitchen, substantial electrical capacity, and commercial-grade plumbing and hot water. Designed to handle high-volume service, the infrastructure supports a wide range of food and beverage concepts with minimal upfront work.

Fully fixtured and efficiently laid out, this is a rare opportunity to secure a freestanding restaurant that is operationally sound, highly visible, and positioned in a proven retail destination.

## 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, Movati Gym, Farm Boy, CIBC, Walmart Superstore, and a wide range of national retailers.



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## Thriving Retail Hub

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



# Unit Floor Plan + Features

150 Trainyards Dr.  
7,355 sf

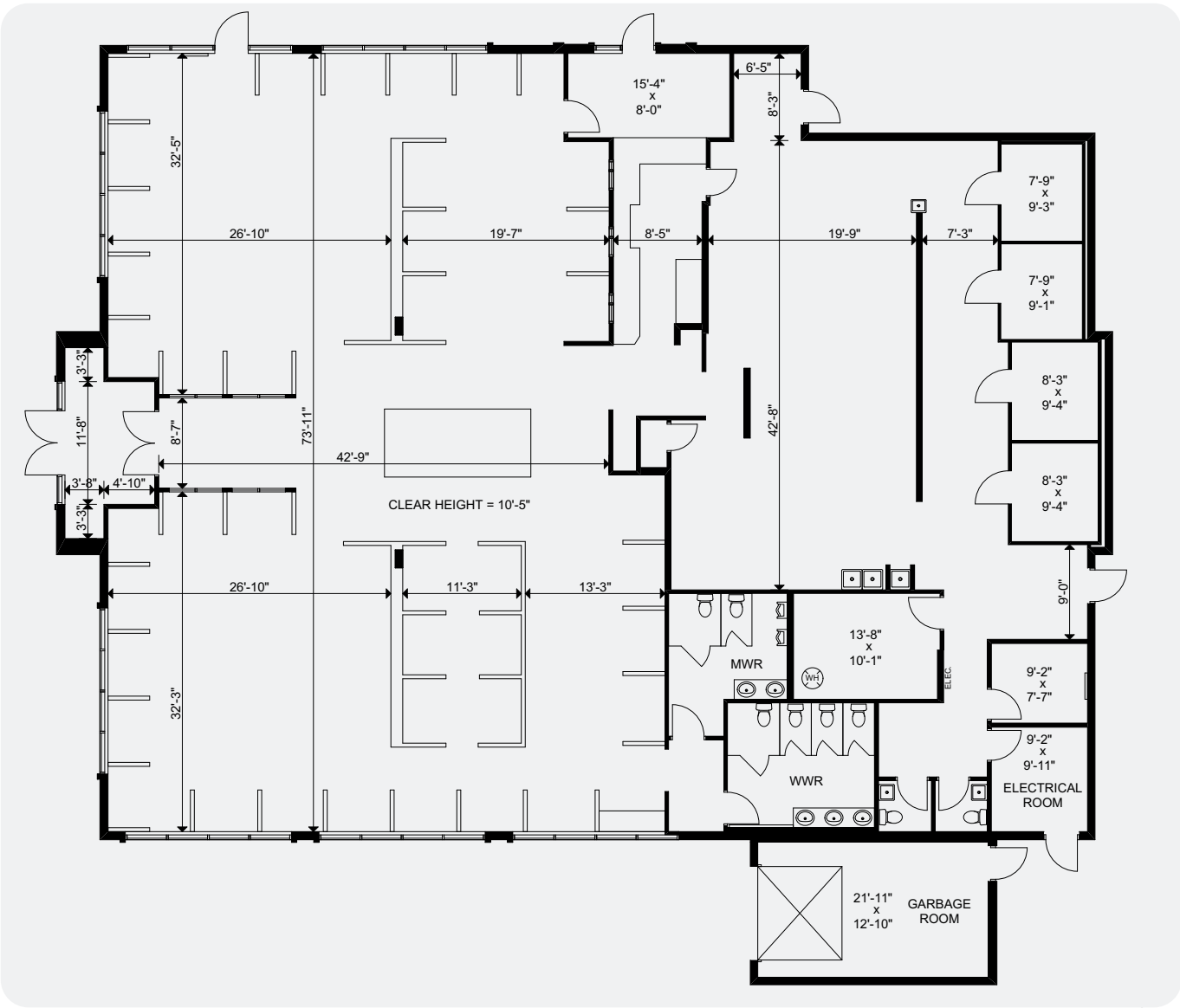
Price: \$32.00/SF  
OPC: \$14.03/SF

Available Immediately

## Unit Features

- Size: 7,355 SF
- Ceiling Height: 10'5" clear
- HVAC: Seating Area - Two 10 Ton Units  
Kitchen - One 5 Ton Unit
- Power: 400 AMP  
600V with 150 KVA Transformer  
Additional 75 KVA in the ceiling
- Plumbing: 2" Domestic Water Supply  
100 Gallon Hot Water Tank
- Parking: 60 Immediate Parking Spaces  
Includes 2 Accessible Parking Spaces

This freestanding, fully fixtured restaurant offers a highly functional, turnkey opportunity in one of Ottawa's most active retail destinations. The building provides strong visibility with premium signage, large windows, and an open dining area, supported by robust HVAC, electrical, and plumbing infrastructure designed for high-volume service making this an efficient and well-positioned space for a wide range of restaurant concepts.



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# Interior Photos

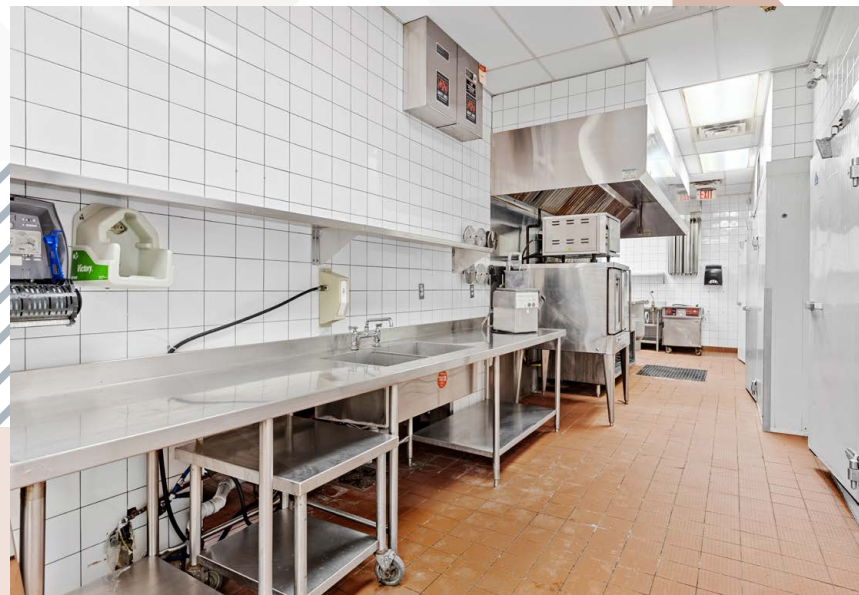
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# Interior Photos

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# The Train Yards



## Stand Amongst Giants

Welcome to Ottawa Train Yards, the city's premier centrally located shopping and business district, spanning 110 acres with over 750,000 square feet of retail and office space.

Home to more than 150 top retailers, restaurants, and services, it offers an unparalleled mix of name-brand fashion, sportswear, dining, and professional spaces in one convenient location.

## Unparalleled Presence

Ottawa Train Yards offers an unbeatable location just minutes from downtown Ottawa, with seamless access to major highways, public transit, and ample parking.

This strategic hub attracts a constantly steady flow of shoppers and professionals, making it the ideal spot to be accessible to customers – convenient, accessible, and vibrant.

## Property Highlights

- Anchored by leading national retailers
- Centrally situated within Ottawa's commercial hub
- Abundant, convenient customer parking
- Surrounded by thriving, high-growth suburban communities
- Prime visibility and seamless access from major highways



# Property Map





# Demographic Data

## Age Distribution

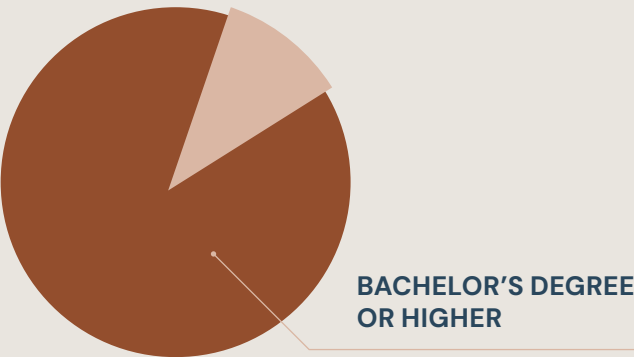
With 25–34-year-olds making up 20% and seniors (65+) comprising 17–18%.

MEDIAN AGE IS  
38.6



## 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

## 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 2023



## Population Growth

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

20–21%  
GROWTH BY 2033





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