



OTTAWA  
**TRAIN**  
YARDS

A CONTROLEX PROPERTY,  
PROFESSIONALLY MANAGED  
BY DISTRICT REALTY.



# Prime Restaurant Space for Lease

## THE TRAIN YARDS

150 Trainyards Drive, Ottawa, ON.



**DISTRICT  
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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.



# 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



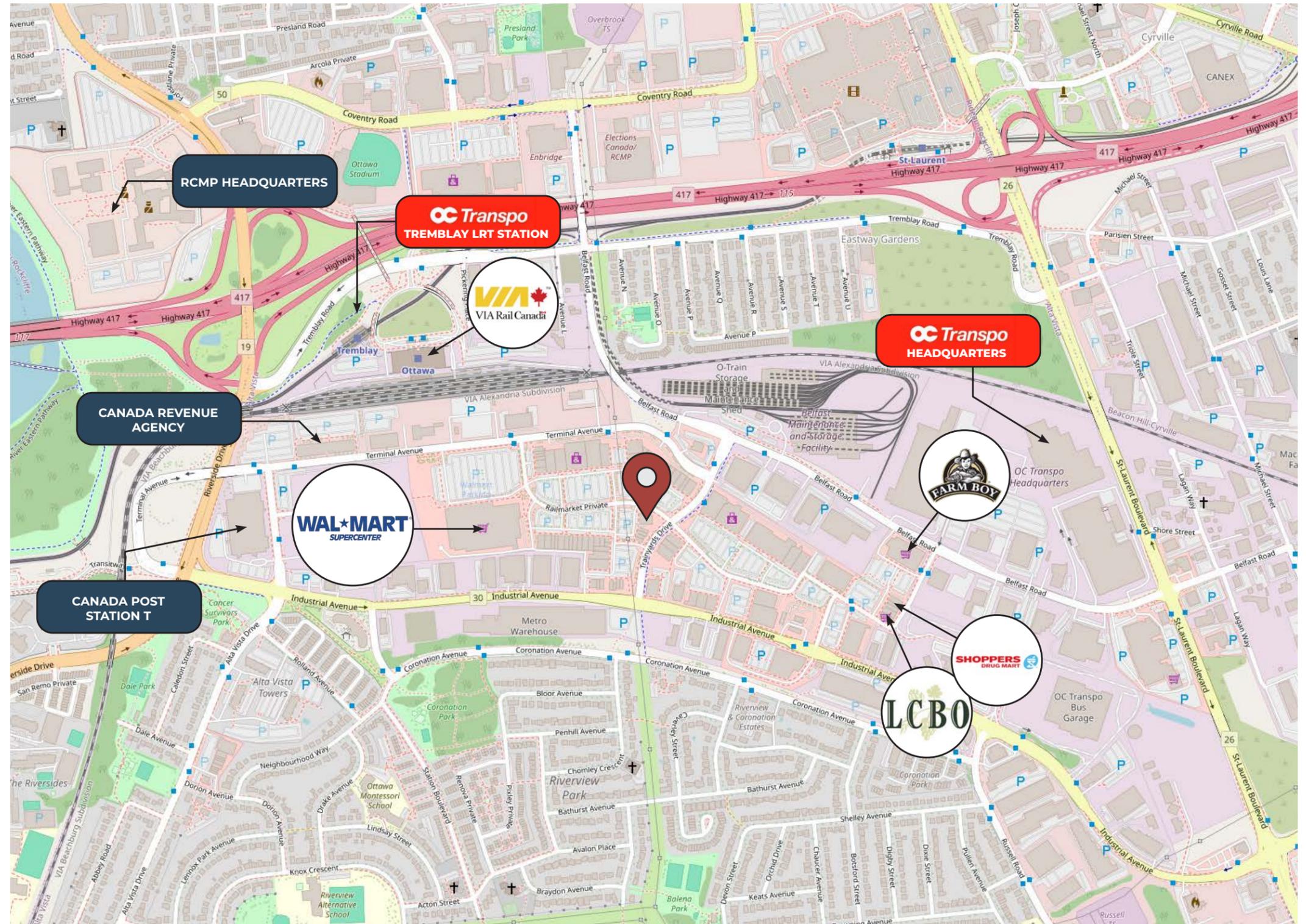
# Property Map

## Retail Tenants

- Walmart Supercentre
- Farm Boy
- Movati Gym
- SAIL
- Golftown
- Marks Work Warehouse
- Tommy Hilfiger
- Boulclair
- Banana Republic
- Skechers
- Old Navy
- The Gap
- and many more!

## Restaurants

- Mucho Burrito
- Thai Express
- Tim Hortons
- Wendy's
- Starbucks
- Chopped Leaf
- Subway
- Chuck's Deli
- Figaro Coffee
- Roger's Italian Bistro
- Kettleman's Bagel



# Demographic Data

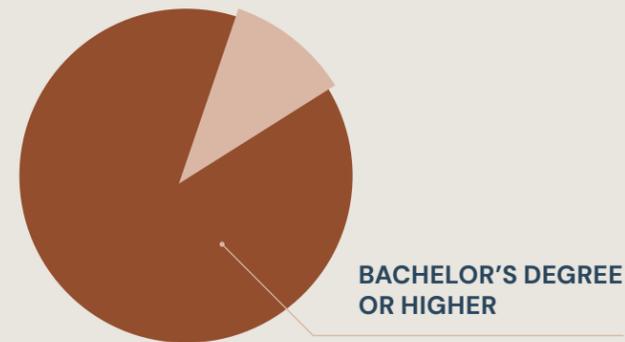
## Age Distribution

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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