



A CONTROLEX PROPERTY,
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BY DISTRICT REALTY.



Prime Restaurant Space for Lease

THE TRAIN YARDS

150 Trainyards Drive, Ottawa, ON.



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Introduction



Stand Amongst Giants

Welcome to the Train Yards, Ottawa's premier centrally located shopping and business district, spanning 110 acres with over 700,000 square feet of retail and office space.

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

Unparalleled Presence

The 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 Details


Property Highlights

- Anchored by national retailers
- 3,053 Parking Spaces
- Population of 246,535 within 5 kms
- Seamless access to HWY 417
- Close to Tremblay LRT Station

Demographic Data

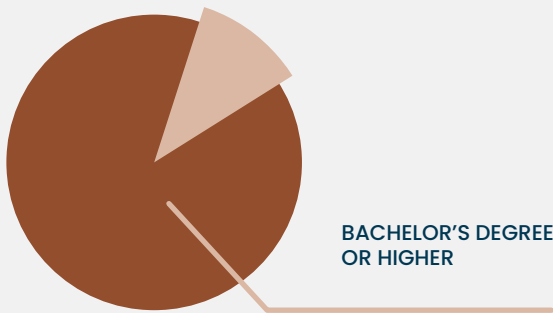
Age Distribution

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 2025 

Population Growth

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

20–21%
GROWTH BY 2033

Population

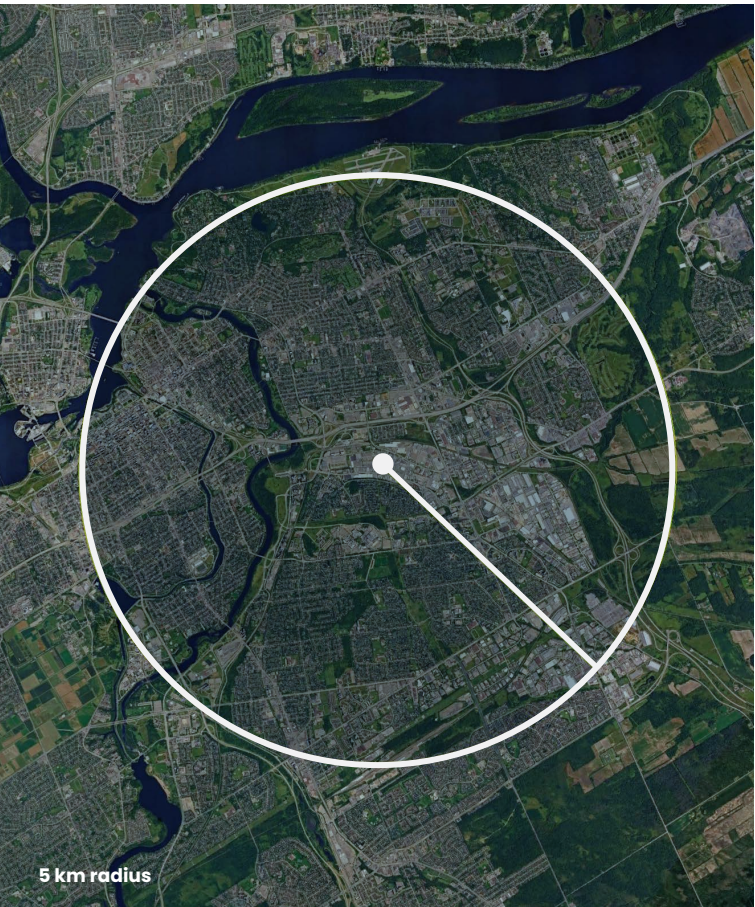
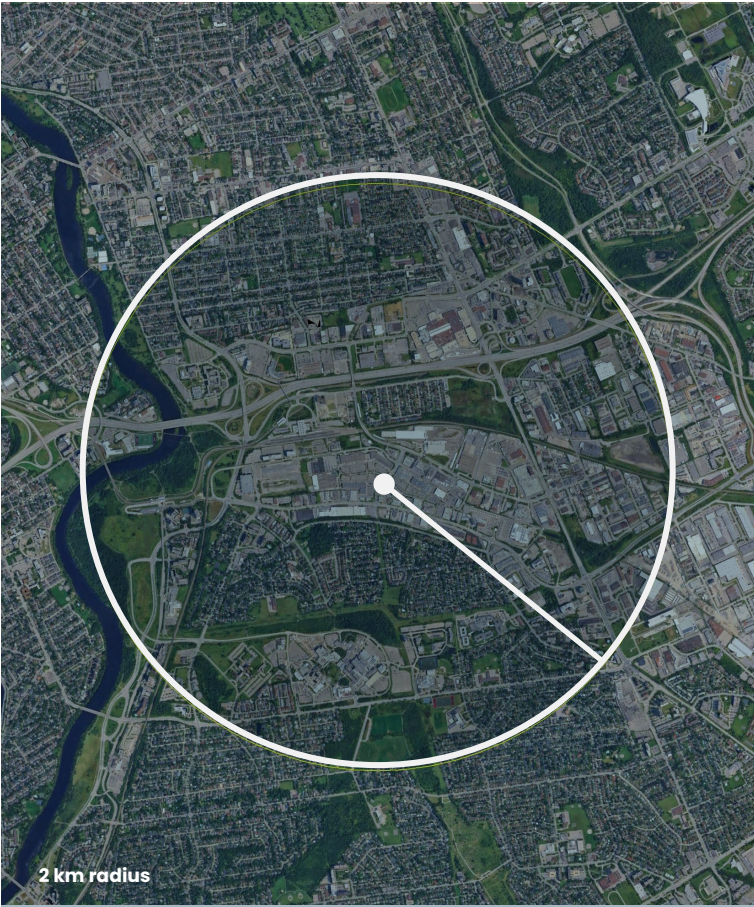
	2 km	5 km	10 km
2023 Population	29,695	246,535	564,793
2028 Population Projection	33,050	272,950	622,344
2033 Population Projection	36,106	296,945	673,851
Annual Growth 2023 – 2028	2.3%	2.1%	2.0%
Annual Growth 2023 – 2033	2.2%	2.0%	1.9%
Daytime Population	42,750	365,092	734,393
Median Age	36.3	38.6	40

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 Households 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



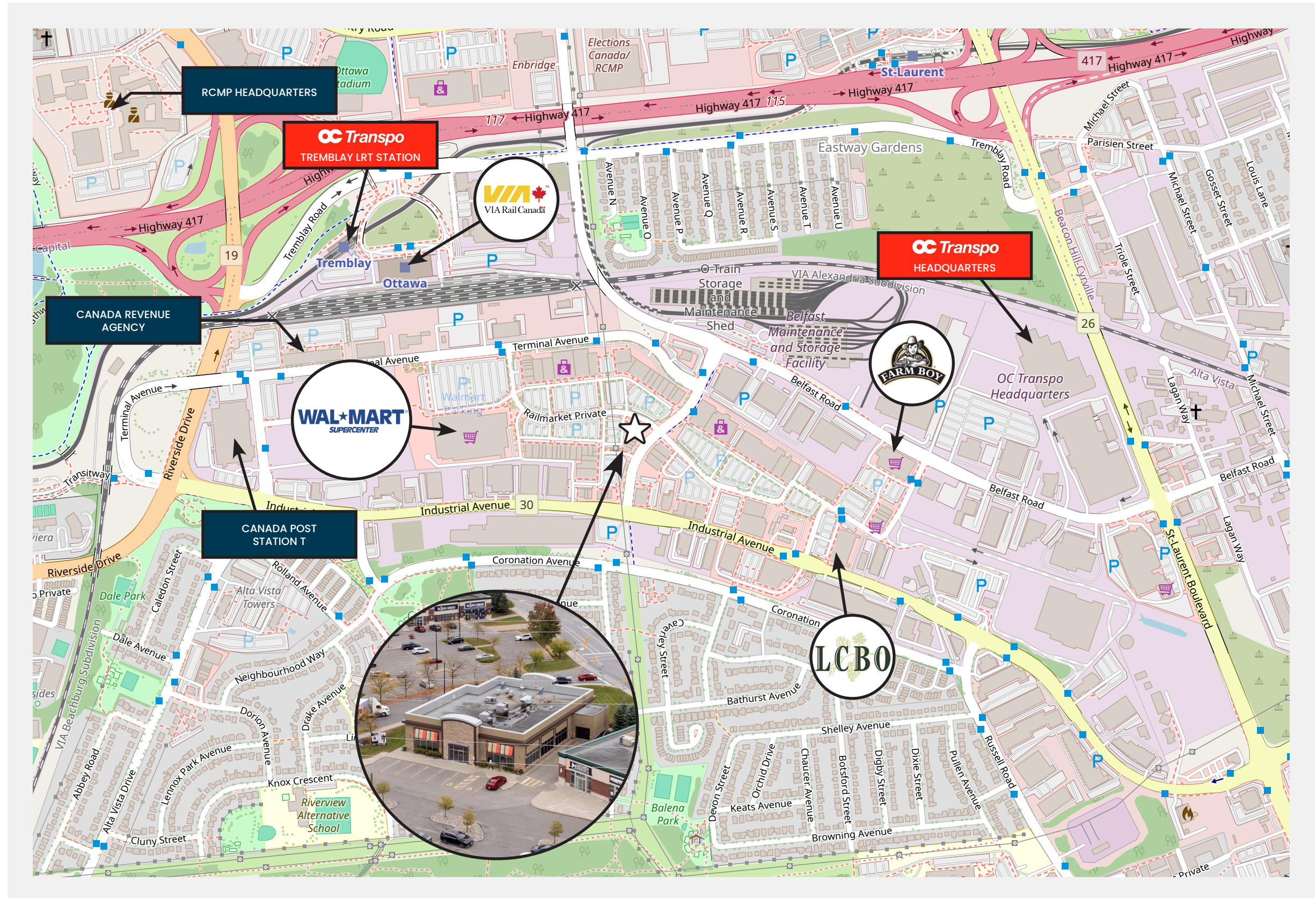
Area Map

Retail Tenants

- Walmart SuperCentre
- Farm Boy
- Movati Gym
- SAIL
- Golftown
- Marks Work Wearhouse
- Tommy Hilfiger
- Bouclair
- Banana Republic
- Skechers
- Old Navy
- The Gap
- and many more!

Restaurants

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



150 Trainyards Drive Ottawa East

Price
\$32.00/sf
OPC
\$11.78/sf



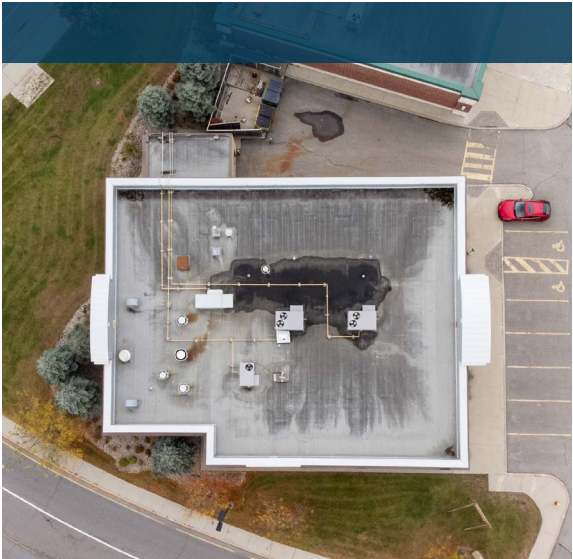
Salient Facts Property

- 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 Handicap Parking Spaces

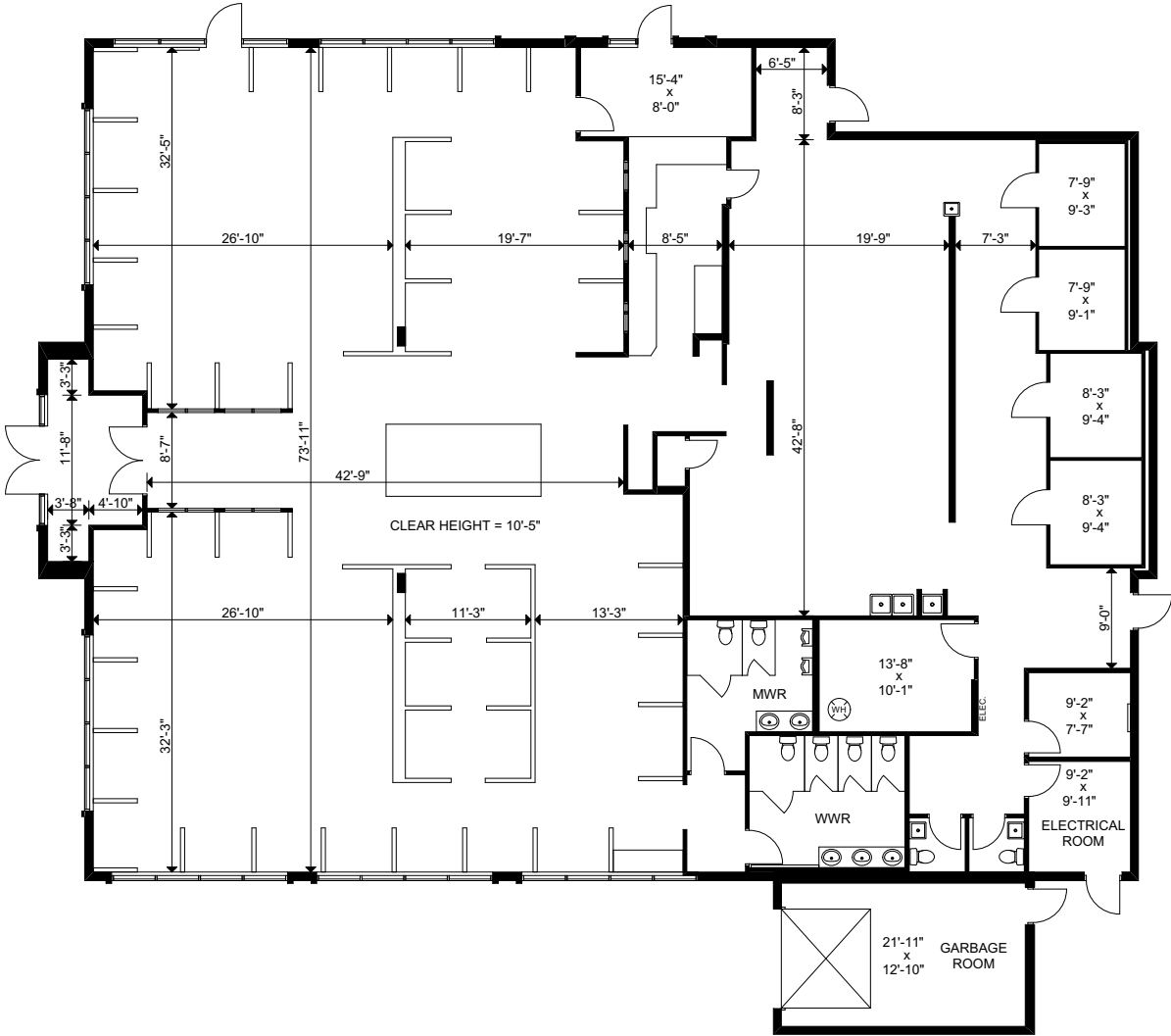
Highlights

This is an exceptional opportunity to lease a freestanding, fully fixtured restaurant at the Train Yards, one of Ottawa's most dynamic shopping destinations.

This standout property offers premium signage opportunities, a high ceiling, large windows, and ample customer parking.



Floor Plan



Location Overview

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 top national retailers.

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.



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Front of House



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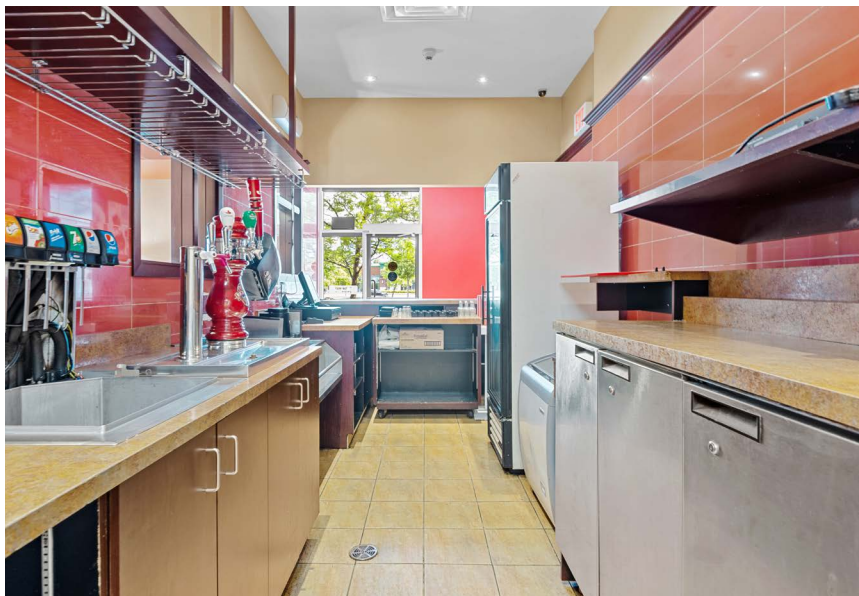
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Server's Station & Kitchen



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