



HWY 410 &
STEELES AVE. WEST
BRAMPTON, ON



orion gate brampton

FIRST GULF CONTACTS

Jonathan Weinberg
T: 416.773.7067

Michael O'Connor
T: 416.773.7071

Stephen Gosewich
T: 416.773.7069

FIRST GULF

firstgulf.com

3751 Victoria Park Avenue, Toronto, Ontario
T: 416.491.7778 F: 416.491.1351

FIRST GULF

ANCHORED BY
Playdium, LA Fitness,
LCBO, Leon's, PetSmart

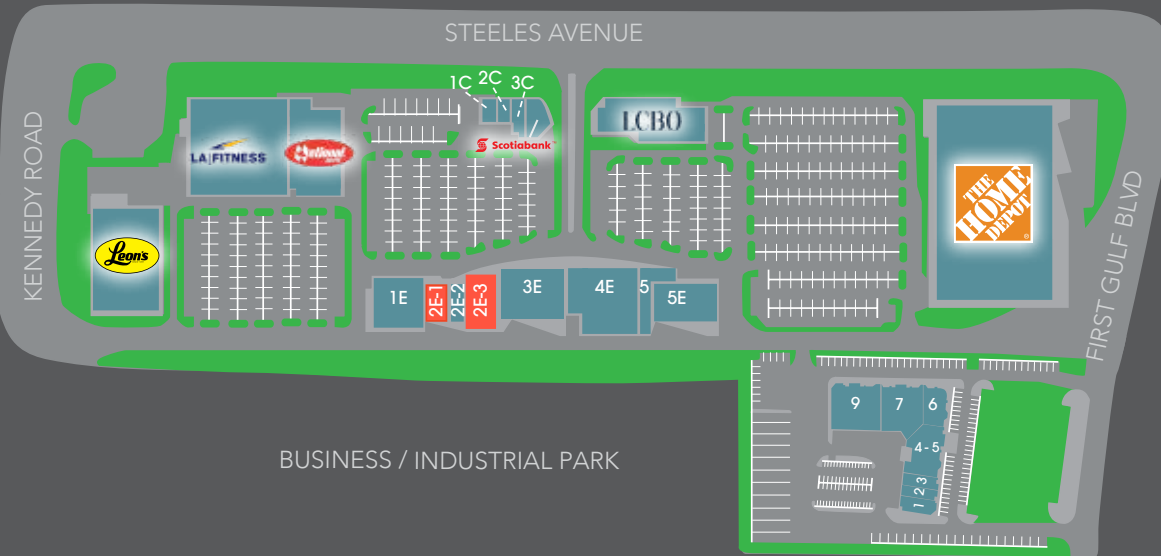
COMING SOON
Complete Home Furniture
& Appliances

east

LEASED
AVAILABLE



west



welcome to orion gate

A 600,000 sf Power Centre in Brampton with an adjacent business park.

- Encompassing an entire city block located at the south side of Steeles Avenue between Kennedy Road and Highway 410.
- High visibility from Hwy 410 and Steeles Avenue with **three** fully-signalized entrances from Steeles.
- Over **100 acres** of retail, entertainment and industrial development with strong national tenants.
- Anchor Tenants include: Home Depot, Leon's, Playdium, LCBO, PetSmart, Scotiabank and LA Fitness.

NEIGHBOURHOOD DEMOGRAPHICS



64,904 cars per day*
on Steeles Avenue

148,200 cars per day
on Hwy 410

216,400 cars per day
Total



trade area
population**
within 1 km - 4,324
within 5 km - 191,944
within 10 km - 706,843



10 year projected
pop. growth**
within 1 km - 17%
within 5 km - 23%
within 10 km - 17%



average
household income**
within 1 km - \$95,088
within 5 km - \$90,656
within 10 km - \$104,833



trade area
households**
within 1 km - 1,440
within 5 km - 63,468
within 10 km - 208,135



ORION GATE WEST TENANTS:

UNIT	TENANT	AREA (SF)
1A	Leon's	35,376
2B	National Sports	20,050
3B	LA Fitness	42,607
1C	Harvey's	1,614
2C	Bulldog Nutrition	1,547
3C	Subway	1,393
4C	Scotiabank	3,713
1D	LCBO	19,660
1E	PetSmart	12,037
2E-1	Available (Former Brick Mattress)	4,717
2E-2	Caravan Kebob House	2,678
2E-3	Available Jan. 2019 (Former Dollarama)	8,631
3E	Complete Home Furniture & Appliances	20,003
4E	Talize	21,928
5	The Shoe Club	6,437
5E	Mark's	13,340
TOTAL		215,731

ORION GATE EAST TENANTS:

UNIT	TENANT	AREA (SF)
A	Playdium	41,572
2B	Shoeless Joe's	5,382
C	Available	6,066
D	Tim Horton's/Wendy's	5,854
E	Courtyard Marriot	
TOTAL		58,874

BUSINESS PARK TENANTS

UNIT	TENANT	AREA (SF)
1	AMD & Son Electric Ltd.	1,836
2	Ring Realty and New Method Driving School	1,914
3	Economy Car Rental	1,905
4-5	Jack's Boathouse	6,488
6	Moga Carpet & Flooring	3,585
7	Vanaik Furniture	8,459
9	Drive Test	9,083
TOTAL		33,270

* PEEL REGION PUBLIC WORKS 2017
** ENVIRONICS ANALYTICS 2018