



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

# FIRST GULF

firstgulf.com

351 King Street East, Toronto, ON  
T: 416.491.7778 F: 416.491.1351



# FIRST GULF

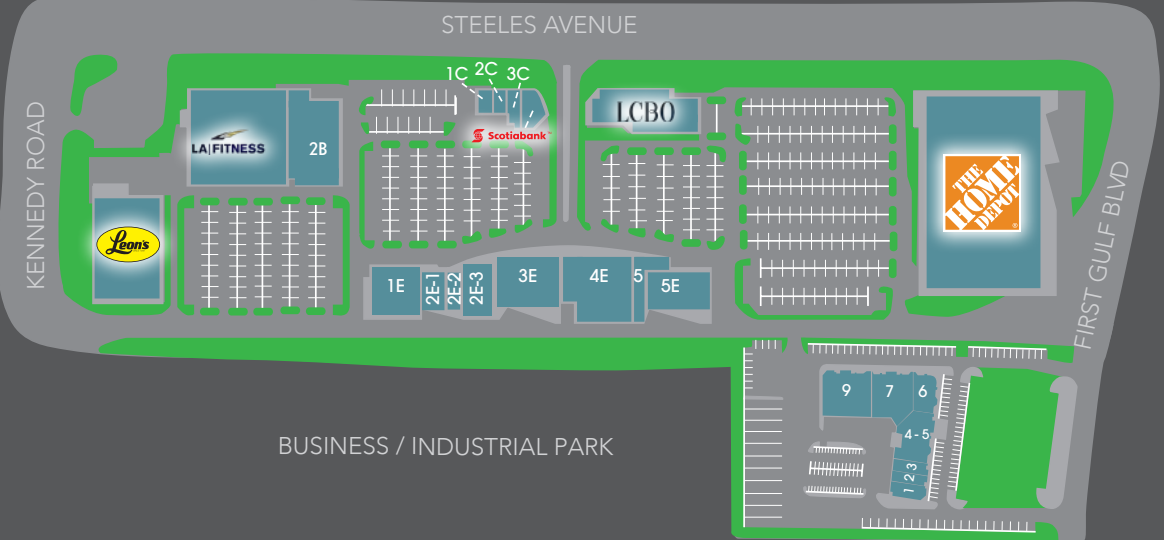
ANCHORED BY  
Playdium, LA Fitness,  
LCBO, Leon's, PetSmart

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.
- 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    | SVP 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  | Living Lighting                      | 4,915     |
| 2E-2  | Caravan Kebob House                  | 2,678     |
| 2E-3  | Dollar Tree                          | 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    |
| B     | IHOP                 | 5,087     |
| C     | Rajdhani Sweets      | 6,066     |
| D     | Tim Horton's/Wendy's | 5,854     |
| E     | Courtyard Marriot    |           |
| TOTAL |                      | 58,579    |

### BUSINESS PARK TENANTS

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

\* PEEL REGION PUBLIC WORKS 2017  
\*\* ENVIRONICS ANALYTICS 2018