

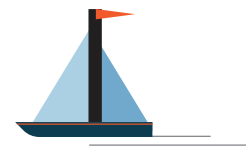
# BRIGHTWATER

RETAIL AND COMMERCIAL OPPORTUNITIES



rendering is artist's concept E.O.E.





# Welcome to Brightwater

AN EXPANSION OF THE  
EXISTING URBAN FABRIC

## SITE SPECIFICS

**RETAIL/COMMERCIAL:**  
340,000 SF

**PHASE ONE:**  
100,000 SF

**SIZE:** 72 acres

**RES UNITS:** ~3,500

**PEOPLE:** ~8,000

**JOBS:** 1,000

Nestled along Mississauga’s enticing shores, Port Credit is one of the finest waterfront villages in the Greater Toronto Area. With strong demographics including a healthy household income, the residents of Port Credit offer a dynamic mix of young and old, making this one of Ontario’s most notable communities.

**Brightwater** is a unique mixed-use development spanning 72 acres from Lakeshore Rd. to the edge of Lake Ontario, an area that was once a blemish on the shoreline of Port Credit. Brightwater will bring life back into the land through a mix of highly designed parks, retail, residential, and office offerings.

Phase one of the retail program at Brightwater offers the chance to join a premium 100,000 SF grocery anchored development. Retail spaces of various sizes will front Lakeshore Rd. and the Brightwater Village Square providing a mix of best-in-class uses serving not only the 7,000 residents that will call Brightwater home, but the larger Port Credit & Mississauga community. Flagship restaurants, bustling cafés, specialty retailers, boutique fitness, wine & spirits, personal services, and medical services will come together to make Brightwater an exceptional retail destination.







Village Square



# Commercial Opportunities

## OVERVIEW

- ~25,000 SF Farm Boy as the grocery anchor
- Prime opportunity for restaurants, cafes, boutique fitness, medical/dental and specialty retail
- Opportunity for frontage on Lakeshore Rd. and/or Brightwater Village Square
- Ample patio opportunity
- Over 100 surface parking stalls and more than 250 below grade parking stalls

Phase 1 tenant possessions: Immediate  
Phase 2 tenant possessions: Q1 2025

Note: site plans and measurements are preliminary and subject to change

## COMMERCIAL OPPORTUNITIES

### PHASE 1 RETAIL

**C1:** 12,127 SF  
*(divisible up to 662 SF)*  
**C4:** 8,509 SF  
**H:** 11,084 SF  
*(divisible to 4,354 SF)*

### PHASE 1 MEDICAL OFFICE

**C200:** 17,989 SF

### PHASE 2 RETAIL

**G1:** 1,590 SF  
**G2:** 1,550 SF  
**G3:** 1,938 SF

## ADDITIONAL RENTS

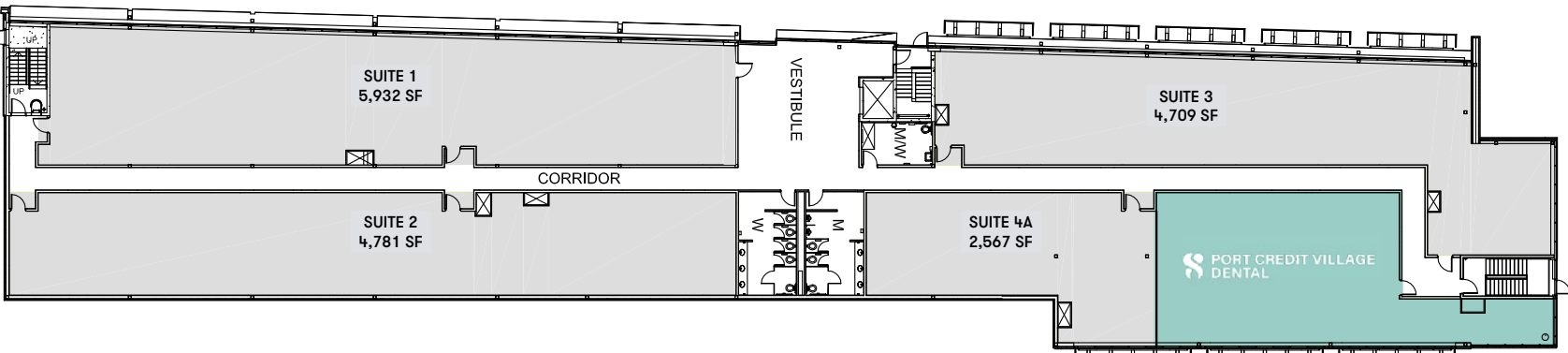
### RETAIL

CAM: \$9.44  
Tax: \$6.65  
**Total:** \$16.09

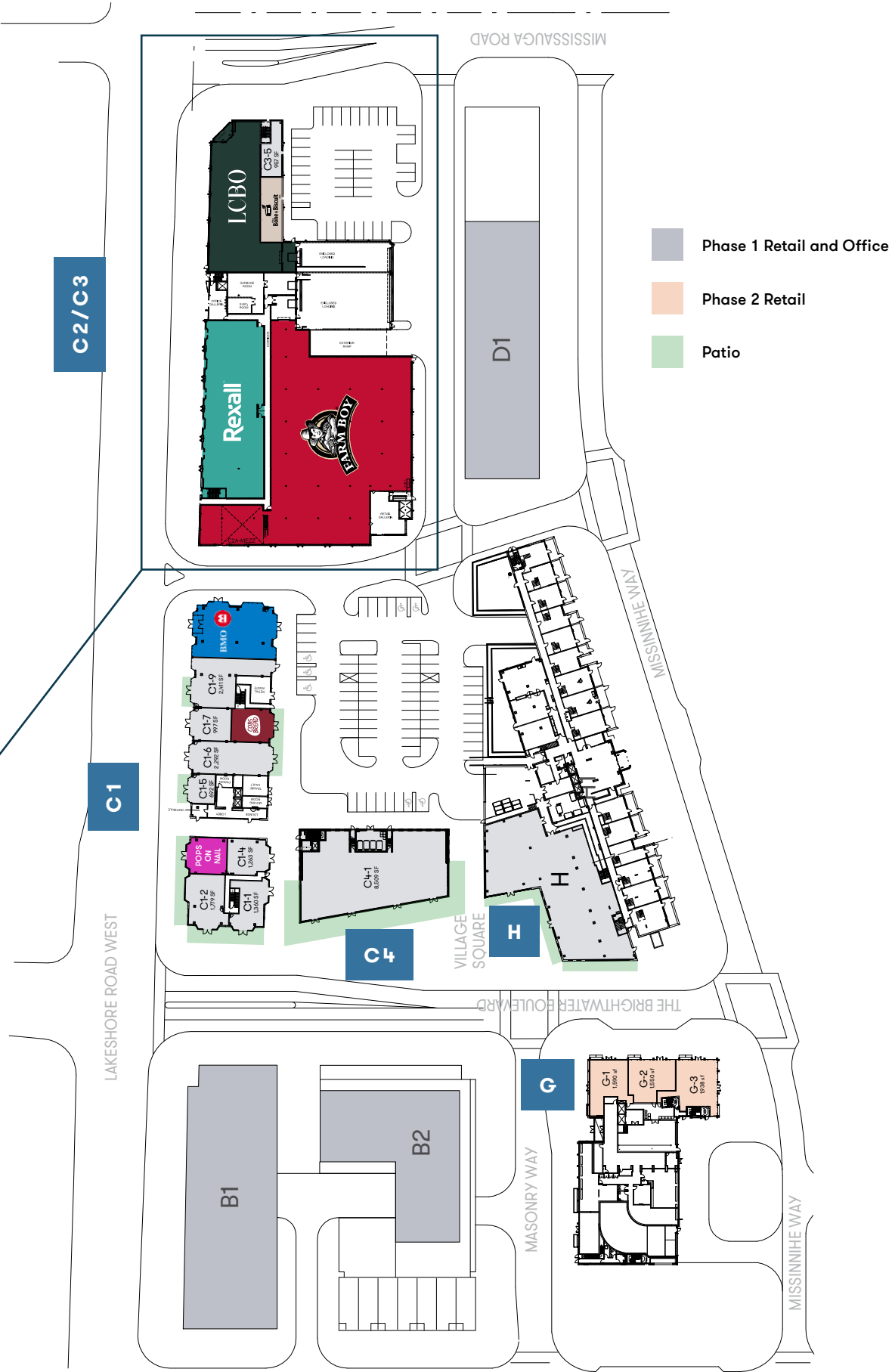
### OFFICE

CAM: \$13.11  
Tax: \$6.65  
**Total:** \$19.76

Located on the second floor



C200



Phasing Plan

<div></div> <b>PHASE 1</b> – 575 units 2023-2024 (construction start)	<div></div> <b>PHASE 4</b> – 469 units 2026-2027 (construction start)
<div></div> <b>PHASE 2</b> – 615 units 2024-2025 (construction start)	<div></div> <b>PHASE 5</b> – 212 units 2027-2028 (construction start)
<div></div> <b>PHASE 3</b> – 395 units 2025-2026 (construction start)	<div></div> <b>PHASE 6</b> – 725 units 2028-2029 (construction start)

Note: site plans, phasing and statistics are preliminary and subject to change.







Anchor Grocery Store, Lakeshore St. West

Illustrations are artist's concepts





LCBO, Lakeshore St. West



# Area Demographics

## PRIMARY MARKET AREA



Total Existing Population

52,930



Average Age of Population

42.9



Average Household Size

2.5



Average Household Income

\$166,708



Total Daytime Population

45,360



Total Daytime Population at Work

18,377



Total Daytime Population at Home

26,983



Average Number of Children at Home

1.14

TOTAL POPULATION

AVERAGE AGE

TOTAL NUMBER OF HOUSEHOLDS

AVERAGE HOUSEHOLD SIZE

AVERAGE NUMBER OF CHILDREN AT HOME

AVERAGE HOUSEHOLD INCOME

PRIMARY MARKET AREA	3 KM	5 KM	10 KM
52,930	36,666	132,407	551,553
42.9	42.9	41.8	41.4
20,800	14,558	50,113	200,311
2.5	2.5	2.6	2.7
1.14	1.14	1.18	1.23
\$166,708	\$174,862	\$124,422	\$110,622







The Mason at Brightwater (Phase 2)



**Melody Irankhah**  
Manager, Leasing

647.308.3529  
Mlrankhah@dream.ca

**dream** 

[dream.ca](https://dream.ca)