



# For Sublease

Prime retail opportunity

135 First Commerce Drive,  
Aurora, ON

# Property overview

|                 |  |
|-----------------|--|
| Property        | Former Reno Depot within the Smart Centres Aurora North retail center              |
| Address         | 135 First Commerce Drive, Aurora, Ontario, Canada, L4G 0G2                         |
| Sub-landlord    | Rona Inc.  |
| Tenant interest | Leasehold interest commercial property   |
| Lease term      | Expiration on May 14, 2029   |
| Land area       | 455,913 sq. ft.  |
| Building        | Standalone retail building ~ 99,751 sq. ft. with two (2) truck level loading docks |
| Parking spaces  | 4.5 parking space for every 1,000 sq. ft. of total ground floor area.              |





# Property highlights



A prime sub-lease retail opportunity.



Strategically located at the northwest quadrant of Wellington Road East and Hwy 404 within the SmartCentres Aurora North retail centre anchored by Walmart.



The east Aurora “retail/commercial” node fronts on Wellington Road East at a lighted 4-way intersection.



Zoning is Employment – Business Park E-BP with exception 357 that provides for a variety of retail, industrial and commercial uses.

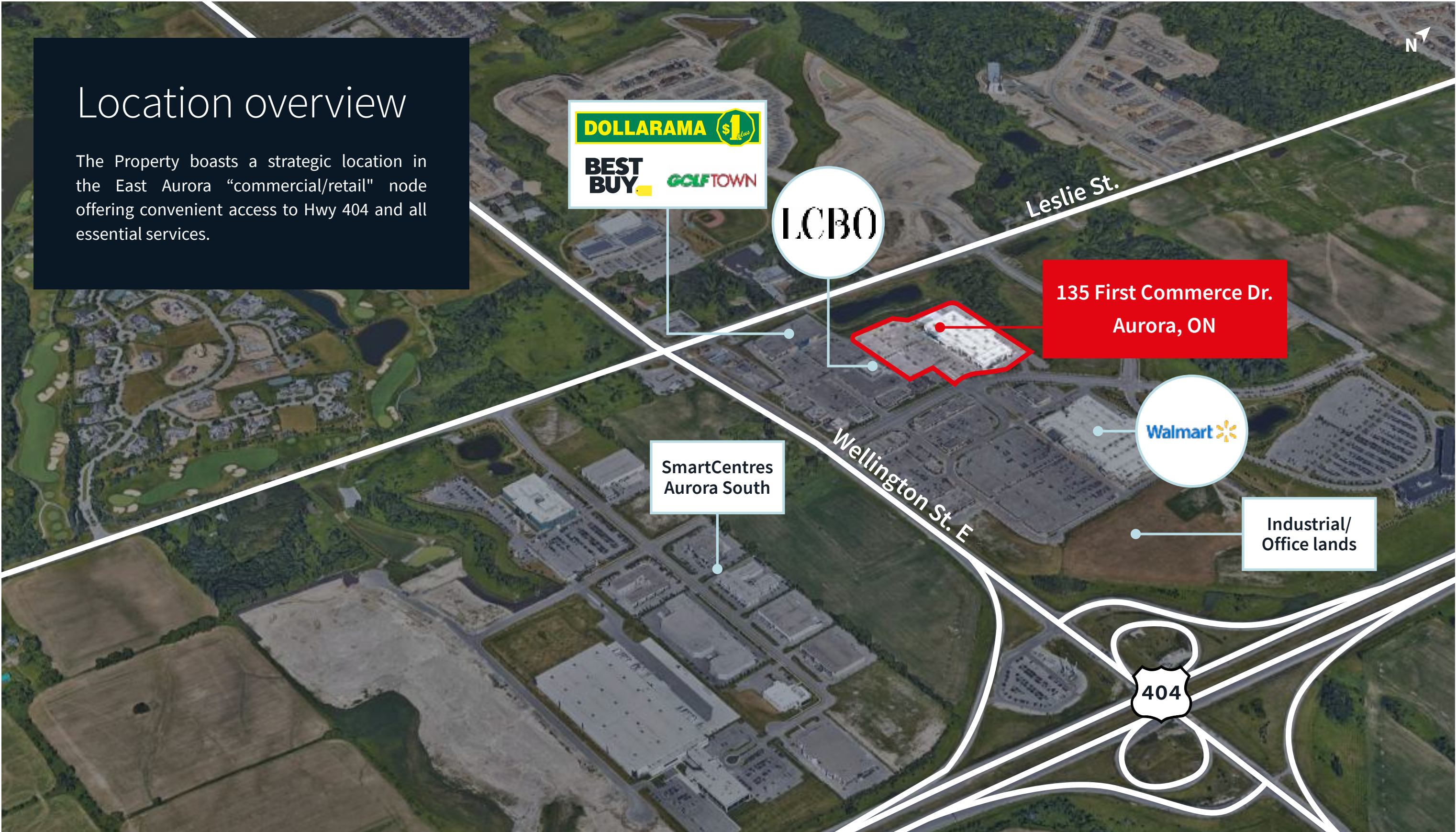


The Aurora real estate market remains strong, with its unique combination of affordability, strategic location, and buoyant rental market.

[Click here to view zoning](#)







Location overview

The Property boasts a strategic location in the East Aurora “commercial/retail” node offering convenient access to Hwy 404 and all essential services.



# About Aurora

Aurora is a town in York Region north of Toronto with a mix of historical sites, modern amenities, and natural beauty, making it an attractive place to live and work. Aurora has a thriving business community and is known for its well-maintained infrastructure and high standard of living with a diverse population in 2025 of approximately 71,441.



Total population

**71,441**



Daytime population

**71,573**



Total households

**23,465**



Avg household income

**\$182,864**



Median age

**41.4**





## Free and clear offering process

- Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained by the Sub-landlord to seek proposals to sublease the Property.
- The Property will be offered for sublease free and clear on an “as is basis”.
- Interested parties are required to execute and submit the JLL Confidentiality Agreement per the enclosed link for access to the confidential Property Evaluation Material data room.
- Offers of sublease will be reviewed by Sub-landlord on an “as received basis”.

**For more information, please contact:**

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