



For Lease

PRIME RETAIL

1520 Major Mackenzie Drive, Vaughan, ON

The Neighbourhood

Positioned in one of Vaughan’s most desirable and high-growth corridors, 1520 Major Mackenzie Drive offers retailers a unique chance to thrive in a community that continues to expand rapidly. The site enjoys strong visibility, excellent signage opportunities, and easy access from both Major Mackenzie Drive and nearby arterial roads. With traffic counts in the tens of thousands daily, the property provides exceptional exposure to a diverse and affluent customer base.

The neighbourhood surrounding 1520 Major Mackenzie is a vibrant blend of established residential enclaves and new master-planned communities. Vaughan consistently ranks among Canada’s fastest-growing municipalities, attracting young families and professionals who demand modern retail, dining, and lifestyle services. High household incomes, strong purchasing power, and a population that values convenience and quality create the ideal conditions for retail success.

The property is located within minutes of Highway 400, Highway 407, and the Vaughan Metropolitan Centre, ensuring seamless connectivity to the Greater Toronto Area. It is also in close proximity to Vaughan Mills, Canada’s Wonderland, major healthcare facilities, and an array of schools and recreational amenities. This combination of regional attractions and local density generates consistent foot traffic and cross-shopping opportunities.

Surrounded by national retailers, medical offices, and service providers, 1520 Major Mackenzie sits at the heart of an active retail node. With ample parking, strong co-tenancy, and a growing residential base, the property presents a compelling opportunity for retailers to position themselves in a market with long-term growth and sustained demand.

Demographics

1520 Major MacKenzie Drive (5 km radius)

179,096 Population	149,043 Daytime Population	42.1 Median Age
\$136,121 Average Household Income	57,260 Total Households	5.50% Growth Rate Next 10 Years

Major Mackenzie Drive & Sir Benson Dr West Intersection

35,176 Average Daily Vehicle Traffic Count
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Dufferin & Teston Intersection

18,553 Average Daily Vehicle Traffic Count
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Sources: Costar Group, 2025

Property Details

Location: 1520 Major Mackenzie Drive, Vaughan, ON L6A 0A9

Accessibility: Along an arterial corridor

Neighborhood: Surrounded by national tenants including Highland Farms, LCBO, Scotiabank, Tim Horton's, Shopper's Drug Mart, CIBC and many more local and national retailers.

Proximity: Canada's Wonderland, Eagles Nest Golf Club, Coretellucci Vaughan Hospital

Key Features:

- **Strategic Location:** Positioned for exceptional exposure and easy access
- **High Traffic Area:** Benefit from the bustling flow of customers along the arterial corridor
- **Proximity to Major Retailers:** Join a community of thriving national brands, enhancing foot traffic and visibility
- **Convenient Access:** Close proximity to Highway 400 and 407 ensures accessibility from all directions
- **Versatile Spaces:** Flexible layouts cater to various retail needs

Ideal for Retailers Seeking:

- Increased Visibility
- Prime Location with High Foot Traffic
- Access to a Diverse Consumer Base
- Proximity to Established National Brands

Don't miss out on the opportunity to elevate your retail presence in this dynamic commercial hub.



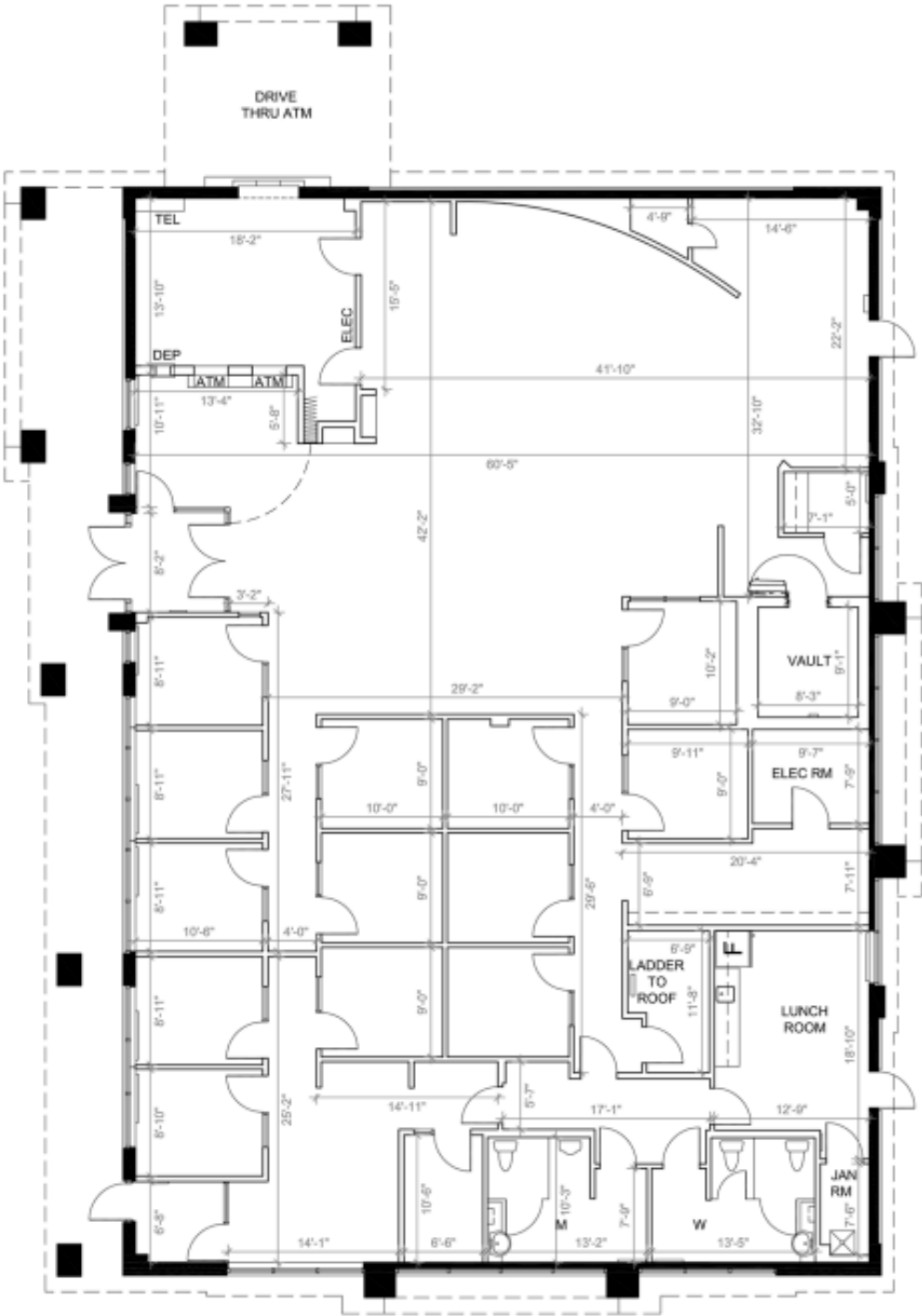
Availability

Location: 1520 Major Mackenzie Drive, Vaughan, ON L6A 0A9

Availability:	<u>Unit #</u>	<u>Size</u>	<u>Net Rent</u>	<u>Additional Rent</u>	<u>Occupancy</u>	<u>Minimum Term</u>
	1+2	5,593 SF	\$50.00	\$16.10 (Estimated 2025)	Immediate	Ten (10) Years



Floor Plan



Note: Drawings dimensions are approximate and for illustrative purposes only.
The Landlord and Space Database Inc. make no representation as to the
accuracy and/or completeness of this information.



RENTABLE AREA = 5,593 SF

ABOVE INFORMATION ESTABLISHED ACCORDING TO BOMA 2020
FOR RETAIL PROPERTIES: STANDARD OF MEASUREMENT(ANSI/BOMA Z65.5-2020)

FOR MORE INFORMATION PLEASE CONTACT



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