

7979 WESTON ROAD | VAUGHAN, ON



20,574 SF
Sublease | Retail Space

High exposure big box retail location
close to major transportation connectivity



About

7979 Weston Rd | Vaughan, ON

This expansive open concept space features high ceilings with an exposed steel structure, windows along the South and West exterior providing ample natural light, shared truck loading at the rear and, in base building condition, allows for a build out suited to the Subtenant's design specifications.

Conveniently located in prime proximity to Vaughan Metropolitan Center (VMC) and The Colossus Centre, which is home to major shopping retailers such as Costco, Structube, HomeSense and Cineplex Cinemas Vaughan.

Take advantage of the property's direct access and visibility on Weston Road, as well as its easy access from Hwy 400, Hwy 407, Hwy 7, Weston Road, and VMC Station.



NOTABLE FEATURES



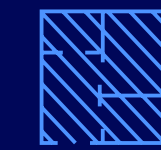
Prime proximity to major retail outlets



Direct access and visibility on Weston Road



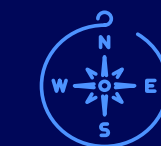
Easy access from Hwy 400, Hwy 407, Hwy 7, and Weston Road



Large, open space in base building condition



Ample parking for employees and customers



Within a 3km radius: access a market with an average HHI of \$133,823.79 CAD

Term

Expires March 31, 2033
Landlord offering a longer term if required

Net Rent

Negotiable

Additional Rent

\$10.16 PSF (2024)

Signage

Pylon & Façade Signs Available

Power

100 Amps, 600 Volts

HVAC

3 15-Ton Units & 1 7.5-Ton Unit

Shipping

Shared Truck Loading at Rear

Location Overview

Convenience Built-In

Located at the lively corner of Highway 7 and Weston Road, 7979 is at the centre of one of Vaughan's most well-known retail districts. This highly sought-after area is a go-to destination for shoppers, offering a wide array of retail outlets, dining options, and entertainment venues. Nearby is the popular Colossus Centre, home to a Cineplex, Costco, and Marshalls, which attracts a steady stream of enthusiastic consumers. The high visibility and accessibility of this location make it an ideal spot for retailers looking to tap into a thriving and deep-pocket market.

The property's proximity to major highways, including Highway 400 and Highway 407, ensures that this location is easily accessible to a broad customer base from across the Greater Toronto Area. Also, the convenience of the nearby VMC subway station provides a quick and easy connection from downtown Toronto and beyond, further driving foot traffic to this retail hub.

This is a great opportunity for retailers to establish, grow and expand their presence in an evolving, prosperous community. The bustling area provides excellent visibility and a large amount of consumer traffic due to its central location in one of Vaughan's top shopping areas.

DEMOGRAPHICS | WITHIN A 3KM RADIUS OF SUBJECT PROPERTY

Average HHI*

CA\$133,823.79

Population*

34,634

Average Age*

43.6

*Data as of 2023; Colliers Hydra.



FAST FACTS ABOUT VAUGHAN:

- Labour force of 3.9 million within a 1hr drive¹
- Vaughan Metropolitan Centre (VMC) offers connectivity with subway, rapid bus and local bus service to Toronto, Markham, Brampton and throughout Vaughan²
- VMA is at the intersection of major highways 400, 407 and 7, with plans to include more than 1.5-million SF of commercial office space and 750,000 SF of new retail space²
- Vaughan is a globally-competitive economy with 19,500+ businesses, employing approx. 227,000 individuals³

1. <https://vaughanbusiness.ca/>

2. <https://vaughanbusiness.ca/insights/the-vaughan-metropolitan-centre-is-a-premier-destination-for-business-and-talent-let-us-tell-you-why/>

3. <https://www.vaughan.ca/about-city-vaughan>

Amenities

Vaughan has established itself as a premier destination for notable specialty retailers.

 7979 Weston Road, Vaughan, ON

 TTC Subway Route, Line 1

 Viva Orange Bus Line

 YTR Bus Lines

 ZUM Bus Line

86

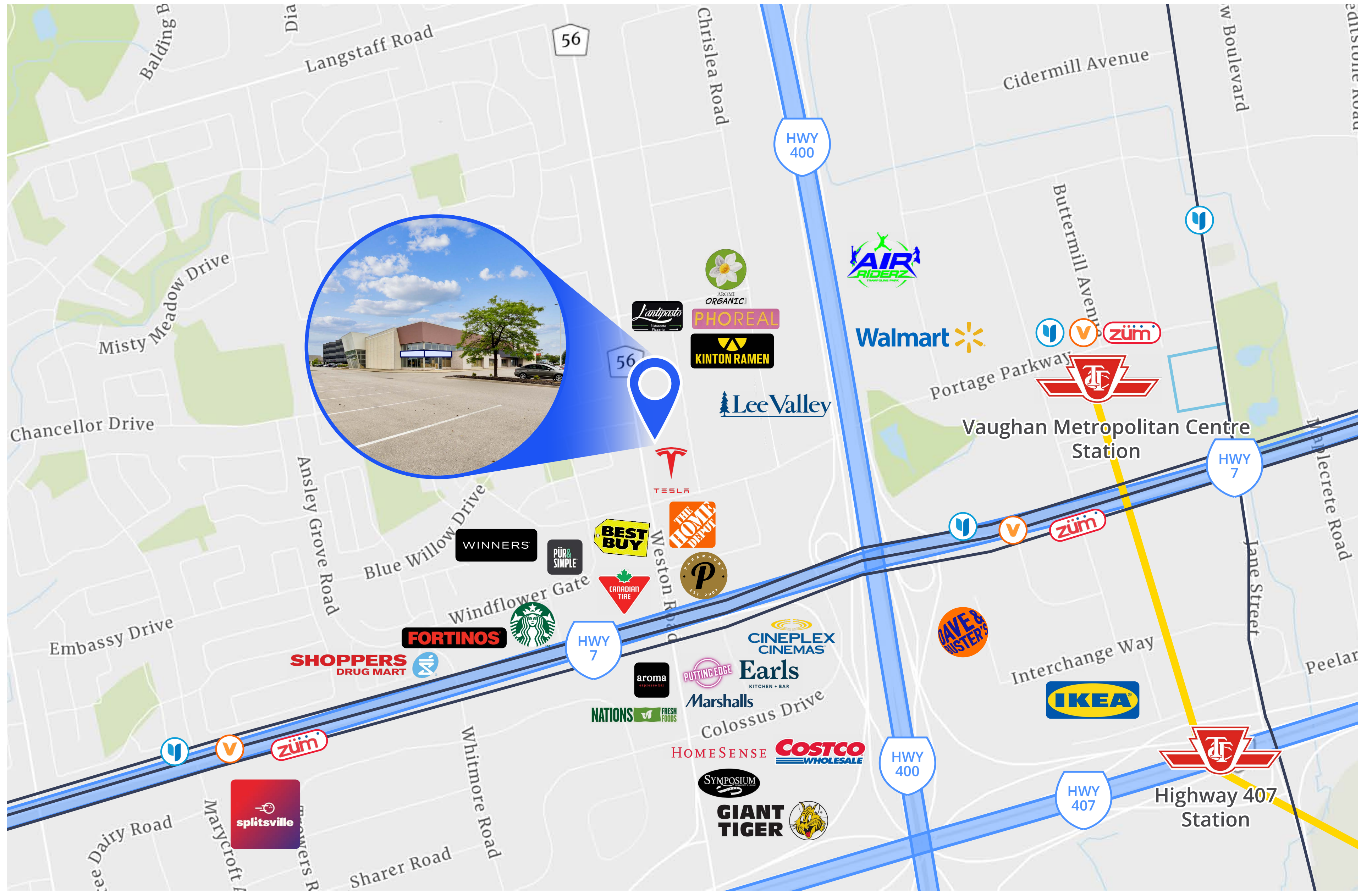
Walk Score

52

Bike Score

50

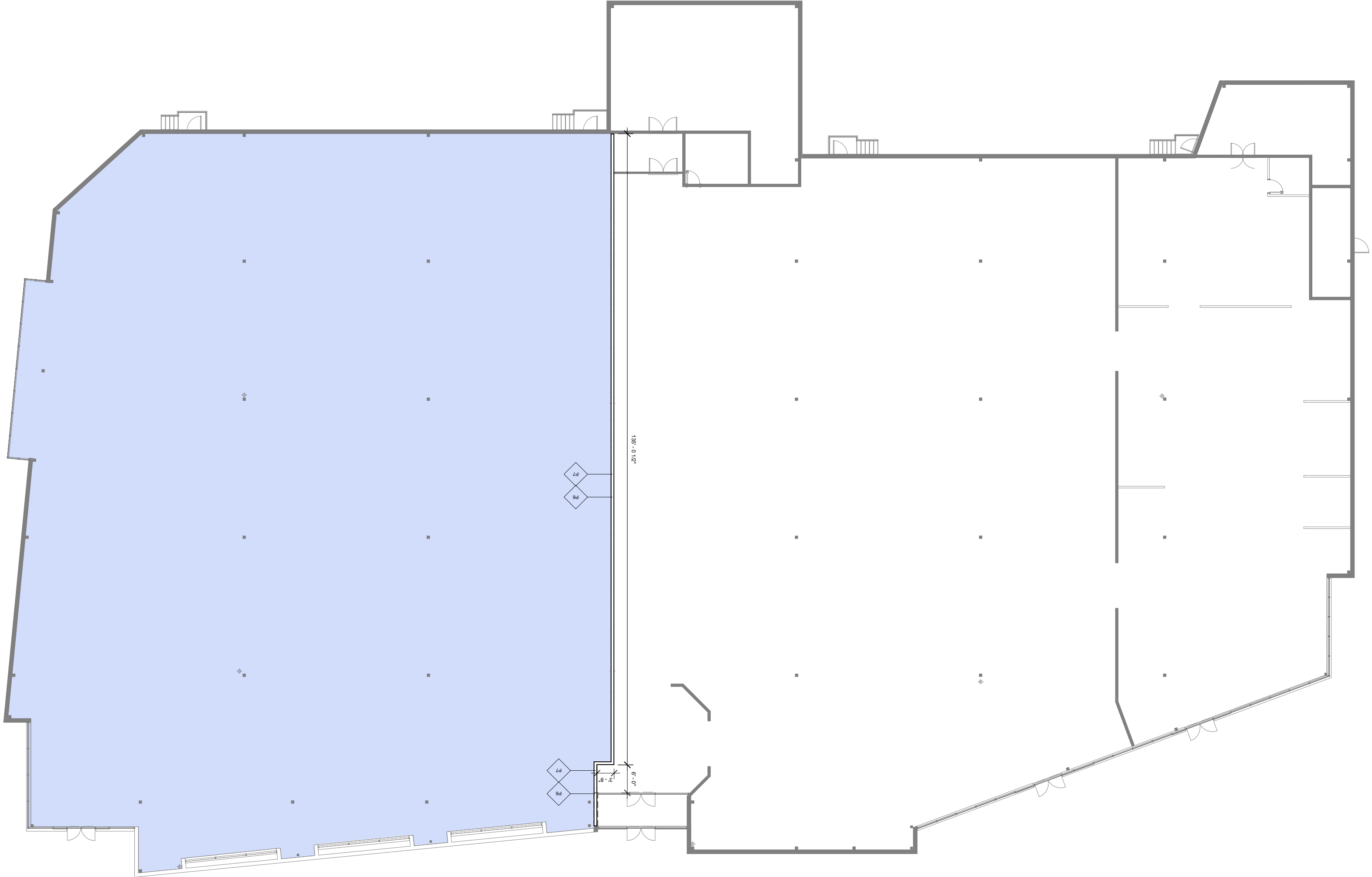
Walk Score



Floorplan

TOTAL AREA
20,574 SF

Weston Rd.



Jevlan Dr.

Gallery & Virtual Tour

Exterior

[BEGIN VIRTUAL TOUR](#)



Gallery & Virtual Tour

Interior

[BEGIN VIRTUAL TOUR](#)



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