

Centre on Barton

HAMILTON, ONTARIO



RETAIL SPACE FOR LEASE



Property Highlights

1275 BARTON ST. EAST, HAMILTON, ONTARIO

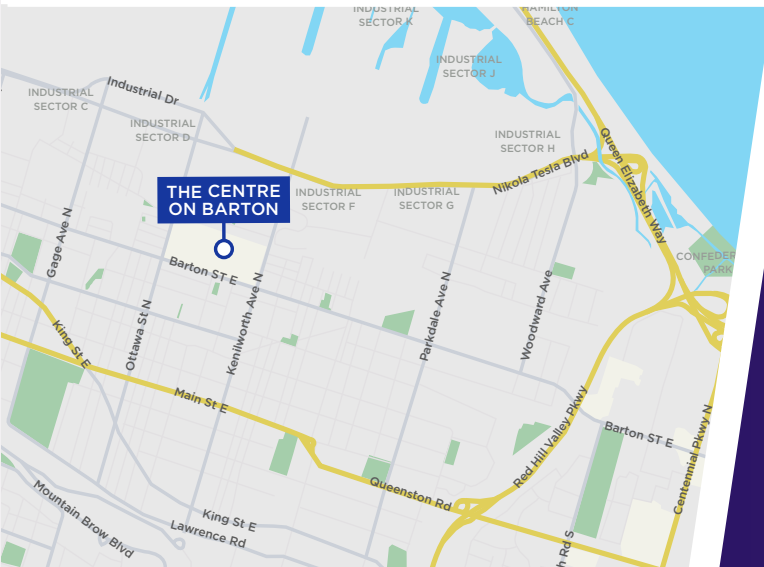
- Hamilton's largest open air centre in the region. Centrally located in lower Hamilton.
- Food Pavilion is home to seven quick food vendors and has seating for over 388 patrons.
- Abundant parking on site.
- Multiple development opportunities available.

Availabilities

Unit	Area (SF)	Availability
Q14	2,937	Immediate
Q08	1,455	Immediate
Q03	2,545	Immediate
Q02	1,240	Immediate

Property Information

Total GLA	686,830
CRU	69
Total Retail Space	80,892 SF
Food Court Seating	388
Parking Stalls	3,500



Demographics

	2019	5 KMS	10 KMS
Total Population	176,671	455,676	
Total Households	78,066	189,663	
Average Household Income	\$68,850	\$84,635	
Consumer Spending Potential	\$14,428,255,780	\$12,935,636,116	

ANDY ROBINS
Leasing Representative
Sales Representative
416.941.1707
arobins@triovest.com

JOELLE PREVOST
Leasing Representative
Sales Representative
647.795.9919
jprevost@triovest.com

Trioest Realty Advisors Inc.

BROKERAGE

40 University Avenue, Suite 1200
Toronto, Ontario M5J 1T1

triovest.com

SITE PLAN



■ FUTURE ■ AVAILABLE

UNIT	SIZE (SF)	AVAILABLE	NOTES
S01	5,108	Immediate	
S02	1,399	Immediate	
S04	4,908	Immediate	
S05	4,021	Immediate	
D03	52,651	Immediate	
D04	14,002	Immediate	
K05	1,309	Immediate	

UNIT	SIZE (SF)	AVAILABLE	NOTES
L01	613	Immediate	
N01	3,581	Immediate	
Q02	1,240	Immediate	
Q3	2,545	Immediate	
Q08	1,455	Immediate	
Q14	2,937	Immediate	

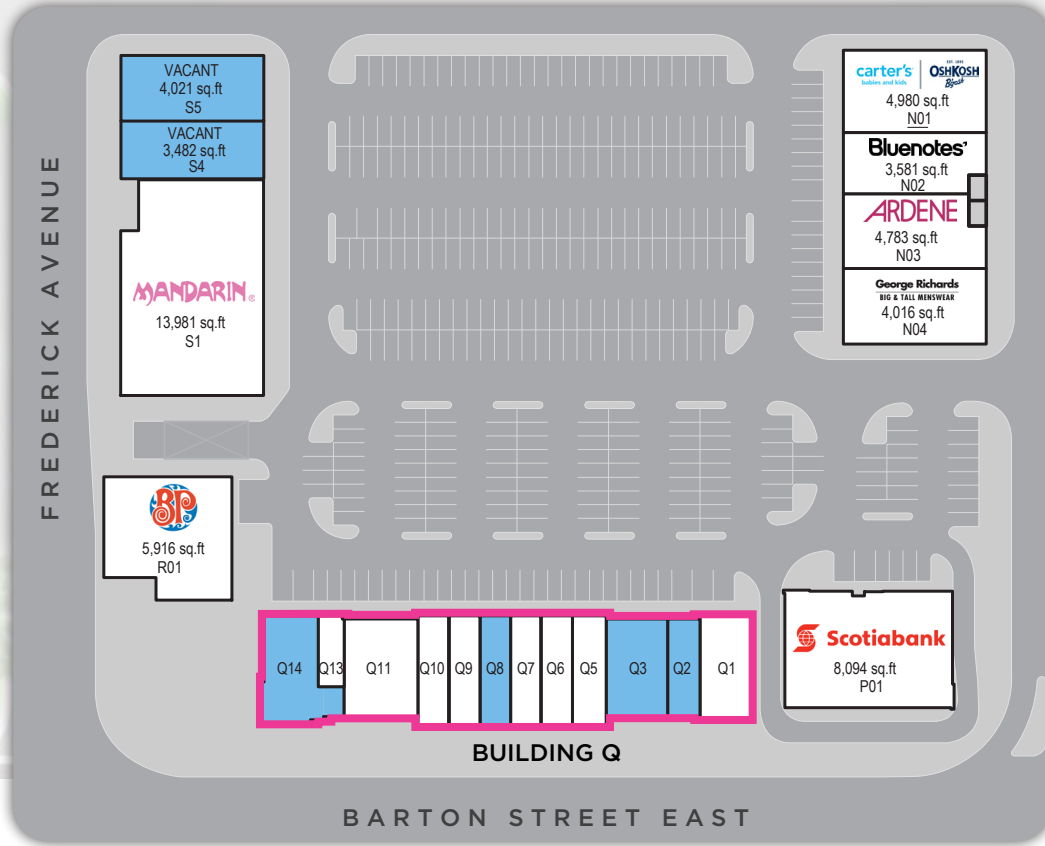
<h3>THE CENTRE ON BARTON</h3>	ANCHOR TENANTS	MAJOR TENANTS	
	Canadian Tire Walmart Metro The Brick	LCBO The Beer Store Marshalls Fit 4 Less	Shoppers Drug Mart Staples Michaels Giant Tiger

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BUILDING Q



■ BUILDING Q ■ AVAILABLE □ LEASED

Q14	Q13	Q11	Q10	Q09	Q08	Q07	Q06	Q05	Q03	Q2	Q1
Available 2,937 SF	Wind Mobile	Centre Mall Dental	Great Clips	EB Games	Available 1,455 SF	Sally Beauty Supply	Super Ten Nails	Optical Factory	Available 2,545 SF	Available 1,240 SF	Rogers/ Fido

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OUR APPROACH

Triovest Realty Advisors Inc. is a fully integrated commercial real estate company. We provide investment, asset management, leasing and property management services for income properties on behalf of institutional and private investors. Our approach to commercial real estate investment is to continually seek opportunities to improve and enhance properties to achieve their full potential.

Over the years, we have achieved an enviable record of success through our investments and excellence in management. Triovest is a leader in strategic real estate advisory and management services and will continue to be at the forefront of change within our industry. Triovest employs approximately 565 employees to manage 430 properties out of regional offices in Toronto, Montreal, Mississauga, Saskatoon, Edmonton, Calgary, Burnaby and Vancouver.



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BROKERAGE

40 University Avenue, Suite 1200
Toronto, Ontario M5J 1T1
Main Tel: 416.362.0045



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CORPORATE OFFICES
CANADA-WIDE

565

EMPLOYEES

\$11

BILLION
PORTFOLIO UNDER
MANAGEMENT

41

MILLION
SQUARE FEET

430

PROPERTIES
ACROSS
CANADA

\$2

BILLION
UNDER
DEVELOPMENT

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