



RETAIL OPPORTUNITY

7979

WESTON RD

VAUGHAN



CUBECOM
FULL SERVICE REALTY

CORY ROSEN*
SENIOR VICE PRESIDENT
(416) 523-7749
CROSEN@CUBECOM.CA

COOPER BLUME
SALES REPRESENTATIVE
(416) 566-8217
CBLUME@CUBECOM.CA

Cubecom Commercial Realty Inc., Brokerage. The contents of this package are based on the information furnished by principals and sources which we deem reliable, but for which we can assume no responsibility, which may change at any time. *Sales Representative

AREA OVERVIEW

This site enjoys excellent connectivity to key highways, including Highway 400, 407 and Highway 7 making it accessible to a diverse array of customers from the Greater Toronto Area. Additionally, the nearby Vaughan Metropolitan Centre (VMC) subway station facilitates quick travel from downtown Toronto and surrounding areas, further increasing foot traffic.



PROPERTY DETAILS



Explore a fantastic big box retail opportunity immediately north of the bustling intersection of Highway 7 and Weston Road, one of Vaughan’s premier shopping districts. This sought-after location, 7979 Weston Road, is a favorite among shoppers, featuring a wide variety of retail shops, dining experiences, and entertainment options, making it a dynamic hub for visitors.

The city of Vaughan is home to over 340,000 people with a globally-competitive economy of more than 19,500 businesses. Vaughan is a major employer in the GTA with over 227,000 people working in the city.* *



Direct access and visibility to Weston Road



Generous open space with impressive 24-foot ceilings



Large windows on the south and west sides of the Premises



Shared truck loading facilities at the rear



Ample customer parking

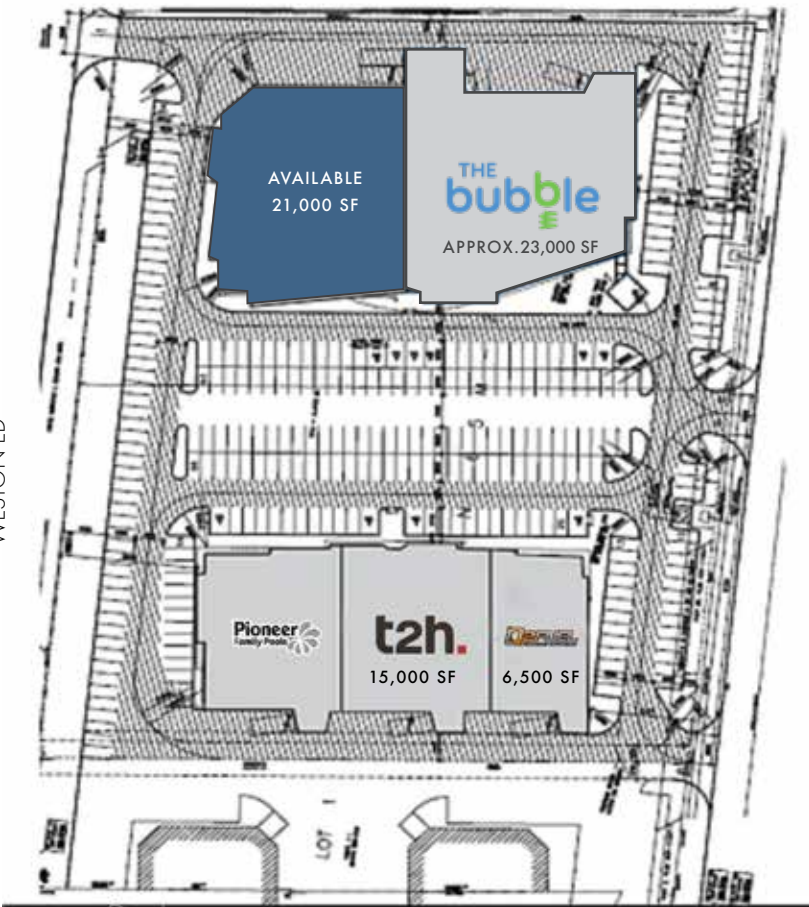


Demographics source from **City of Vaughan 2024 *CoStar, 2024

UNIT DETAILS

UNIT AREA:	21,000 SF
NET RENT:	Contact Listing Agent
TMI (EST.):	\$9.98 per SF for 2025
AVAILABLE (EST.):	60 - 90 DAYS

Become a part of a thriving tenant community that features established names like T2H, The Bubble, and Pioneer Pools. Adjacent to this site is the well-known Colossus Centre, home to popular names like Costco, Cineplex, Longo’s, Earl’s and Marshalls to name a few, attracting a steady flow of daily consumers. This location caters to a market with household income levels exceeding \$133,000, significantly surpassing the national average.

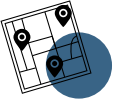


DEMOGRAPHICS



POPULATION*

0 - 3 KM - 33,556 | 0 - 5 KM - 129,006



POPULATION GROWTH '23-'28*

0 - 1 KM - 3.7% | 0 - 3 KM - 2.7%



MEDIAN AGE*

0 - 3 KM - 46.3 | 0 - 5 KM - 40.5



HOUSEHOLDS*

0 - 3 KM - 11,345 | 0 - 5 KM - 42,800



AVG. HOUSEHOLD INCOME*

0 - 3 KM - \$133,928 | 0 - 5 KM - \$ 116,668



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CUBECOM COMMERCIAL REALTY INC. BROKERAGE.
#101-212 KING ST W, TORONTO. ON, M5H 1K5 | CUBECOM.CA

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