

BRIGHTWATER

RETAIL SPACE FOR LEASE

175 Lakeshore Road West,
Mississauga



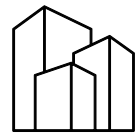
Rendering is artist's concept E.O.E.

dream 

**AVISON
YOUNG**

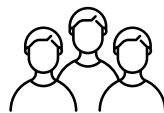
Welcome to Brightwater

AN EXPANSION OF THE EXISTING URBAN FABRIC



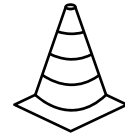
Retail / Commercial (SF)

340,000



People

~8,000



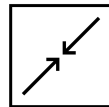
Phase One (SF)

100,000



Residential Units

~3,500



Size in Acres

72



Jobs

1,000

Nestled along Mississauga's enticing shores, Port Credit is one of the finest waterfront villages in the Greater Toronto Area. With strong demographics including a healthy household income, the residents of Port Credit offer a dynamic mix of young and old, making this one of Ontario's most notable communities.

Brightwater is a unique mixed-use development spanning 72 acres from Lakeshore Rd. to the edge of Lake Ontario, an area that was once a blemish on the shoreline of Port Credit. Brightwater will bring life back into the land through a mix of highly designed parks, retail,

residential, and office offerings. Phase one of the retail program at Brightwater offers the chance to join a premium 100,000 SF grocery anchored development. Retail spaces of various sizes will front Lakeshore Rd. and the Brightwater Village Square providing a mix of best-in-class uses serving not only the 7,000 residents that will call Brightwater home, but the larger Port Credit & Mississauga community. Flagship restaurants, bustling cafés, specialty retailers, boutique fitness, wine & spirits, personal services, and medical services will come together to make Brightwater an exceptional retail destination.



Retail Space for Lease

GROUND FLOOR

- C1

Unit 1 - 1,367 SF
Unit 2 - 1,781 SF
- C3

Unit 5 - 944 SF
- G1

5,048 SF (divisible
to 1,550 SF)

Retail Additional Rent

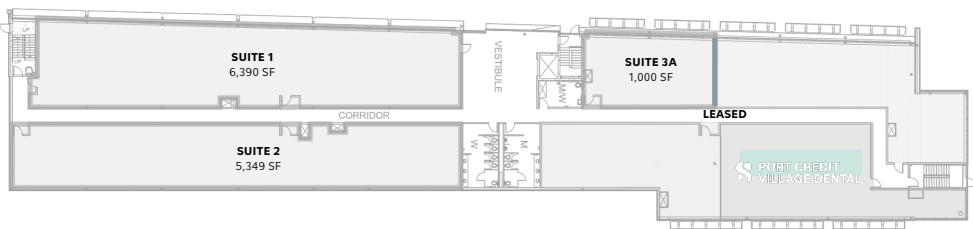
CAM \$8.91 PSF
Tax \$7.48 PSF
Total \$16.39 PSF

Excludes utilities, in-suite janitorial,
garbage removal

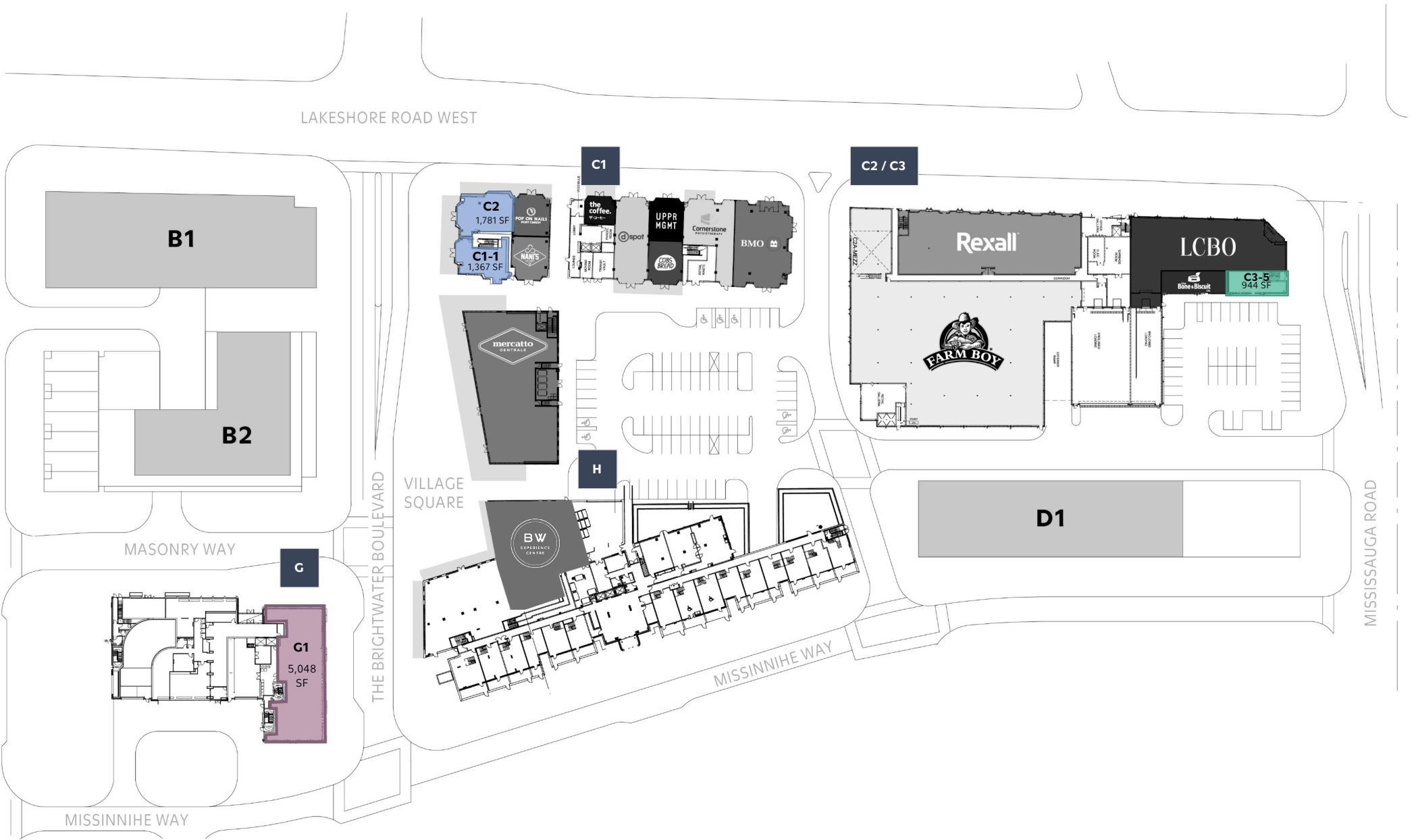
SITE PLANS AND MEASUREMENTS ARE PRELIMINARY AND
SUBJECT TO CHANGE.

- ~25,000 SF Farm Boy grocery anchor
- Prime opportunity for restaurants, cafes, boutique fitness, medical and specialty retail
- Opportunity for frontage on Lakeshore Rd. and/or Brightwater Village Square
- Ample patio opportunity
- Over 100 surface parking stalls and more than 250 below grade parking stalls

SECOND FLOOR



GROUND FLOOR



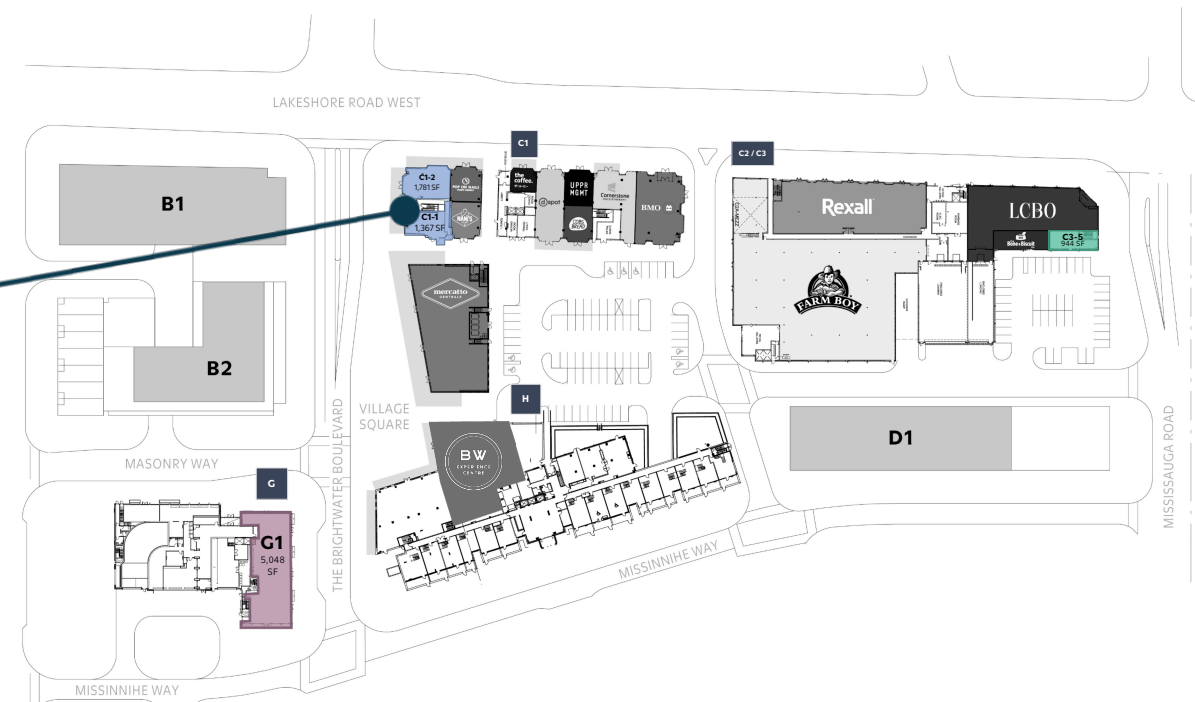
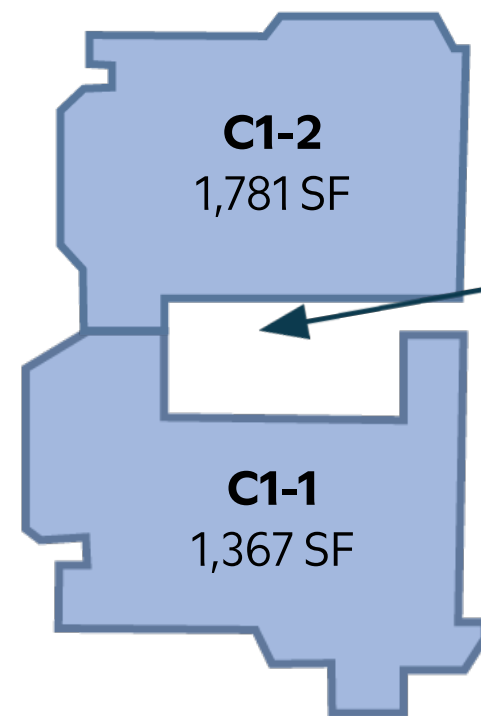
C1-2 – 1,781 SF
C1-1 – 1,367 SF

Availability
Immediate

Net Rent
\$55.00 PSF

TMI
\$16.39 PSF

- These units are located with great visibility on Lakeshore Road West.
- Patio opportunity available.
- Ample parking on site, both underground and surface level.
- Ability to combine units together to get a total of 3,148 SF.
- Perfect for a variety of uses including F&B, fitness, service retail, and more.



C3-5 – 944 SF

Availability
Immediate

Net Rent
\$55.00 PSF

TMI
\$16.39 PSF

- Corner unit facing ample parking.
- Located beside great co-tenants including LCBO, Bone and Biscuit, Rexall, and Farm Boy.
- Perfect for variety of uses including beauty, fashion, health and wellness, specialty service operators, and more.



EXTERIOR PHOTO



EXTERIOR PHOTO



EXTERIOR PHOTO

G1 – 5,048 SF

Availability
Immediate

Net Rent
\$45.00 PSF

TMI
\$16.39 PSF

- Large format retail space with visibility and frontage.
- Ability to demise.
- Large floor to ceiling glass storefront.
- Ample parking on site, both underground and surface level.



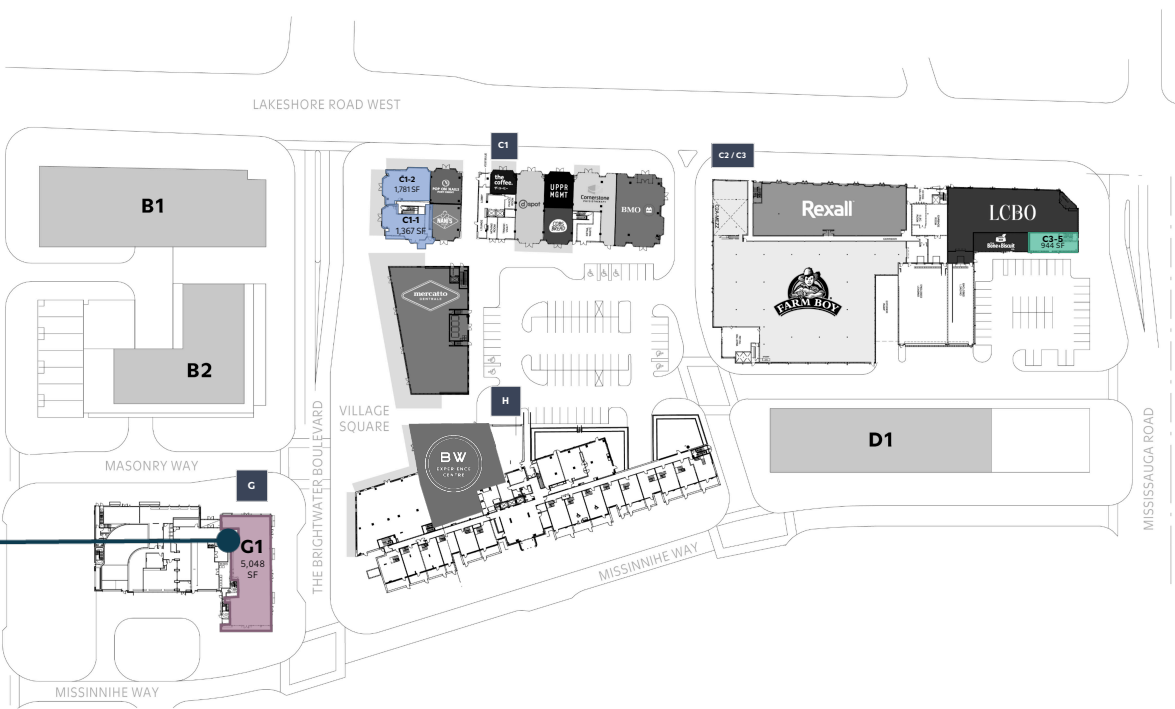
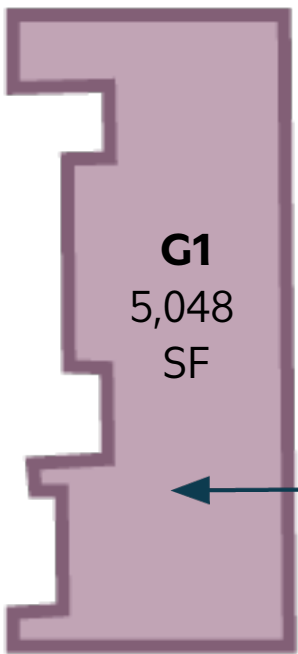
EXTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



Retailers in the Area



Phasing Plan*

PHASE 1 – 575 units
2024 (complete)

PHASE 2 – 615 units
2024 (complete)

PHASE 3 – 220 units
2025-2026 (construction start)

PHASE 4 – 469 units
2027-2028 (construction start)

PHASE 5 – 212 units
2028-2029 (construction start)

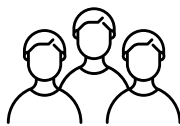
PHASE 6 – 725 units
2029-2030 (construction start)



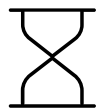
*Site plans and measurements are preliminary and subject to change.



Area Demographics



Total Existing
Population
52,930



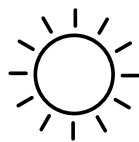
Average Age
of Population
42.9



Average
Household Size
2.5



Average Household
Income
\$166,708



Total Daytime
Population
45,360



Total Daytime
Population at Work
18,377



Total Daytime
Population at Home
26,983



Average Number of
Children at Home
1.14

	PRIMARY MARKET AREA	3 KM	5 KM	10 KM
Total Population	52,930	36,666	132,407	551,553
Average Age	42.9	42.9	41.8	41.4
Total Number of Households	20,800	14,558	50,113	200,311
Average Household Size	2.5	2.5	2.6	2.7
Average Number of Children at Home	1.14	1.14	1.18	1.23
Average Household Income	\$166,708	\$174,862	\$124,422	\$110,622



BRIGHTWATER

175 Lakeshore Road West Mississauga

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