

# PRIME RETAIL SPACE FOR LEASE

Between 900 to 3,578 sf

## Iroquois Ridge Shopping Centre

**350 Dundas Street  
East, Oakville**



**AVISON  
YOUNG**

Intelligent  
Real Estate Solutions

**Avison Young  
Commercial Real Estate (Ontario) Inc., Brokerage**

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# 350 Dundas Street East, Oakville

## Prime Commercial Available in North Oakville

The Retail Group at Avison Young is pleased to be leasing the Iroquois Ridge Shopping Centre in Oakville Ontario, specifically located in the Uptown Core at the southeast corner of Trafalgar Road and Dundas Street, in North Oakville.

The Iroquois Ridge Shopping Centre is an open, community, retail centre, anchored by a Longo's grocery store and Canadian Tire. Included in the mix of 32 tenants are Starbucks, Williams Coffee, Bank of Montreal (BMO) and Turtle Jack's.

Located within 1km are Wal-Mart, Winners, HomeSense, Great Canadian Superstore, and LCBO. Retailers that would fit well in to the co-tenancy mix are encouraged to inquire. Most retail uses are permitted. This corner location has over 1,200 parking spaces, three points of access and it fronts two illuminated, signalized intersections.

## Available Space:

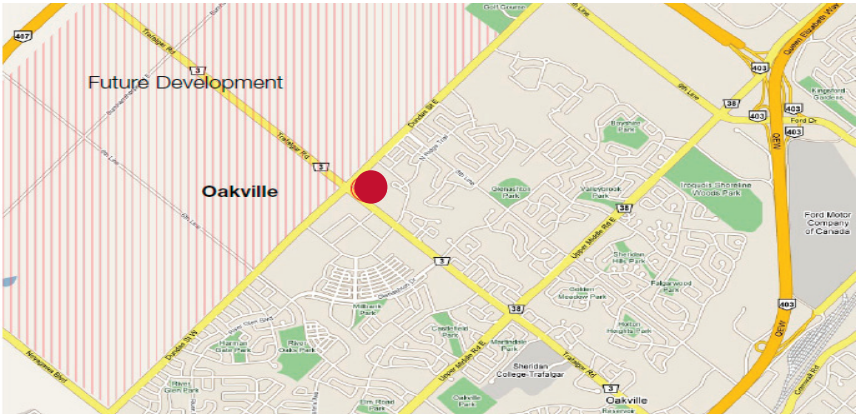
Unit	Size	Net Rent	(TMI 2011)
D1*	2,293 sf	\$31.00 psf	\$10.95 psf
D2*	1,285 sf	\$29.00 psf	\$10.95 psf
D12	1,886 sf	\$28.00 psf	\$10.95 psf
D14	1,988 sf	\$25.00 psf	\$10.95 psf

\* D1 & D2 Contiguous space: 3,578 sf at \$30.00 psf net rent.  
Inducements Available Beyond As-Is Condition.

## Iroquois Ridge Trade Area Demographics:

### 2006 Census

Population 55,390 (31% of Oakville)  
Household (#) 17,847  
Household (#) 15,458  
Children (#) 11,606 (21%)  
Household Income \$128,318 (avg.)



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## Current Tenants:

- Be In Motion Physiotherapy
- Beauty Supply Outlet (The)
- Berlin Nightclub
- BMO
- Canadian Automobile Assoc. CAA
- Calliope Salon
- Childrens Dentist
- Duelling Pianos
- Dundas Chiropractic Dr. Giesler
- Guardian Pharmacy
- Guitar World
- Halton Multicultural Centre
- Herbal Magic
- H&R Block
- Kinetic Konnection
- Medical Centre Dr. Antowan
- Rx Relaxology Beauty and Spa
- Optomotrist Dr. Trent Ujimoto
- Oxford Learning Centre
- Roxy's Burger Plus



- Smoke & Variety
- Starbucks
- Suko Thai Restaurant
- Tako - Japanese Sushi
- Town Centre Cleaners

- Turtle Jacks
- Water Express
- Wendel Clark's Sports Bar
- Williams Coffee Pub
- Yuk Yuk's

