



Retail Units For Lease in Hamilton

500

UPPER WELLINGTON



*Renderings are not guaranteed to be accurate or complete representations of the final property.

Retail For Lease

Retail Units	UNIT 1	UNIT 2	UNIT 3
Unit Size	1,993 Sq. Ft.	1,376 Sq. Ft.	3,140 Sq. Ft.
Net Rent	\$30.00 Per Sq. Ft.	\$32.00 Per Sq. Ft.	\$28.00 Per Sq. Ft.
TMI (2025)	\$15.00 Per Sq. Ft.	\$15.00 Per Sq. Ft.	\$15.00 Per Sq. Ft.
Possession Date	Estimated May 2026		

500 Upper Wellington is purpose-built rental development that will bring both residential and retail vibrancy to Hamilton's Centremount neighbourhood. This 6-storey mixed-use building will feature 261 modern suites and over 6,000 sq. ft. of prime retail space. Positioned to redefine urban convenience, the project will provide a vibrant hub where retail businesses can thrive alongside a growing residential community, with easy access to downtown Hamilton and thoughtfully designed onsite amenities.



PROPERTY OVERVIEW



HIGH TRAFFIC COUNT

Ideal for businesses catering to both local population and to the 24,500 people driving along Upper Wellington Street everyday.



PERFECT UNIT SIZE FOR ALL TYPES OF USES

Retail units are sized for all kinds of commercial units.



BRAND NEW DEVELOPMENT

500 Upper Wellington is a brand new residential development and available for possession immediately.



LOCATED NEAR MAJOR TRANSIT HUBS

500 Upper Wellington is located minutes away from major transit hubs including Hamilton Go Centre and the future Hamilton light rail transit (LRT).

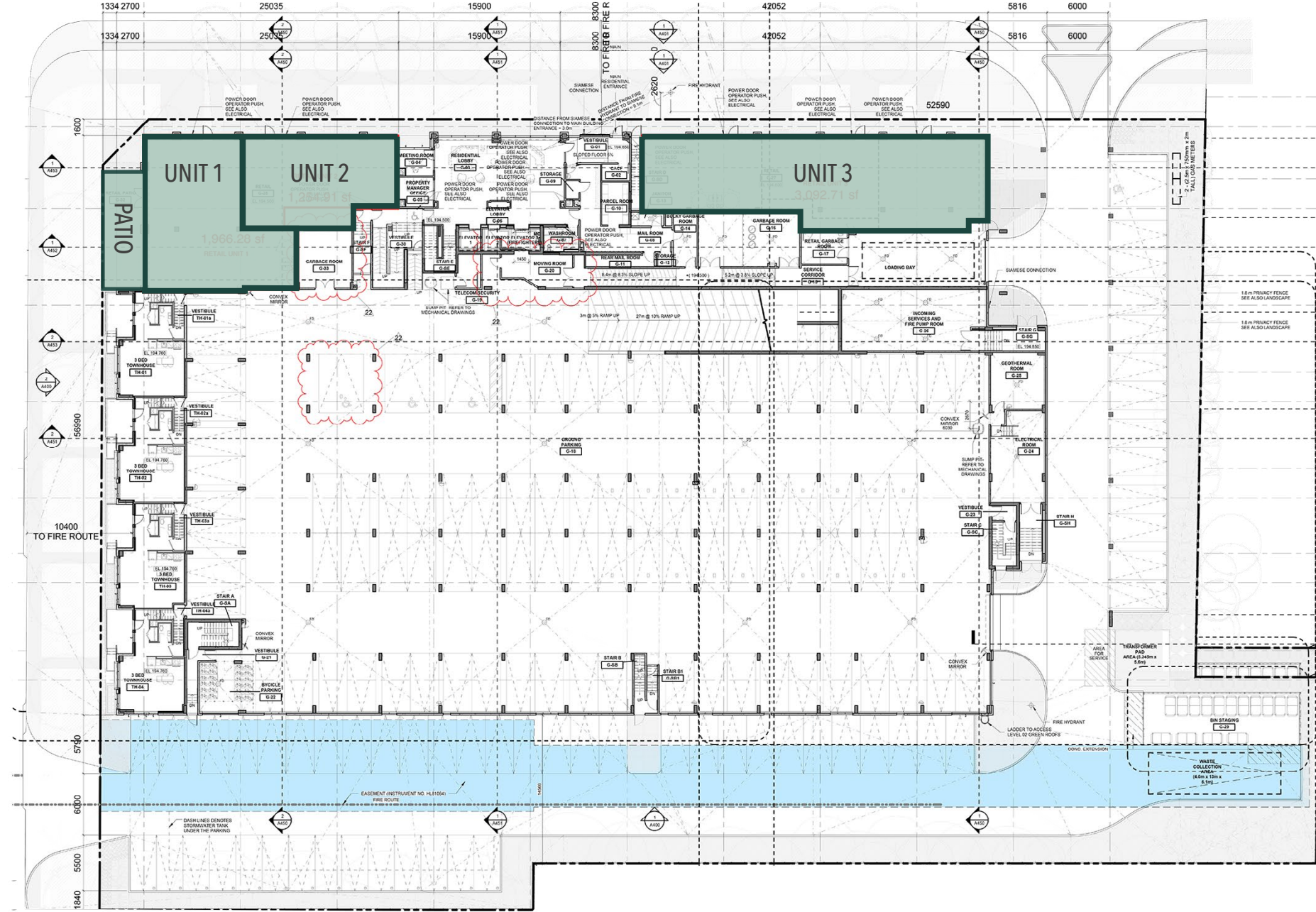


PRIME SIGNAGE OPPORTUNITY

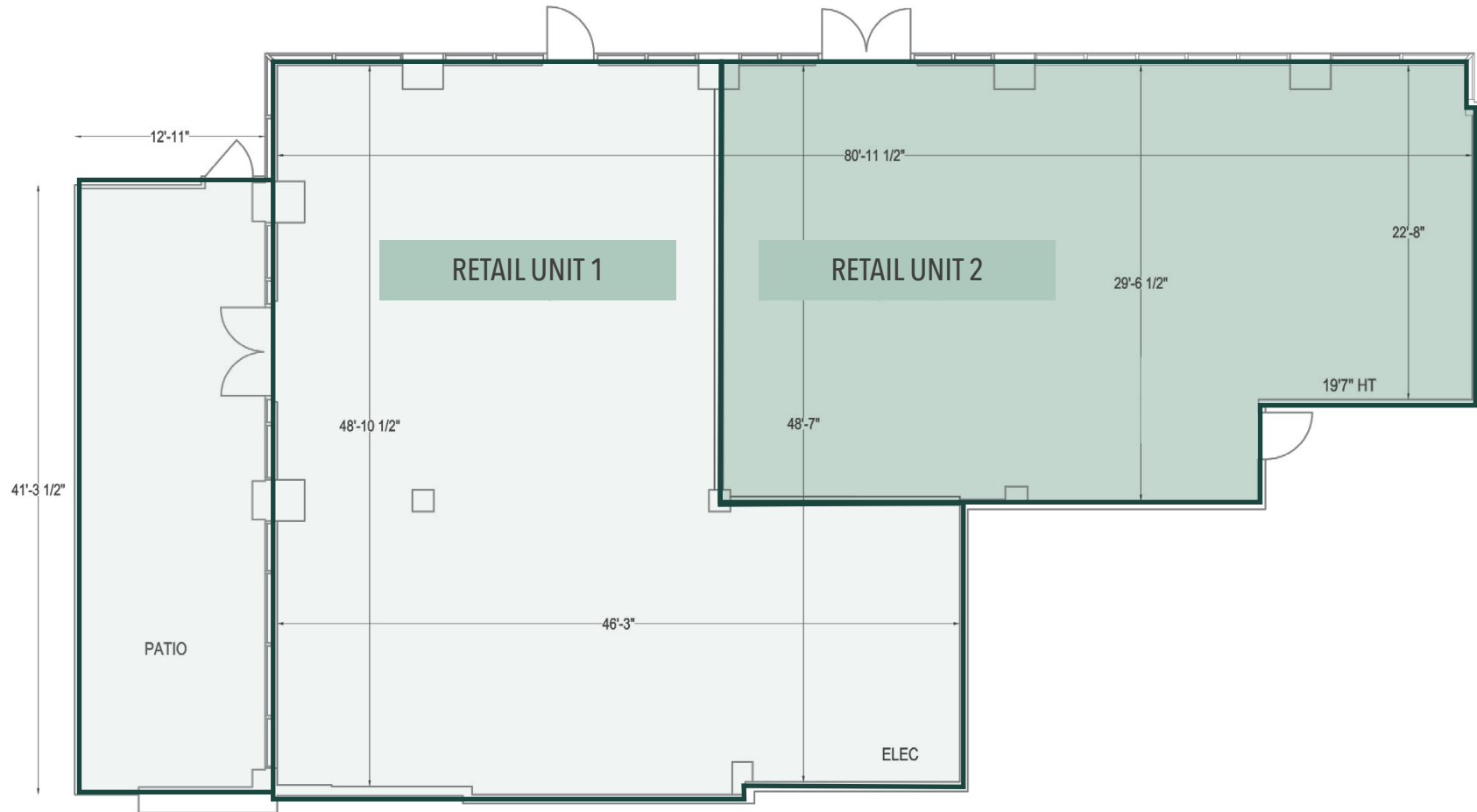
Prime signage opportunity facing Upper Wellington Street offering high visibility and exposure for all the commercial businesses.



SITE PLAN



UNIT PLAN



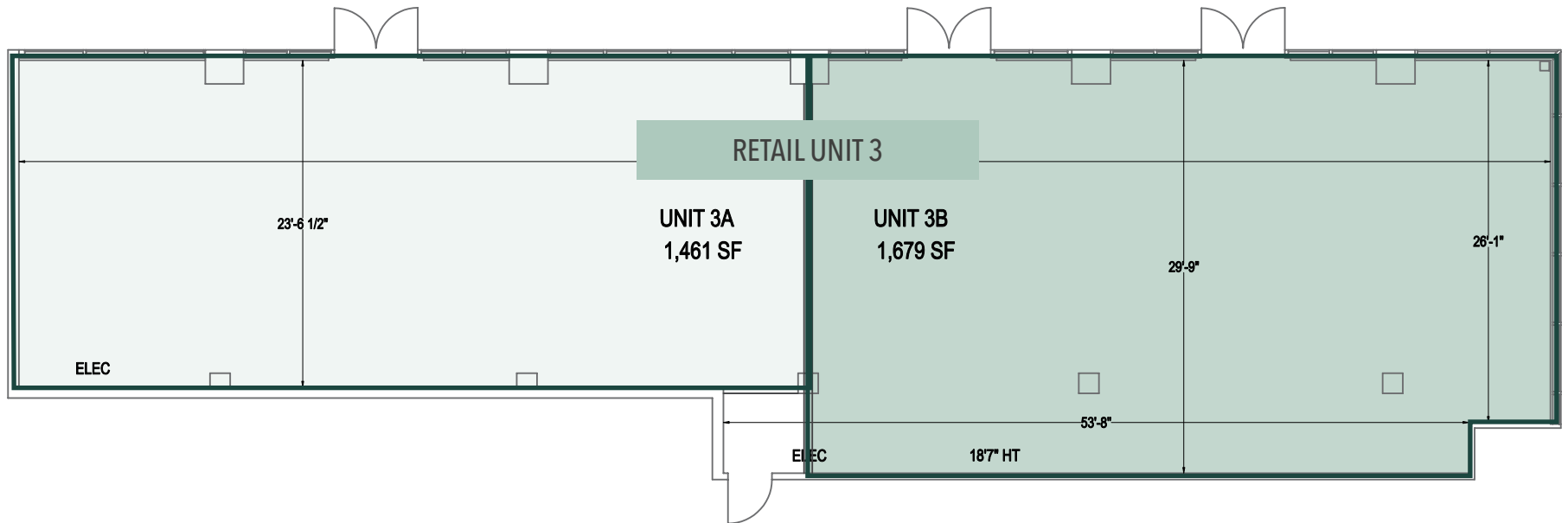
UNIT 1

1,993 SQ. FT. + 530 SQ. FT. PATIO AVAILABLE

UNIT 2

1,376 SQ. FT. AVAILABLE

UNIT PLAN



UNIT 3

3,140 SQ. FT. AVAILABLE
POTENTIAL TO DEMISE TO UNIT 3A & 3B

LOCATION & AMENITIES

500 Upper Wellington is next to a wealth of local amenities, making it a highly desirable location. Within walking distance, you will find a variety of dining options, shopping centres, recreational facilities, post secondary institutions and healthcare that foster a lifestyle of convenience and enjoyment.



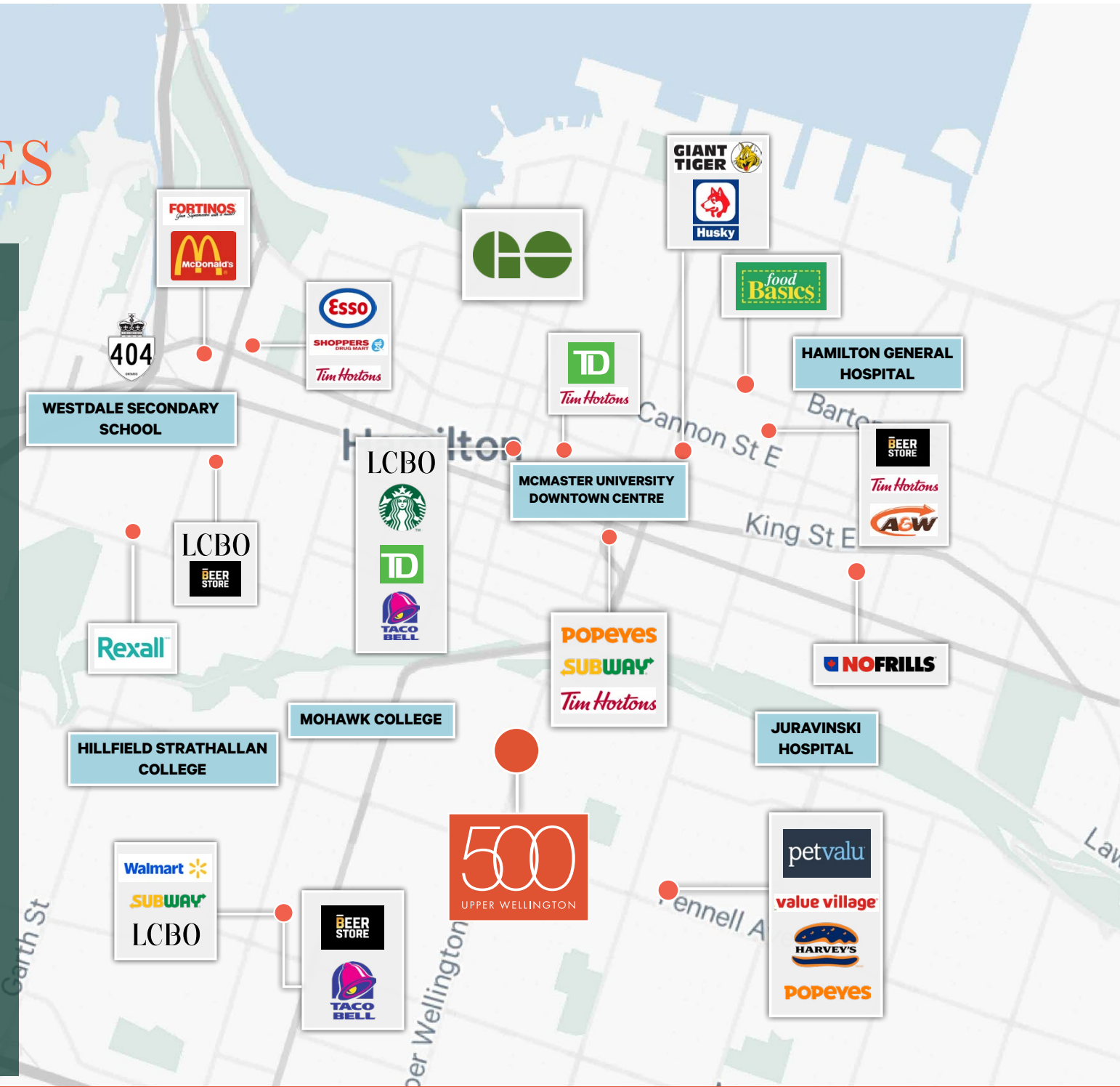
DAILY TRAFFIC COUNT

24,500

Upper Wellington Street

DEMOGRAPHICS

	5 KM
Daytime Population 2024	275,018
Population Growth 2024 - 2029	3.9%
Household Income 2024	\$ 101,846



NEIGHBOURHOOD



No Frills
435 Main St E



Lime Ridge Mall
999 Upper Wentworth St



Walmart
675 Upper James St



McMaster University Downtown Centre
50 Main St E

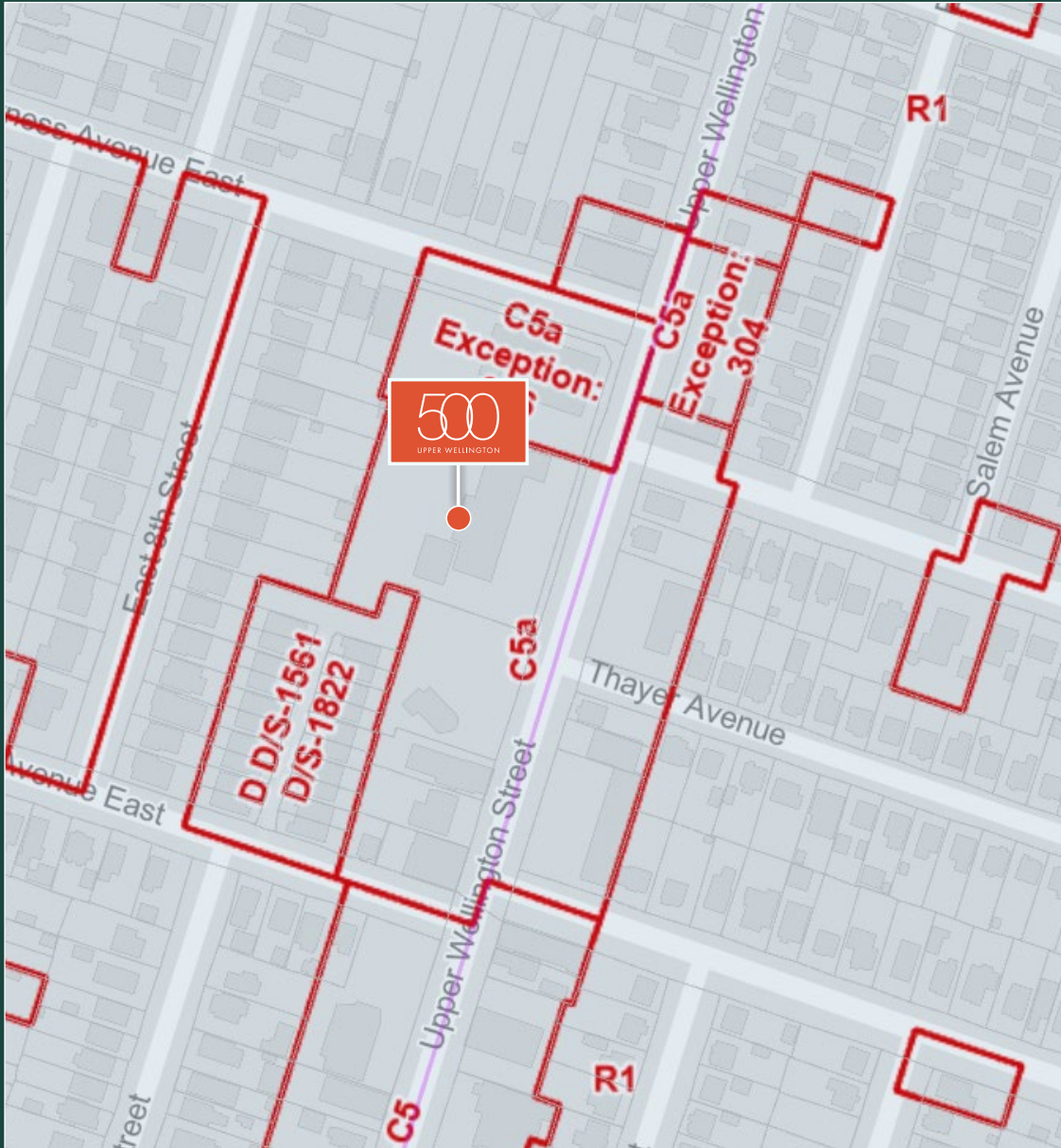


LCBO
657 Upper James St



Farm Boy
Harvard Square, 801 Mohawk Rd W

ZONING & PERMITTED USES



CITY OF HAMILTON | MIXED USE ZONE (C5A)

PERMITTED USES INCLUDING BUT NOT LIMITED TO:

- Artist Studio
- Beverage Making Establishment
- Catering Service
- Commercial Entertainment
- Commercial Parking Facility
- Commercial Recreation
- Commercial School
- Communications Establishment
- Craftsperson Shop
- Day Nursery
- Dwelling Unit, Mixed Use
- Financial Establishment
- Hotel
- Laboratory
- Medical Clinic
- Microbrewery
- Office
- Performing Arts Theatre
- Personal Service
- Place of Assembly
- Place of Worship
- Repair Service
- Restaurant
- Retail
- Social Services Establishment
- Urban Farmers Market
- Veterinary Service

[CLICK TO VIEW
C5A
ZONING BY LAW](#)

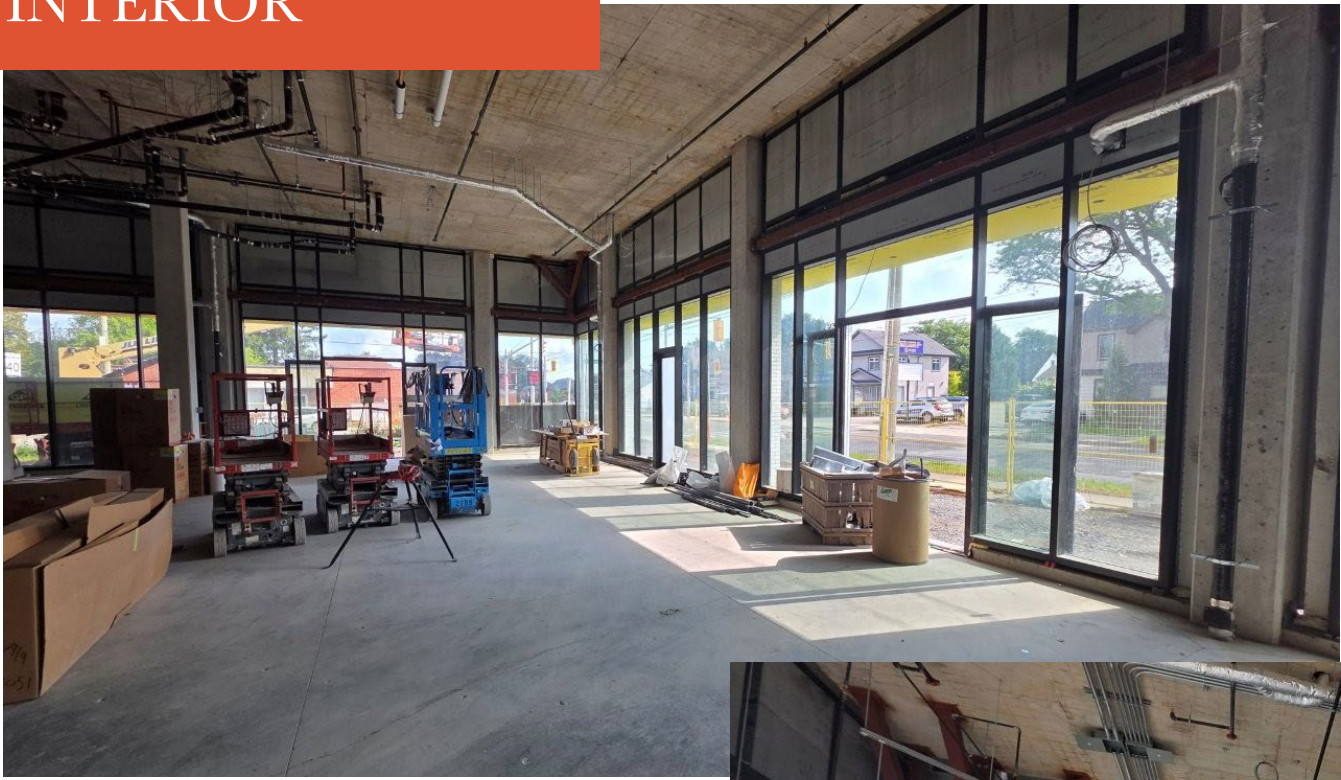
[CLICK TO VIEW
ZONING
DEFINITIONS](#)

*TENANTS ARE RESPONSIBLE FOR CONFIRMING ZONING AND PERMITTED USES.

EXTERIOR UPDATE NOVEMBER 2025



INTERIOR





FOR MORE INFORMATION, PLEASE CONTACT:

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