



A CONTROLEX PROPERTY,
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DISTRICT REALTY.



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Prime Retail Space For Lease

500 Terminal Avenue



500 Terminal Avenue

500 Terminal Avenue, Ottawa

Prime Retail Space for Lease

Two exceptional opportunities are available to lease retail space at the Train Yards, one of Ottawa's most vibrant and high-traffic shopping destinations. Each unit features premium signage exposure, impressive ceiling heights, expansive display windows, and generous on-site customer parking, creating an ideal environment for strong retail presence and visibility. Unit 10 benefits from access to a shared loading dock and corridor, while Unit 17 offers the convenience of a dedicated loading dock, accommodating a range of operational needs.

Unbeatable Location & Accessibility

Conveniently located just minutes from downtown Ottawa, the Train Yards offers seamless access to HWY 417 and major arterial roads.

The site is well served by public transit and benefits from a strong local customer base, with 85,038 residents within a 3 km radius. Prominent neighbouring tenants include LCBO, Movati Gym, Farm Boy, CIBC, Walmart Superstore, and a wide range of national retailers.



Thriving Retail Hub

The Train Yards is a premiere shopping destination anchored by AAA national brands. This strategic hub attracts a constant steady flow of shoppers and professionals, making it the ideal location for retailers looking to maximize their visibility, accessibility, and customer reach.

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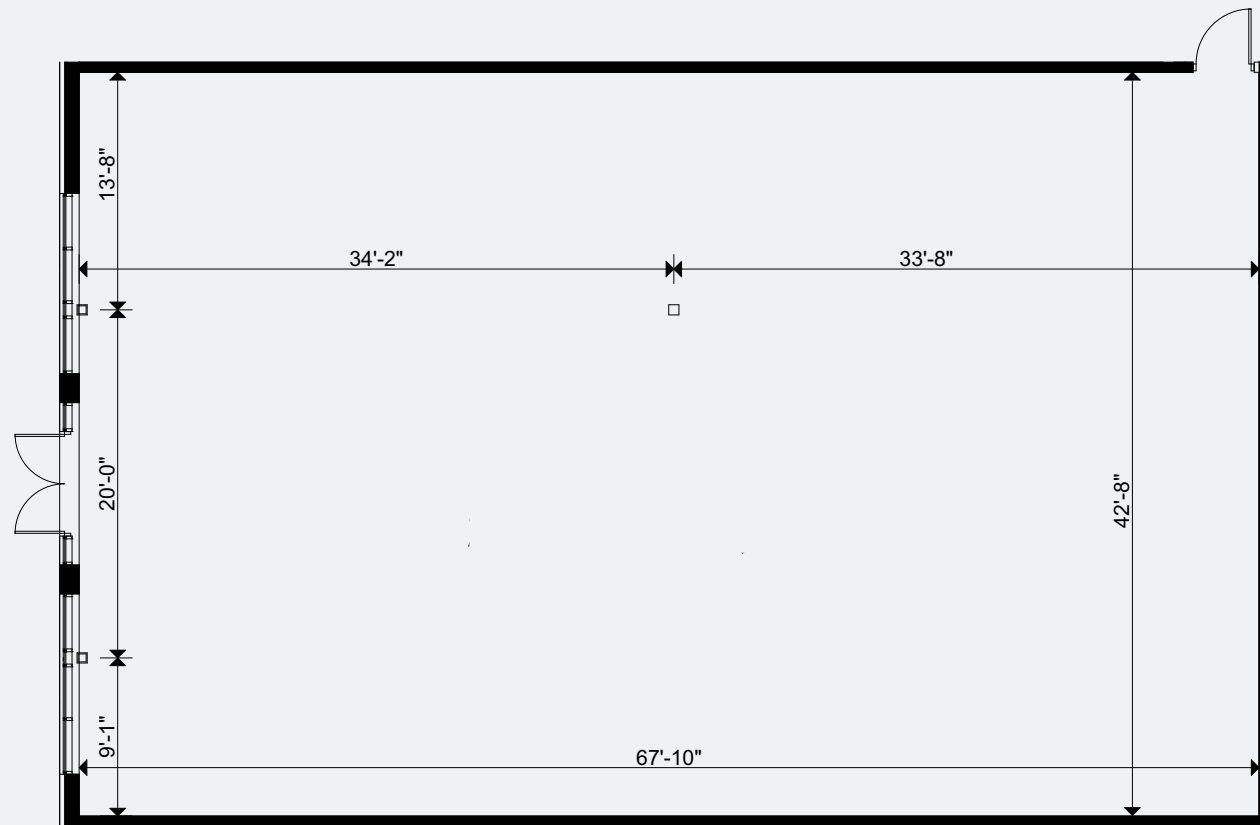
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Unit Floor Plan + Features

Unit 10
3,242 sf

Price: \$32.00/SF
OPC: \$15.16/SF

Available Immediately



Unit Features

- Zoning: MC[1387]-h
- High Ceiling
- Access to common loading dock and corridor
- Building and pylon signage

Unit 10 offers a bright, open-concept space featuring high ceilings, expansive display windows, and strong signage exposure, delivering maximum visibility and curb appeal.

Access to a shared loading dock and service corridor provides practical support for seamless operations. Inline space located next to Newlook Eyewear, Subway, and Gamestop.



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Interior Photos

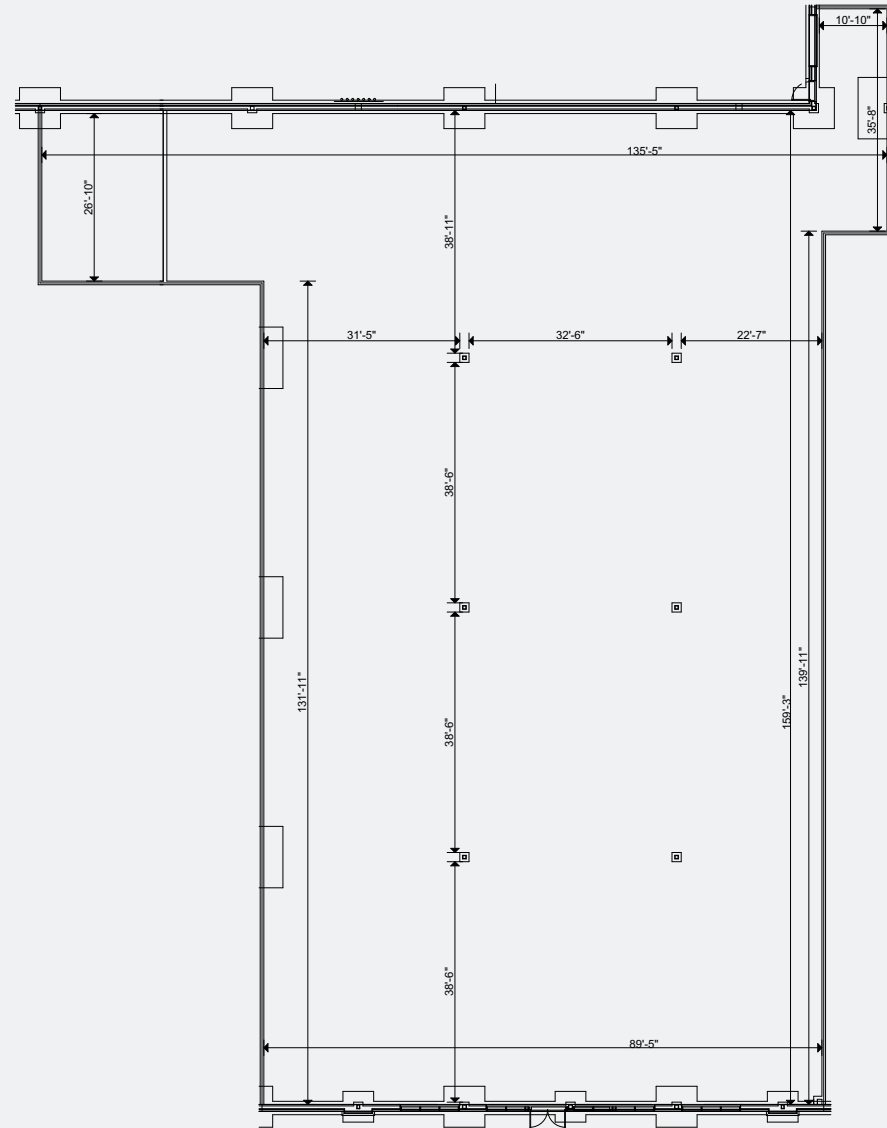
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Unit 10



Unit Floor Plan + Features



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Unit 17
15,423 sf

Price: \$32.00/SF
OPC: \$15.16/SF

Available Immediately

Unit Features

- Zoning: MC[1387]-h
- Ceiling: 16' Clear; 18' to roof deck
- Dock loading door
- Building and pylon signage

Unit 17 is defined by its generous ceiling height, expansive storefront windows, and excellent signage potential, delivering strong visibility within a busy retail corridor.

A dedicated loading dock provides seamless operational efficiency, making this unit particularly well-suited for retailers requiring direct and private shipping access. Neighbouring tenants are Winners, Golf Town and Marks Work Warehouse.



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Unit 17



The Train Yards



Stand Amongst Giants

Welcome to Ottawa Train Yards, the city's premier centrally located shopping and business district, spanning 110 acres with over 750,000 square feet of retail and office space.

Home to more than 150 top retailers, restaurants, and services, it offers an unparalleled mix of name-brand fashion, sportswear, dining, and professional spaces in one convenient location.

Unparalleled Presence

Ottawa Train Yards offers an unbeatable location just minutes from downtown Ottawa, with seamless access to major highways, public transit, and ample parking.

This strategic hub attracts a constantly steady flow of shoppers and professionals, making it the ideal spot to be accessible to customers – convenient, accessible, and vibrant.

Property Highlights

- Anchored by leading national retailers
- Centrally situated within Ottawa's commercial hub
- Abundant, convenient customer parking
- Surrounded by thriving, high-growth suburban communities
- Prime visibility and seamless access from major highways

Property Map



Demographic Data

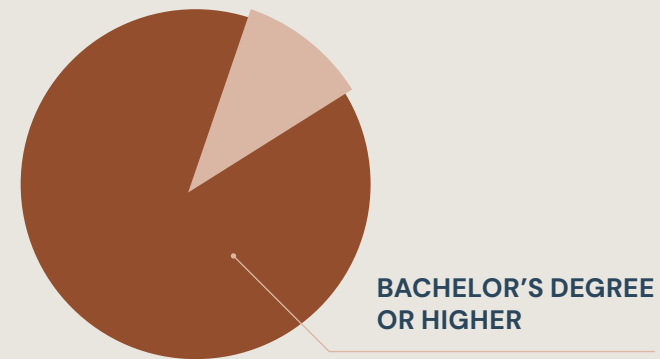
Age Distribution

With 25–34-year-olds making up 20% and seniors (65+) comprising 17–18%.

MEDIAN AGE IS
38.6 

Educational Attainment

A significant portion of the population holds bachelor's degrees or higher, particularly within the 5 km radius.



Income Levels

With 30–40% earning under \$40,000, the range of average household incomes is:

\$88K
TO \$94K

Labor Force Participation


Around 60–64% of those:

AGE 15+

Are employed, mainly in sales, services, business, finance, and social sciences.

Household Characteristics

One- or two-person households dominate, making up 70–75%, with household growth expected to reach:

24–25%
BY 2023 

Population Growth

The population within a 5 km radius is projected to reach nearly 300,000.

20–21%
GROWTH BY 2033



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