



The Shops at Centro Square – 7777 Weston Road, Vaughan, ON

The Shops at Centro Square is a new 140,000 square foot retail development within the newly constructed Centro Square mixed-use office and residential development located at the north east corner of Highway 7 and Weston Road in Vaughan. In addition to the retail, the site is comprised of two residential condo towers totalling 783 units and an 11-storey office tower. There are also four levels of free indoor customer parking with 800 spaces and a one-acre roof-top park atop the retail podium.

- **FOR LEASE or SALE:** Three exterior facing corner units with excellent visibility to both Highway 7 and Weston Rd. Units 108 (1,097 s.f.), 109 (1,182) and 110 (881 s.f.). The three units can be combined for up to 3,160 s.f. Potential patio opportunity. GLAs noted are grossed up. Maximum useable area is 2,541 sf.
- These exterior units are situated on the highest visibility corner of the development, and adjacent to the main entrance to the development at the corner of Weston Road and Highway 7, thus capture the pedestrian traffic entering and exiting the development. In addition, the units have interior storefronts facing into the main lobby area of the retail development and are close to customer parking. The residential towers sit on top of this portion of the project.
- **FOR LEASE or SALE:** Three interior facing units are available. Units 158 (431 s.f.), 162 (558 s.f.) and 163 (560 s.f.). Units 162 and 163 can be combined to make 1,118 s.f. GLAs noted are grossed up. Maximum useable area is 972 sf.
- The interior units are located on the main east-west corridor of the ground floor in the same building that houses the office tower. Units have visibility from the retail entrance off Weston Road and are close to the escalators that connect the two levels of retail.
- **AADT for Highway 7 is 47,901 and Weston Road is 38,074 (2016) with 1,000+ pedestrians using the intersection daily.** The pedestrian count will increase significantly once the new public transit corridor is completed along Highway 7 and once the Centro residential condos and offices are occupied.
- The new Highway 7 transit corridor will run from the York-Durham Line in Markham to Highway 50 in Vaughan and stops right out front of the south entrance to Centro Square and Units 108-110. Centro Square is minutes away from the new Vaughan Metropolitan Centre TTC subway station (at Jane St. x #7) – which will be the last stop along the Spadina subway extension to Vaughan.
- The two residential condo towers (783 units) are completely sold out. Estimated residential population of 1,175 people will be an elevator ride away. The 149,940 s.f office tower is 91% leased with an estimated 750 people at full occupancy.
- In addition, the residential population within 1 km of the development is 4,559 people (household income \$110,679); 3 km: 31,933 people (HH income \$115,418), and 5 km: 128,634 people (HH income \$95,343). Daytime population within 2 km is 56,000+ people.
- Additional Rental for 2018 estimated at: CAM \$9.71 p.s.f. and Realty Tax \$9.14-12.55 p.s.f.

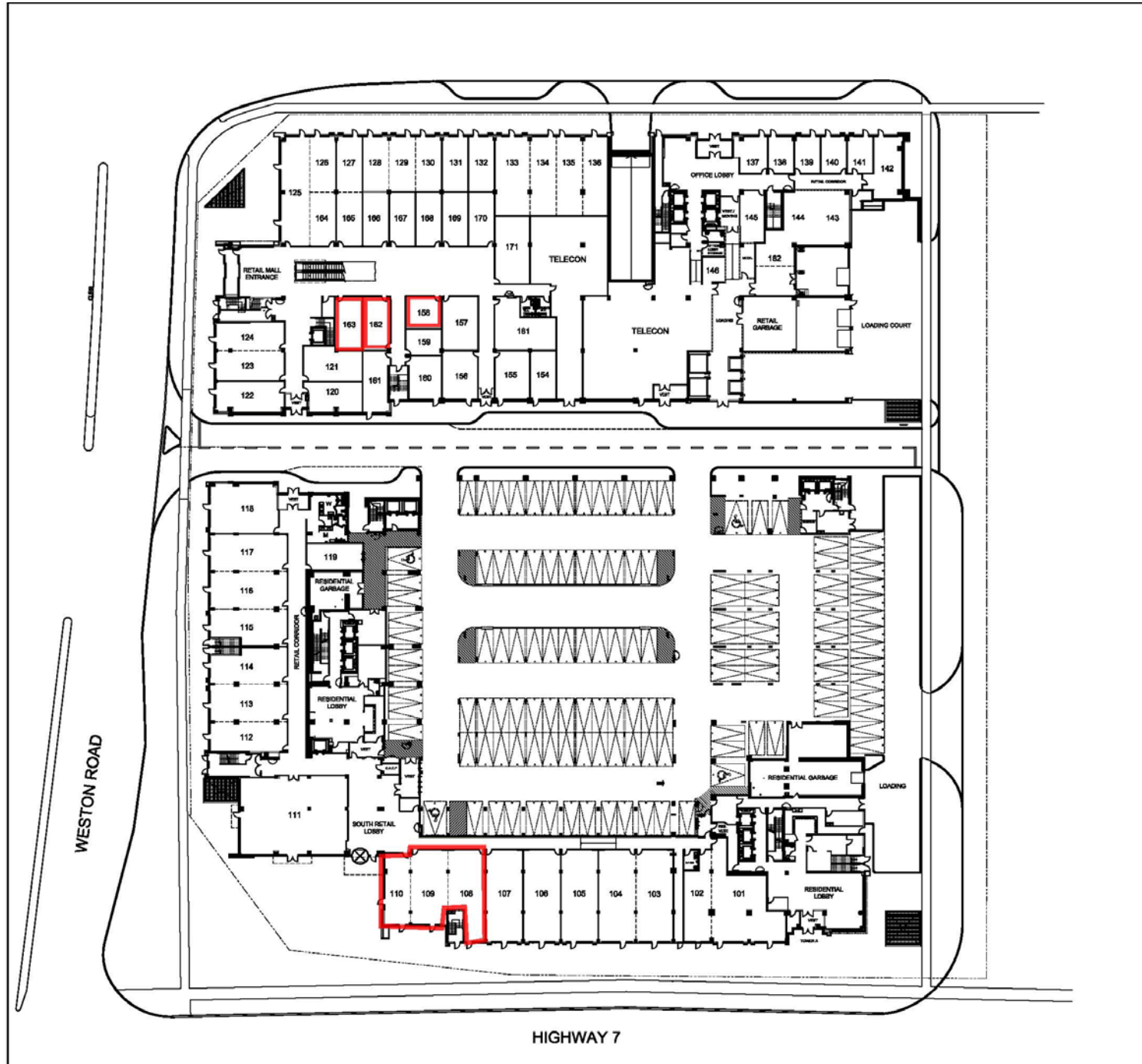
For more information contact S & H Realty Corporation, Brokerage

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September 2018

The Shops at Centro Square - Site Plan



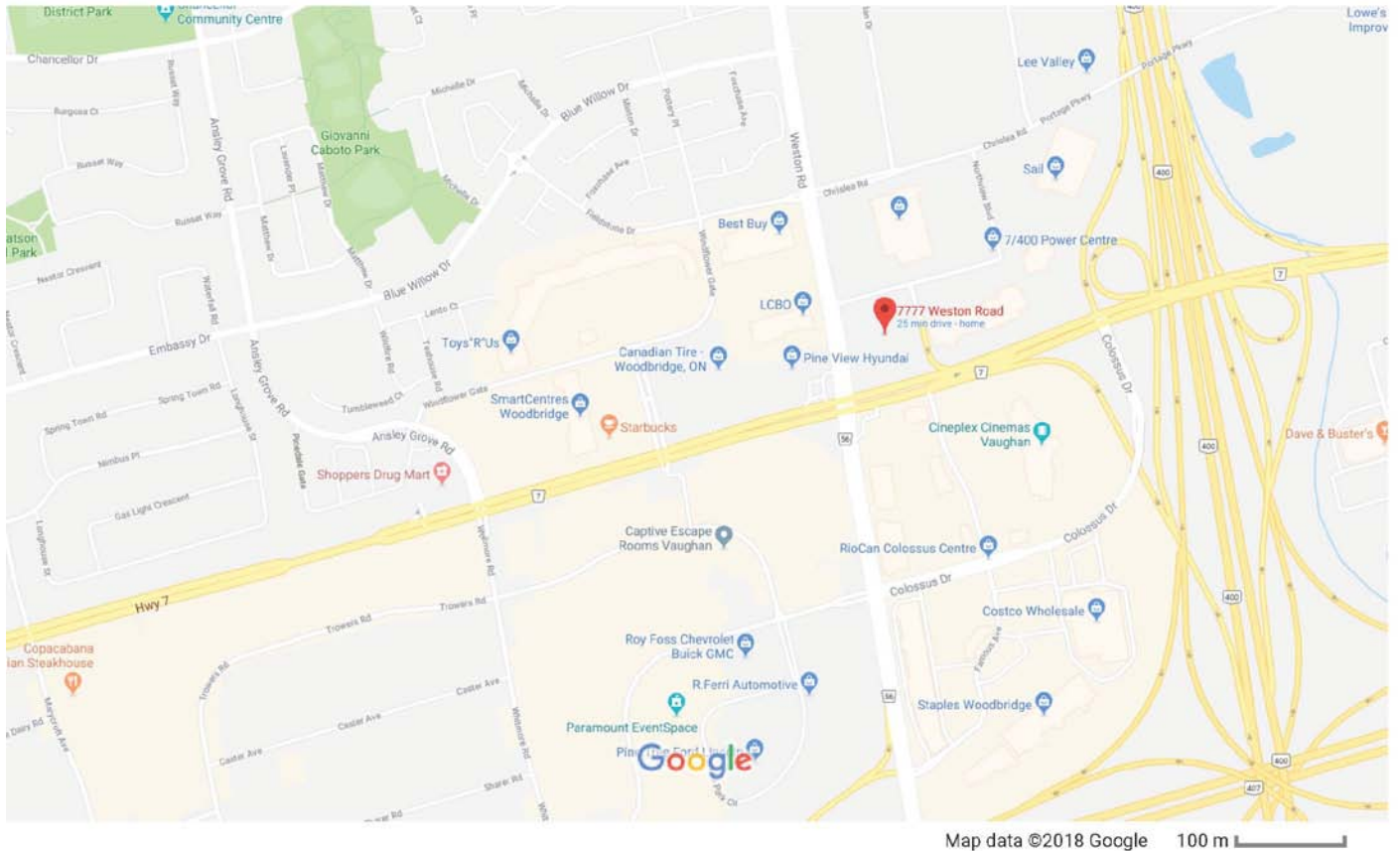
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The Shops at Centro Square - Location



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The Shops at Centro Square - Photos



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