



HWY 410 &  
STEELES AVE. WEST  
BRAMPTON, ON

# orion gate brampton



**FIRST GULF**

ANCHORED BY  
Playdium, LA Fitness,  
LCBO, Leon's, PetSmart

# welcome to orion gate

## A 600,000 sf Power Centre in Brampton with an adjacent business park.

- **Encompassing an entire city block** located at the south side of Steeles Avenue between Kennedy Road and Highway 410.
- **High visibility from Hwy 410** and Steeles Avenue.
- Over 100 acres of retail, entertainment and industrial development with **strong national tenants**.
- Anchor tenants include: Home Depot, Leon's, Playdium, LCBO, PetSmart, Scotiabank and LA Fitness.



### NEIGHBOURHOOD DEMOGRAPHICS



**64,904 cars per day\***  
on Steeles Avenue

**148,200 cars per day**  
on Hwy 410

**216,400 cars per day**  
Total



**trade area  
population\*\***

within 1 km - 4,324

within 5 km - 191,944

within 10 km - 706,843



**10 year projected  
pop. growth\*\***

within 1 km - 17%

within 5 km - 23%

within 10 km - 17%



**average  
household income\*\***

within 1 km - \$95,088

within 5 km - \$90,656

within 10 km - \$104,833



**trade area  
households\*\***

within 1 km - 1,440

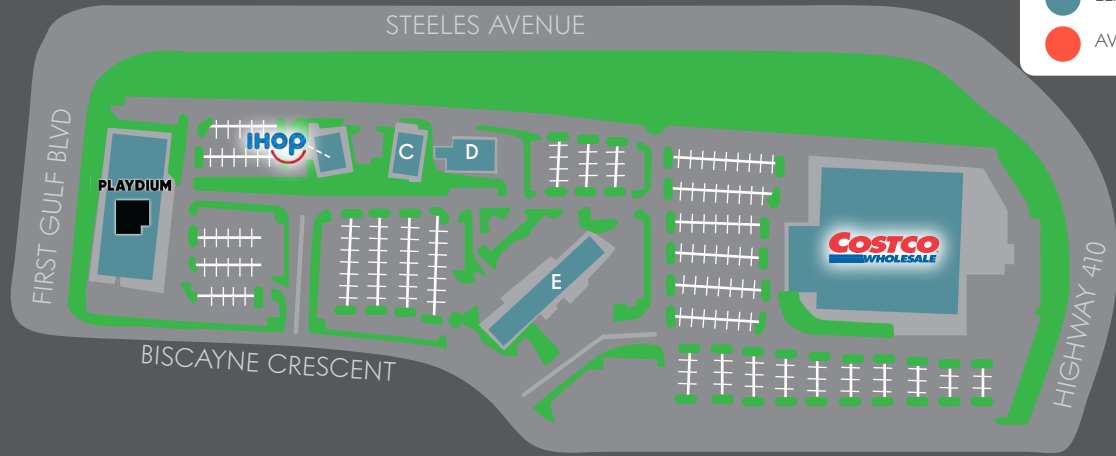
within 5 km - 63,468

within 10 km - 208,135

\* PEEL REGION PUBLIC WORKS 2017

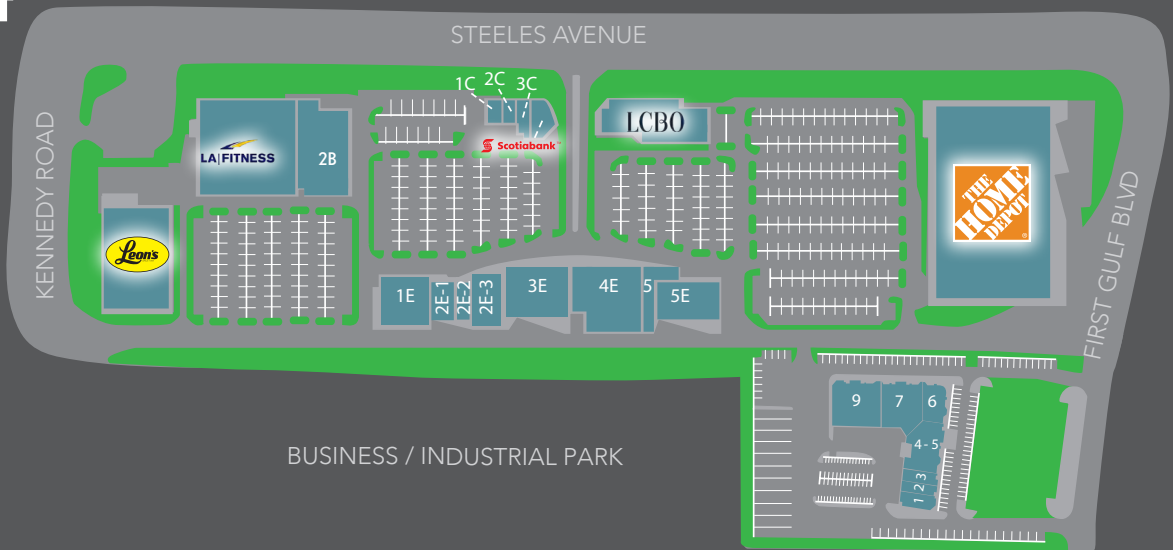
\*\* ENVIRONICS ANALYTICS 2018

east



LEASED (blue circle)  
AVAILABLE (red circle)

west



ORION GATE WEST TENANTS:

UNIT	TENANT	AREA (SF)
1A	Leon's	35,376
2B	SVP Sports	20,050
3B	LA Fitness	42,607
1C	Harvey's	1,614
2C	Bulldog Nutrition	1,547
3C	Subway	1,393
4C	Scotiabank	3,713
1D	LCBO	19,660
1E	PetSmart	12,037
2E-1	Living Lighting	4,915
2E-2	Caravan Kebob House	2,678
2E-3	Dollar Tree	8,631
3E	Complete Home Furniture & Appliances	20,003
4E	Talize	21,928
5	The Shoe Club	6,437
5E	Mark's	13,340
	<b>TOTAL</b>	<b>215,731</b>

ORION GATE EAST TENANTS:

UNIT	TENANT	AREA (SF)
A	Playdium	41,572
B	IHOP	5,087
C	Rajdhani Sweets	6,066
D	Tim Horton's/Wendy's	5,854
E	Courtyard Marriot	
	<b>TOTAL</b>	<b>58,579</b>

BUSINESS PARK TENANTS

UNIT	TENANT	AREA (SF)
1	AMD & Son Electric Ltd.	1,836
2	King Realty and New Method Driving School	1,914
3	Elegant Car Rental	1,905
4-5	Jake's Boathouse	6,488
6	Moga Carpet & Flooring	3,585
7	Vanaik Furniture	8,459
9	Drive Test	9,083
	<b>TOTAL</b>	<b>33,270</b>



#### FIRST GULF CONTACTS

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# FIRST GULF

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