

JLL

Retail opportunity

Retail for lease

410@7 Shopping Centre

148-160 West Drive,
Brampton, ON

Property details

CAM	$4.83 PSF
Property tax	$5.43 PSF
Management fee*	$1.30 PSF
Total additional rent	$11.56 PSF

Brampton, ON	~44,278 SF ground floor, ~10,000 SF second floor, ~54,500 SF total gross area
Available	Immediately
Net Rent	Contact listing agents
Location Highlights	4 entrances total (3 on West Drive, 1 on Queen St)

*Management fee estimated based on 5% of tenant's total rent. This listing covers the former Toys 'R' Us space only.

Site area
797,836 SF
18.31 acres)

Frontage
700 ft on Highway 410, 1,000+ ft on Queen Street East

Rentable area
~44,278 SF ground floor,
~10,000 SF second floor,
~54,500 SF total gross area

Parking
991 surface stalls
(4.2 per 1,000 SF)

Tenants
24

Anchors
Ocean Fresh Food Market, Canada Computers, Dollarama, GoodLife Fitness

Unit specs*

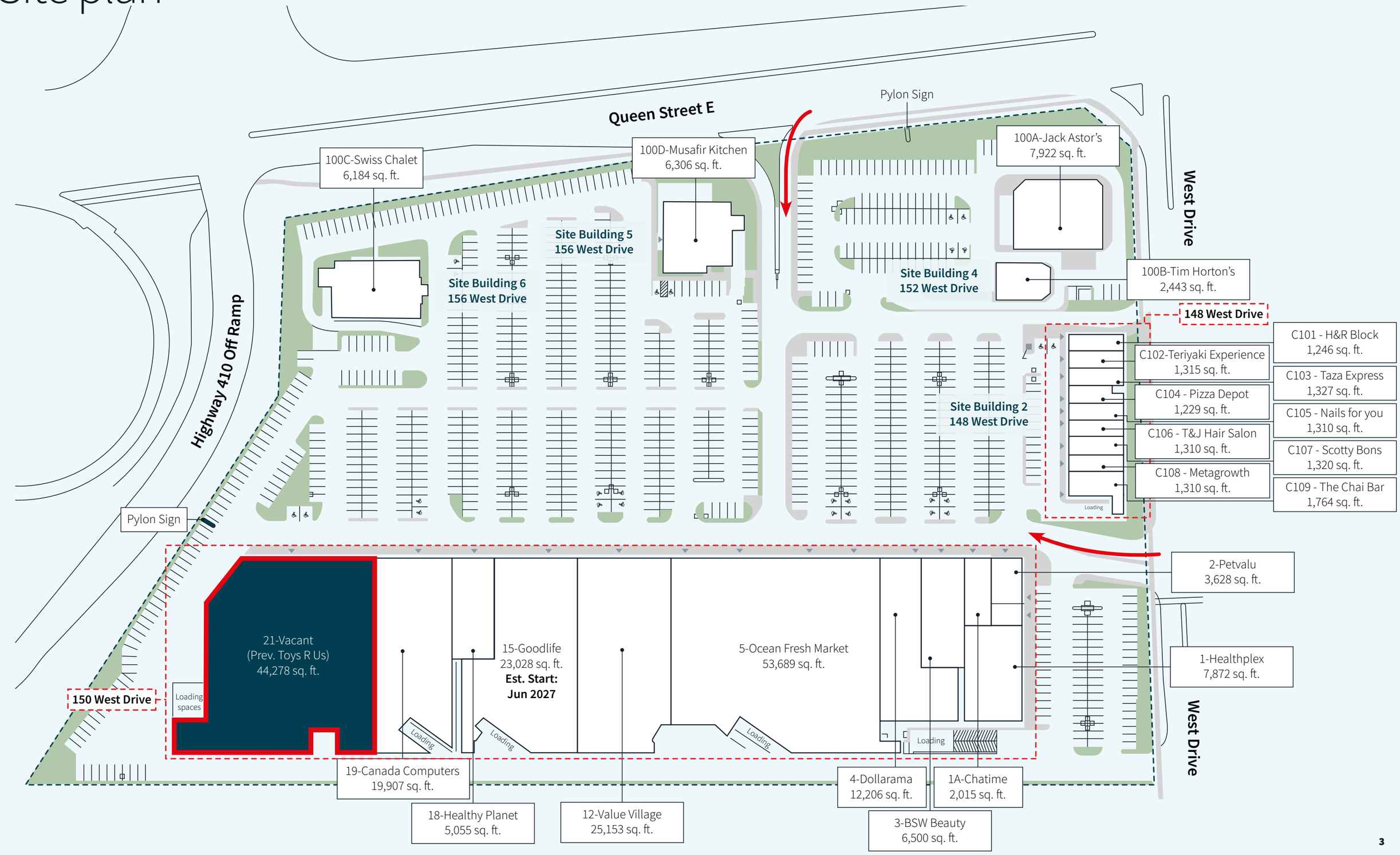
Ceiling heights	Backrooms: 8-9 ft; open sales area: 12-13 ft (underside of fixture)
Loading docks	2
Electrical	600A, 347/600V, 3-phase, 4-wire (approx. 620 kVA, per 2011 drawings)
Fire alarm	Multi-zone system monitoring wet sprinklers, audible devices, pull stations, and head and smoke detectors
Exterior wall	EIFS with block masonry and tile accents; aluminum-framed glazing
Roof	Multi-ply built-up roof (BUR) membrane
Frontage	~237 ft frontage

*All data is for informational purposes only and must be verified independently.





Site plan


Queen Street E
Pylon Sign
100C-Swiss Chalet
6,184 sq. ft.
100D-Musafir Kitchen
6,306 sq. ft.
100A-Jack Astor's
7,922 sq. ft.
West Drive
Site Building 5
156 West Drive
Site Building 6
156 West Drive
Site Building 4
152 West Drive
100B-Tim Horton's
2,443 sq. ft.
148 West Drive
C101 - H&R Block
1,246 sq. ft.
C102-Teriyaki Experience
1,315 sq. ft.
C103 - Taza Express
1,327 sq. ft.
C104 - Pizza Depot
1,229 sq. ft.
C105 - Nails for you
1,310 sq. ft.
C106 - T&J Hair Salon
1,310 sq. ft.
C107 - Scotty Bons
1,320 sq. ft.
C108 - Metagrowth
1,310 sq. ft.
C109 - The Chai Bar
1,764 sq. ft.
Site Building 2
148 West Drive
Loading
Highway 410 Off Ramp
Pylon Sign
2-Petvalu
3,628 sq. ft.
1-Healthplex
7,872 sq. ft.
West Drive
21-Vacant
(Prev. Toys R Us)
44,278 sq. ft.
150 West Drive
Loading spaces
15-Goodlife
23,028 sq. ft.
Est. Start:
Jun 2027
5-Ocean Fresh Market
53,689 sq. ft.
Loading
Loading
Loading
Loading
19-Canada Computers
19,907 sq. ft.
18-Healthy Planet
5,055 sq. ft.
12-Value Village
25,153 sq. ft.
4-Dollarama
12,206 sq. ft.
1A-Chatime
2,015 sq. ft.
3-BSW Beauty
6,500 sq. ft.

Demographics

	1 KM	3 KM	5 KM
Population	13,730	107,783	248,682
Daytime population	15,169	108,936	246,380
Total households	4,928	35,126	77,701
Avg. household income	$94,882	$102,777	$109,430
Median age	38.0	37.2	36.8

Source: Environics, 2026







Mid-market aerial



Highlights

8.31-acre centre at Highway 410 and Queen Street East, with 700 ft of frontage on Highway 410 and 1,000+ ft of frontage on Queen Street East.

Located on the west side of the site, the space is a former Toys ‘R’ Us end cap that is visible from Hwy 410 and Queen St East.

13,000 lb freight elevator and separate garbage compactor

Premium pylon signage opportunities available at a cost to be mutually agreed upon

Traffic counts:

- Queen Street East: 31,800 (2024)
- West Drive: 13,453 (2025)
- Highway 410 north: 236,800 (2024)
- Highway 410 south: 209,800 (2024)

Large floor plate: 44,278 SF on the ground floor, plus ~10,000 SF on the second floor.

Split zoning, C3 411 and M1A 163.

Click here for C3 411 zoning

Click here for M1A 163 zoning

Existing anchors: Ocean Fresh Food Market, Canada Computers, Dollarama and GoodLife Fitness.







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For more information, please contact:

Alexandra Godwin*
Senior Associate
+1 647 982 8798
alexandra.godwin@jll.com

Russell Godwin*
Senior Vice President
+1 416 518 6633
russell.godwin@jll.com

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