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Prime Retail Space For Lease

665 Industrial Avenue, Unit 2B



665 Industrial Avenue

665 Industrial Avenue, Ottawa

Prime Retail Space for Lease

Excellent opportunity to lease retail space at the Train Yards, one of Ottawa's most dynamic shopping destinations. Positioned directly beside the LCBO and Shoppers Drug Mart, this space offers exceptional exposure, excellent customer traffic, and a strategic location among a strong mix of national and regional retailers.

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.



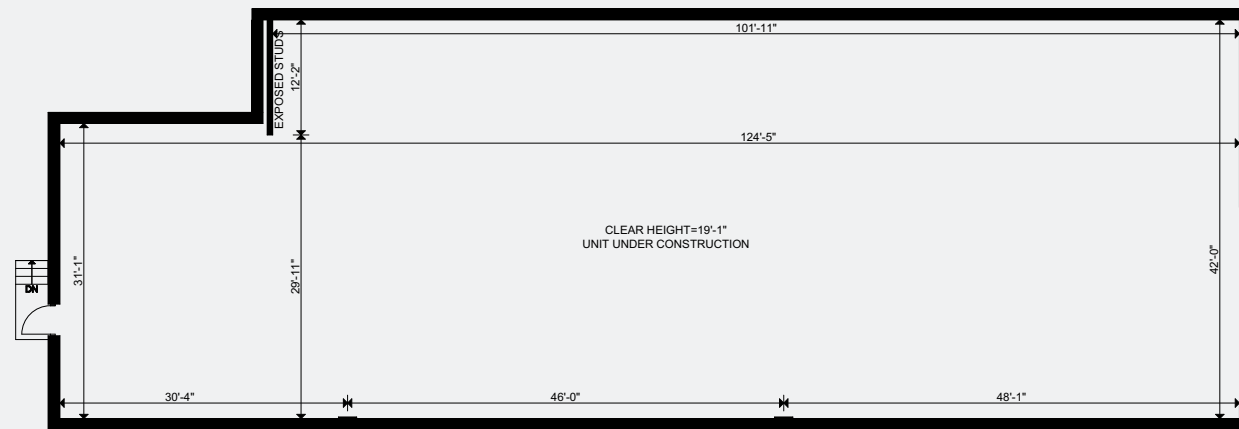
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Thriving Retail Hub

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.

Unit Floor Plan + Features



Unit 2B
5,240 sf

Price: \$32.00/SF
OPC: \$13.15/SF

Available Immediately

Unit Features

- Zoning: NMU[2160]
Neighbourhood Mixed Use Zone
- Ceiling: 19'1" Clear, 22' to roof deck
- Building signage

Prime retail opportunity at Train Yards Shopping Centre. This 5,240-square-foot unit is currently in shell condition, providing maximum flexibility for tenants to customize the space to their exact specifications.

Unit 2 offers tenants a unique opportunity to customize and build out the premises to meet their specific operational requirements. Created through the subdivision of the existing Shoppers Drug Mart, the space will feature a dedicated storefront entrance, providing an opportunity to establish a distinct brand presence within a highly sought-after retail environment.

Ideally positioned between the LCBO and Shoppers Drug Mart, the premises benefit from exceptional visibility, strong customer traffic, and exposure to a broad consumer base. With approximately 19-foot clear heights and a prominent location within Train Yards Shopping Centre, the space is well suited for retailers and service-oriented businesses seeking a high-profile presence in one of Ottawa's busiest shopping destinations.



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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

Demographic Data

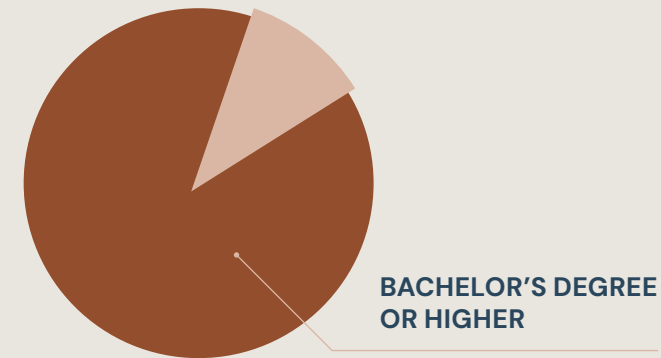
Age Distribution

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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