

# Burlington

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CENTRE

OWNED AND MANAGED BY  
**RIO CAN**







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Burlington Centre, which first opened its doors 50 years ago, has always been a hub for friends, families and the neighbourhood to shop, eat and socialize. But we think it's time to look ahead. That's why we have invested \$60 million to redevelop and redesign our iconic centre, making space for new and redeveloped stores and a new guest experience, bringing new life and energy to the community.





We Have  
The  
Vision



## WE HAVE THE VISION



Talent. Good jobs. Economic opportunity. The city of Burlington, ranked #1 in Maclean's inaugural Best Communities in Canada, is a magnet for everything a city needs to grow. By planning for continuous, balanced growth, we can target every age group—youth, families, newcomers and seniors. And with plans for intensification along the Fairview Street corridor, our shopping centre is right in the middle of all the action. With the GO Train station nearby and easy access to the highway, it's no wonder developers have picked sites around the centre for new multi-use buildings. One of these is the new Paradigm Condominiums development, which is taking shape beside the GO Train Station along Fairview Street, within a 2.5 km drive.





WE HAVE THE BRANDS

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HUDSON'S BAY

Indigo

HOME SENSE

OLD NAVY

SPORTCHEK

WINNERS

Denningers  
FOODS OF THE WORLD

FIVE GUYS

East Side  
MARIOS

GoodLife  
FITNESS

freshii

michael hill.

SoftMoc

THE CHILDREN'S  
PLACE

THE SHOE  
COMPANY  
theshoecompany.com

KELSEYS  
original  
ROADHOUSE

Clothes  
That  
Work  
Mark's

SHOPPERS  
DRUG MART

ROCKY MTN  
CHOCOLATE



## WE HAVE THE SCOPE

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Talent. Good jobs. Economic opportunity. The city of Burlington is a magnet for everything a city needs to grow. By planning for continuous, balanced growth, we can target every age group: youth, families, newcomers and seniors. And with plans for intensification along the Fairview Street corridor, our shopping centre is right in the middle of all the action. With the GO Train Station nearby and easy access to the highway, it's no wonder developers have picked sites around the centre for new multi-use buildings. One of these is the new Paradigm Condominiums development, which is taking shape beside the GO Train Station along Fairview Street, within a 2.5 km drive.





WE HAVE THE NUMBERS



All figures are within a 10 km drive of Burlington Centre



Population

259,490

Expected growth by 2028 - 16%



Total Households

99,798



Median Age

42 years



Average Household Income

\$123,834

Expected growth by 2028 - 2.6%



Education

56% university/college



Households with Children

48%



Average Household Size

4 people



Homes Owned

75%



Language

English Only 89%



Vehicular Traffic

60k - 70k

Cars pass Burlington Centre daily





WE HAVE THE NUMBERS

COMFORTABLE FAMILIES

Middle-aged and older suburban and exurban families with upper-middle incomes.

YOUNG ASPIRATIONALS

Younger, primarily urban singles and families with modest incomes.

ESTABLISHED SENIORS

Older and mature singles and couples with lower-middle to upper-middle incomes.

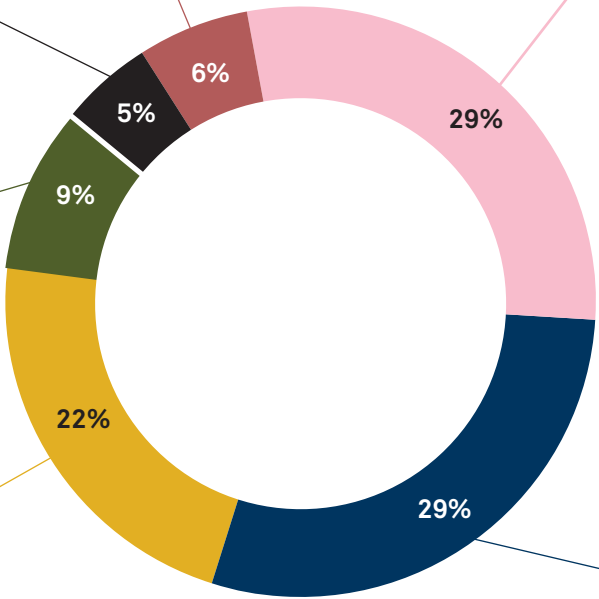
NON-TARGET

ESTABLISHED ELITE

Middle-aged and older families and couples with an average income of \$165,649. Over 50% of those households have children.

SUBURBAN STARTER FAMILIES

Younger to middle-aged suburban families with an average income of \$135,206. Over 50% of those households have children.





We  
Have  
More



## Location

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The largest enclosed shopping centre in Burlington and located in the heart of the Golden Horseshoe.



## Shopping

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Our productivity of \$512 psf as of May 2019 will only increase with the help of a number of strong brand-name tenants like Indigo, HomeSense, Winners, SportChek, Old Navy, Mark's, Starbucks and Hudson's Bay.



## Community

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A thriving community in Canada's Best Mid-Sized City with strong growth, our STA is growing steadily above the provincial average.



## Accessibility

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Easily accessible from the QEW and located at one of the busiest intersections in Burlington.



## Lifestyle

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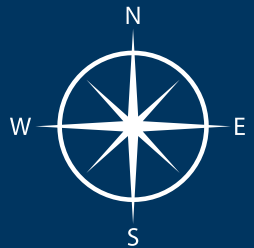
Host to a 60,000 sq. ft. 24-hour GoodLife Fitness with a large membership.



## Food

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Host to a number of incredible restaurant tenants like Denninger's, East Side Mario's, Five Guys, Kelseys, Blaze Pizza and many more.



407

403

403

Burlington  
CENTRE



GO Train Station



There are three GO Train  
Stations within 10 km  
of Burlington Centre.



## WE HAVE THE ACCESS

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1

Over 2 million people  
within commuting distance.

2

Located in the middle of the Golden  
Horseshoe at the centre of the QEW/403  
& 407 highways.

3

There are three GO Train Stations  
along Fairview Street.

We

Have

Variety





**HUDSON'S BAY CENTRE FLOOR PLAN**

**Top Section:**

- OLD NAVY: 17,394 sqft
- A05B: 7,210 sqft
- A05A
- Change: 1,023 sqft
- Cogeco Cable: 841 sqft
- A002
- A003
- B02H
- B02I
- B02C
- B02G
- Collision: 1,197 sqft
- Naturalizer: 1,515 sqft
- B04A
- B05A
- Bonkers: 2,661 sqft
- Vogue Optical: 1,978 sqft
- Beauty First: 1,916 sqft
- Flight Centre: 1,943 sqft
- H08
- H07A

**Left Section:**

- Indigo: 22,500 sqft
- M030
- M027
- M025
- M20
- M038
- CRU: 4,500 sqft
- M40
- M41
- M015
- M42
- M010
- Five Guys: 2,500 sqft
- Blaze Pizza: 2,500 sqft
- M034
- M32
- East Side Mario's
- Denninger's: 22,842 sqft

**Central Section:**

- Timothy's: 200 sqft
- A10A
- A012
- Eye Q: 2,794 sqft
- My Laft: 2,715 sqft
- C01A
- A17
- A16
- A15
- X13
- X12
- CRU: 1,609 sqft
- X11
- X10
- X9
- L003
- L04A
- X8
- X7
- X6
- X5
- CRU
- X4
- X3
- X2
- X1
- CRU: 1,650 sqft
- Miniso: 3,851 sqft
- CRU: 2,437 sqft
- Ardenne: 5,123 sqft
- B004
- B04C
- B005
- B006
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YOU HAVE NOTES

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# WE HAVE THE PEOPLE

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## ABOUT

RioCan is one of Canada’s largest real estate investment trusts with a total enterprise value of approximately \$14.3 billion as at June 30, 2019. RioCan owns, manages and develops retail-focused, increasingly mixed-use properties located in prime, high-density transit-oriented areas where Canadians want to shop, live and work. RioCan's portfolio is comprised of 230 properties with an aggregate net leasable area of approximately 39.1 million square feet, including residential rental and 13 development properties. To learn more about how we deliver real vision on solid ground, visit **[www.riocan.com](http://www.riocan.com)**



### OAKVILLE PLACE

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Located just north of the Queen Elizabeth Way at Trafalgar Road, Oakville Place is anchored by Hudson’s Bay, L.L. Bean, SportChek, Goodlife Fitness, PetSmart and buybuy Baby, among others. Featuring over 100 retailers, Oakville Place has a variety of national and specialty brands.



### GEORGIAN MALL

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With an impressive 165 units, this enclosed shopping centre boasts some of the biggest names in retail including Hudson’s Bay, Sephora, Forever 21, SportChek and Victoria’s Secret, conveniently located at the intersection of Bayfield Street near Hwy 400.



### THE WELL

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Spread over seven and a half acres, this mixed use contemporary neighbourhood will border Wellington, Spadina and Front. With over 1.5 million sq. ft. of residential, 1 million sq. ft. of office and 500,000 sq. ft. of retail planned, this new neighbourhood will be a major hub for Toronto’s downtown west.

## CONTACT

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CENTRE

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