

RETAIL PROPERTY

FOR LEASE



Bowmanville Gateway Centre | 285 Baseline Road West, Clarington (Bowmanville), ON, L1C 4L1



PROPERTY OVERVIEW

Bowmanville Gateway Centre is a premier 9.18-acre new-format retail plaza development strategically positioned in Clarington's booming "Commercial Gateway" hub. Featuring 400 feet of high-profile frontage along Baseline Road West and absolute, unobstructed exposure to Highway 401, this development is architecturally optimized for premium national drive-thrus, mid-box food markets, pharmacies, and service-retail providers. Hospitality/Hotel would benefit greatly due to its proximity to Highway 401.

Nestled in the fast growing Durham Region, the area surrounding the property is a prime location for Retail/Restaurant/Hotel. Retail tenants seeking a bustling and diverse market. Located just North of the Hwy 401 and Bowmanville Ave Highway Interchange Exit 431, as well as easy reach to Highways 418, 412, and 407, this location appeals to not only transient/commuter traffic, but offers local residents the opportunity to visit both to and from home on a daily basis. Growing and established residential to the north. With easy access to the 401 and upcoming transit expansion, this location presents a seamless blend of convenience and community. Nearby attractions such as the Bowmanville Zoo and Canadian Tire Motorsport Park and a short distance to Downtown Bowmanville, the future Bowmanville GO Train station and Bowmanville Health Centre & Hospital, add to the area's appeal, drawing in a steady flow of vehicular traffic. The property demonstrates an exciting opportunity for retailers to become part of this dynamic and growing marketplace.

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The Behar Group Realty Inc., Brokerage



KEY MAP

PROPERTY DETAILS

GLA:	90,000 SF
Land Area:	9+ Acres
Lease Rate:	Negotiable
Additional Rent:	TBD
Availability:	Fall 2028

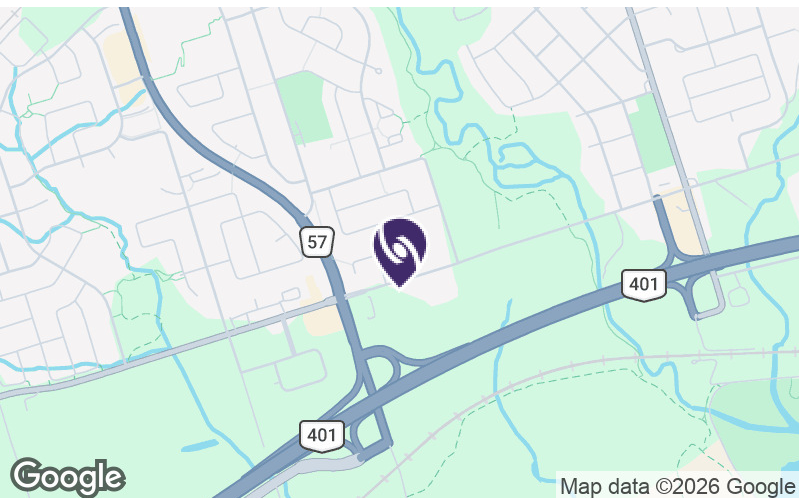
DEMOGRAPHICS

	1 KM	3 KM	5 KM
Total Population	3,665	31,240	52,843
Daytime Population	2,989	29,783	43,167
Average Persons Per Household	2.69	2.71	2.85
Average Household Income	\$126,134	\$133,474	\$146,513

Data Source: EnviroNics Estimates 2025

PROPERTY HIGHLIGHTS

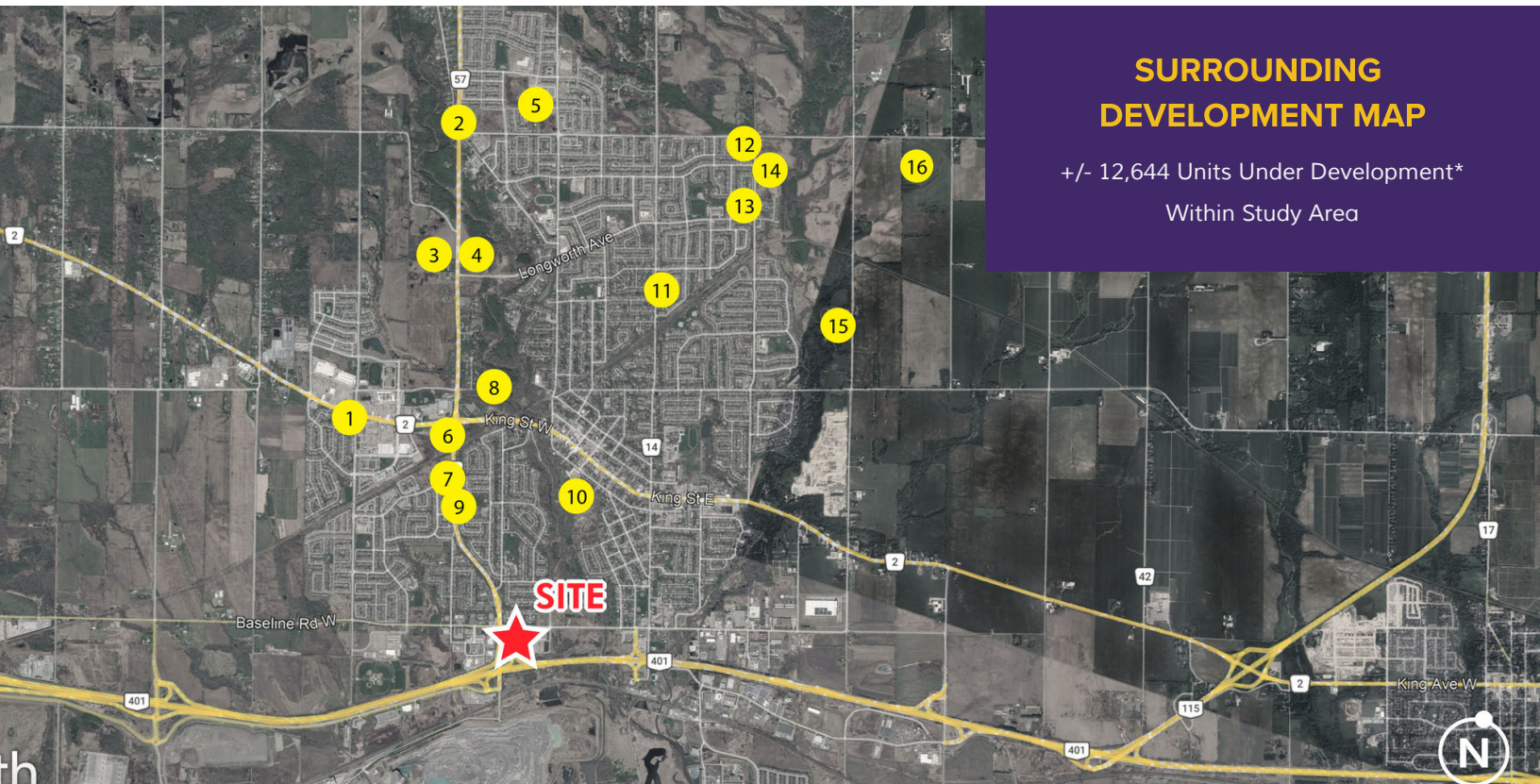
- Flexible Demising Layouts: In-line retail and prime standalone pads from 1,200 SF to 25,000 SF +++ and drive-thru options also available.
- High-Impact Traffic Exposure: Direct line-of-sight to 75,000–95,000+ vehicles daily on Hwy 401.
- Flexible C5-14 commercial zoning — Clarington's Official Plan as a "Commercial Gateway". This status prioritizes high-visibility, highway-oriented commercial projects.
- Rapid Commuter Transit Access: Situated less than 2 minutes from the Hwy 401 / Bowmanville Ave exit.
- Future Transit-Oriented Density: Only 1.1 km from the upcoming Bowmanville GO Train Terminal.



Map data ©2026 Google

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	LOCATION	STATUS	UNITS
1	2342345 & 2349 Highway 2	Zoning Approved	228
2	3071 Bowmanville Ave	Under Review	771
3	2499 Nash Rd, 2538 & 2494 Bowmanville Ave	Under Review	285
4	2547 Bowmanville Ave	OP & Zoning	96
5	2522, 2526, 2528, 2530, and 2532 Concession	Under Review	119
6	0 Prince William Blvd, 1800 & 1850 Bowmanville	OLT Appealed	3,965
7	10 Aspen Springs Dr	Under Review	607
8	46 Stevens Rd	OLT Approved	300
9	1525-1585 Bowmanville Ave	OP & Zoning	464
10	45 Raynes Ave	Under Review	3,200
11	221 Liberty St N	Under Review	5
12	SWC Mearns Ave & Concession Rd 3	OLT Approved	275
13	500 Mearns Ave	OLT Appealed	97
14	933 Mearns Ave	Under Review	458
15	2020 Lambs Rd	OLT Appealed	1,202
16	SWC Concession Rd 3 & Providence Rd	Under Review	TBD
17	301, 349 & 499 Port Darlington Rd	Under Review	572

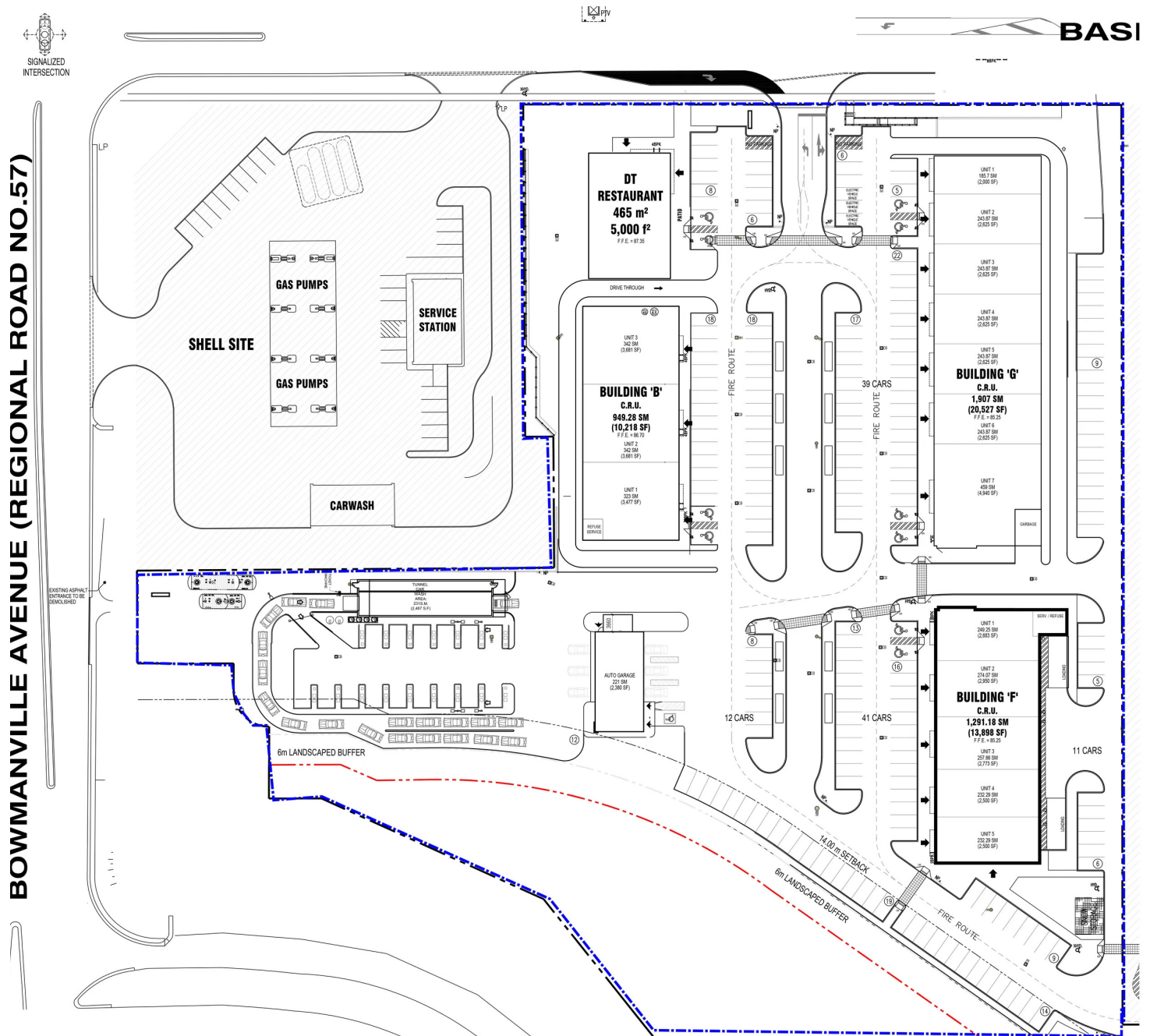
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PRELIMINARY SITE PLAN



***SUBJECT TO CHANGE**

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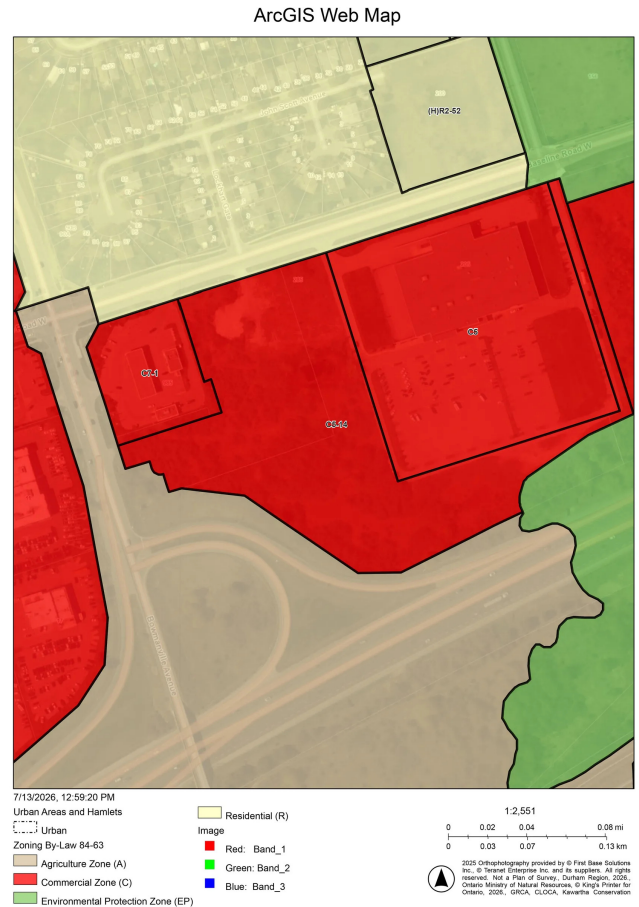
PROPOSED ZONING C5-14 (COMMERCIAL)

THE FOLLOWING USES ARE PERMITTED:

- i) An assembly hall;
- ii) A convention centre;
- iii) A day nursery;
- iv) An eating establishment;
- v) An eating establishment – take out;
- vi) An eating establishment with a drive-through facility;
- vii) A beer, liquor or wine outlet;
- viii) A credit union not represented in the Bowmanville Urban Area on November 10, 2008;
- ix) A garden or nursery sales and supply establishment;
- x) A hotel;
- xi) A retail commercial establishment;
- xii) A place of entertainment;
- xiii) A place of worship;
- xiv) A private club;
- xv) A tavern;
- xvi) A veterinarian clinic;
- xvii) A building supply outlet;
- xviii) A motor vehicle sales establishment, provided the primary use is restricted to new car sales;
- xix) Offices located on a second floor only, unless directly related to the primary use(s) of the ground floor; and
- xx) Notwithstanding subsection xix), business and professional offices located on the ground floor are permitted, provided the cumulative floor space used for such ground-floor office uses on lands zoned C5-14 does not exceed 500 square metres.

Other uses possible subject to interest from potential tenants and Zoning Amendments approved:

- xxi) Automotive Service
- xxii) Car Wash
- xxiii) Fitness
- xxiv) Medical/Dental
- xxv) Banks



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