

**9100
JANE ST**

Vaughan, ON



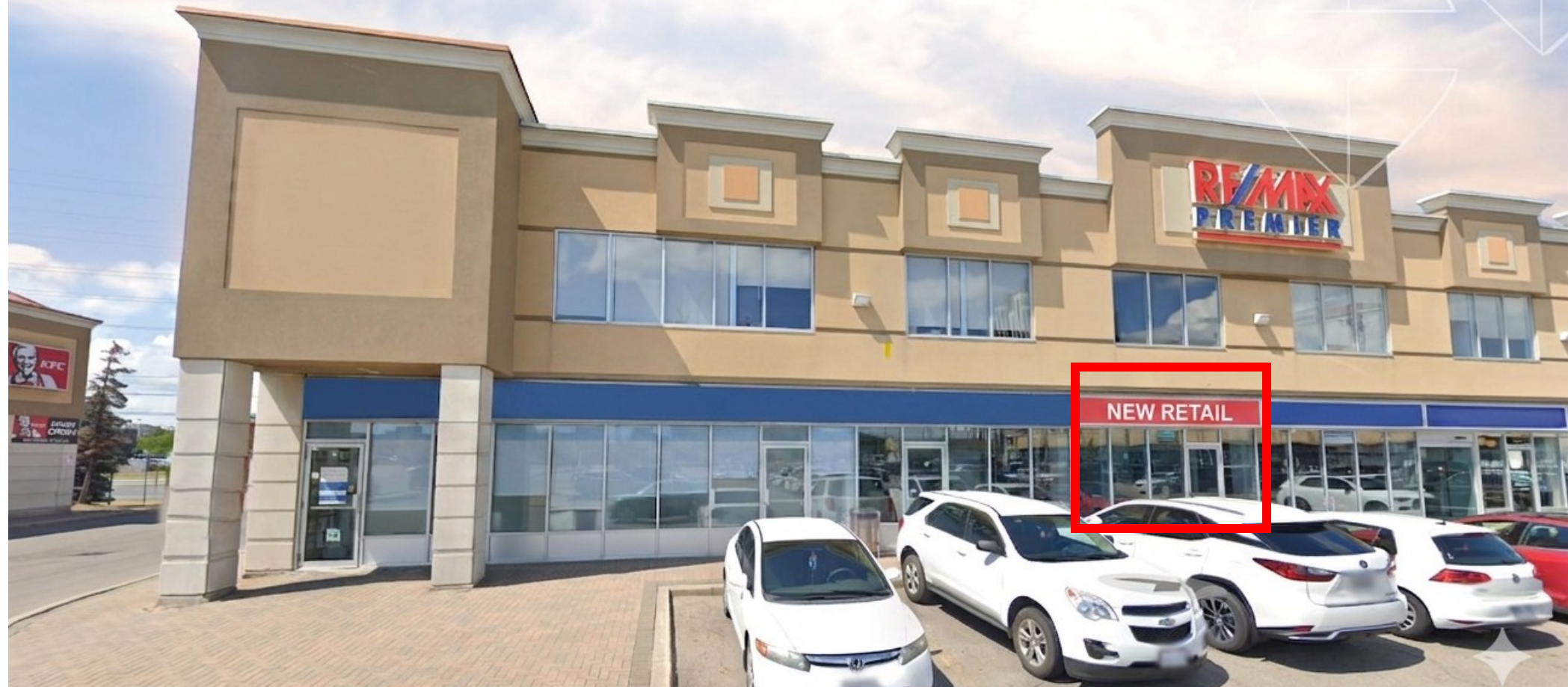
**VAUGHAN
MILLS**

Shopping Centre

The centre of it all, Vaughan.

9100 Jane Street Unit 76

VAUGHAN, ONTARIO, CANADA



Useable Area 1,150 SF +/-

Rentable Area 1,390 SF +/-

Net Rent \$50.00 PSF

Additional Rent \$14.95 PSF

The Location

9100 Jane Street offers a modern, versatile prime retail space in one of Vaughan's most accessible and dynamic commercial corridors. This well-maintained building features contemporary architectural details, ample natural light, and a flexible layout suitable for a range of professional, retail, or service-based uses. Surrounded by Vaughan Mills, established businesses,

major transit routes, and nearby amenities, the location provides excellent visibility and convenience for both clients and staff. With its clean design, strong curb appeal, and strategic position near Highway 400 and key Vaughan destinations, this

retail plaza is an ideal choice for retail establishments seeking a polished and strategically located property.



VAUGHAN
MILLS





Community

1. Fast-Growing City

One of the fastest-growing municipalities in Canada. Population estimated around 340,000–350,000 (2025).

Major residential development in Vaughan Metropolitan Centre (VMC), Maple, Woodbridge, and Kleinburg.

2. Vaughan Metropolitan Centre (VMC)

Vaughan's downtown core, built from scratch. Contains condo towers, office towers, hotels, and restaurants. VMC Subway Station is the first TTC subway station outside Toronto, linking Vaughan directly to downtown Toronto.

3. Major Shopping Destinations

Vaughan Mills — one of the largest shopping malls in Ontario. IKEA, Costco, and large retail power centres

across Highway 400. Strong retail economy that attracts shoppers from the entire GTA.

4. Canada's Wonderland

One of Canada's largest amusement parks, located in Vaughan — a major tourism and employment driver.

5. Neighborhoods & Communities

Vaughan is made up of five distinct communities:

Woodbridge – large Italian-Canadian community, dense retail & restaurants

Maple – home to Canada's Wonderland & booming housing developments

Kleinburg – affluent village feel, home to the McMichael Art Gallery

Thornhill (Vaughan side) – diverse, family-oriented, highly developed

Concord – industrial/commercial hub, also home to VMC

6. Strong Economic Hub

Major industries:

Real estate & construction

Manufacturing

Logistics/warehousing

Retail

Entertainment (Wonderland, film studios)

Home to thousands of businesses and major corporate headquarters in the GTA.

7. Transportation

Major highways: 400, 407, 427, and close to 401. TTC subway, YRT/Viva, and GO Transit access. Rapid transit growth planned around VMC.

8. Art, Culture & Attractions

McMichael Canadian Art Collection – iconic art museum focused on Group of Seven & Indigenous art. Kortright Centre for Conservation – large nature preserve. Historic Kleinburg – boutique shops, cafés, and heritage streets.

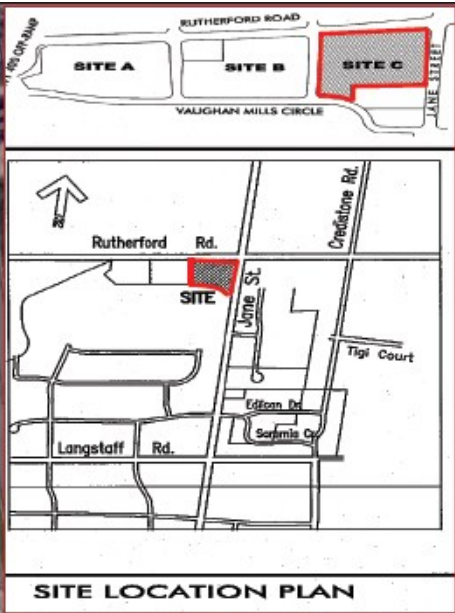
9. Great for Families

Known for safe neighborhoods, large homes, and excellent schools. Multiple community centres, parks, and sports complexes.

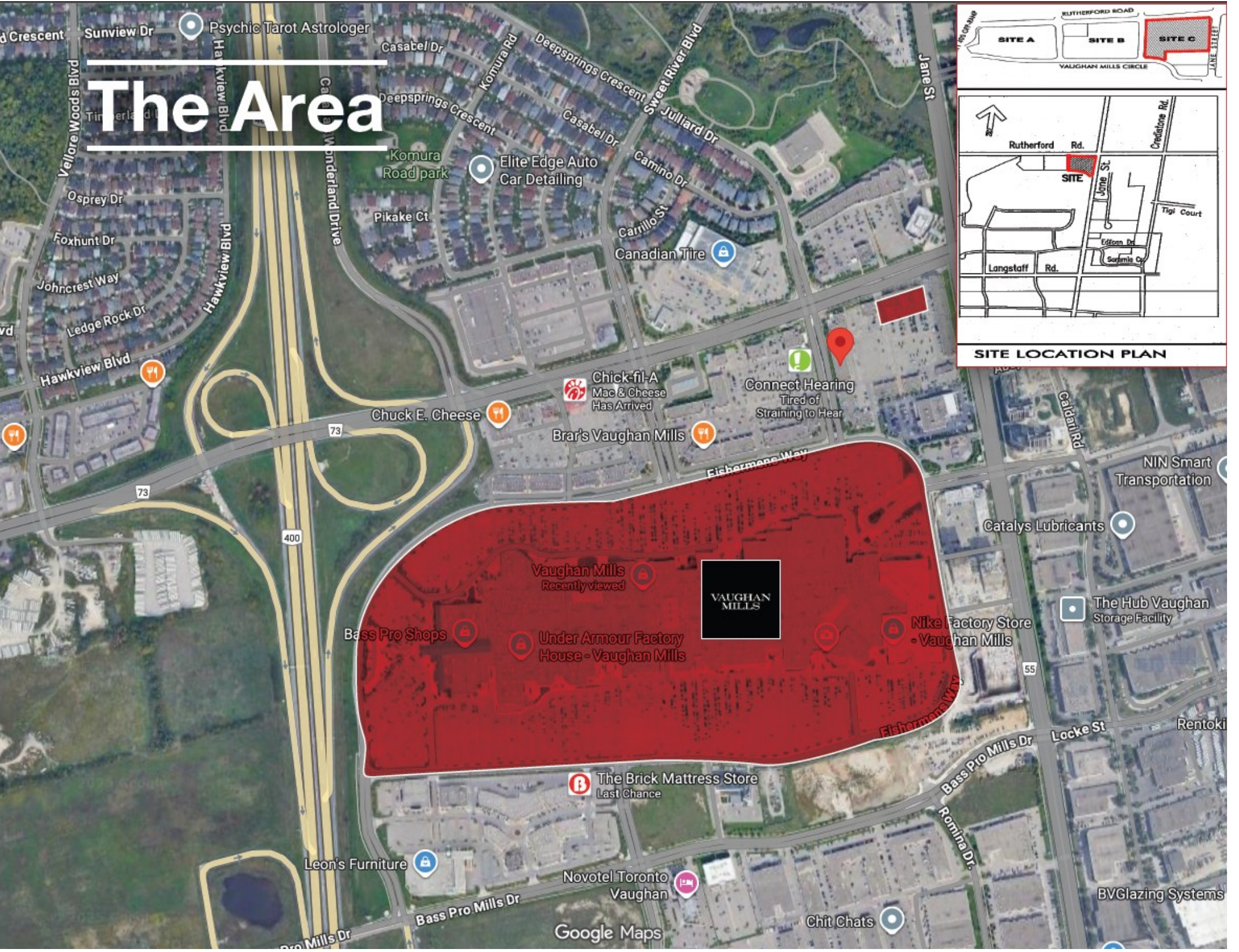
10. High-Income Area

Vaughan has one of the highest household income averages in Ontario. Strong real estate market with consistent demand.

The Area



SITE LOCATION PLAN



The City

Vaughan ranked one of Canada's Best Locations for economic growth and investment!

The City of Vaughan is being recognized for driving economic growth and attracting investment, earning a spot as one of Canada's Best Locations by Site Selection Magazine – a leading publication on corporate real estate, direct investments and economic development.

Vaughan's connection to major transportation systems fuels its economic growth by enhancing the movement of goods and people. Vaughan offers Toronto Transit Commission Subway System, this accessibility attracts investment and supports supply chain efficiency – both key drivers of a strong, growing economy.

Vaughan's Population 2025 is estimated to be ~ 340,000 – 350,000 people

Vehicular Traffic on Rutherford Road in Vaughan:
Annual Average Daily Traffic (AADT) of ≈ 46,421 vehicles/day

City of Vaughan – Commercial Land Use Review (CLR)

Estimated a per-capita "food store retail" (FSR) expenditure for Vaughan-residents in 2009, of about **C\$2,205** per person per year (in 2009-dollars)

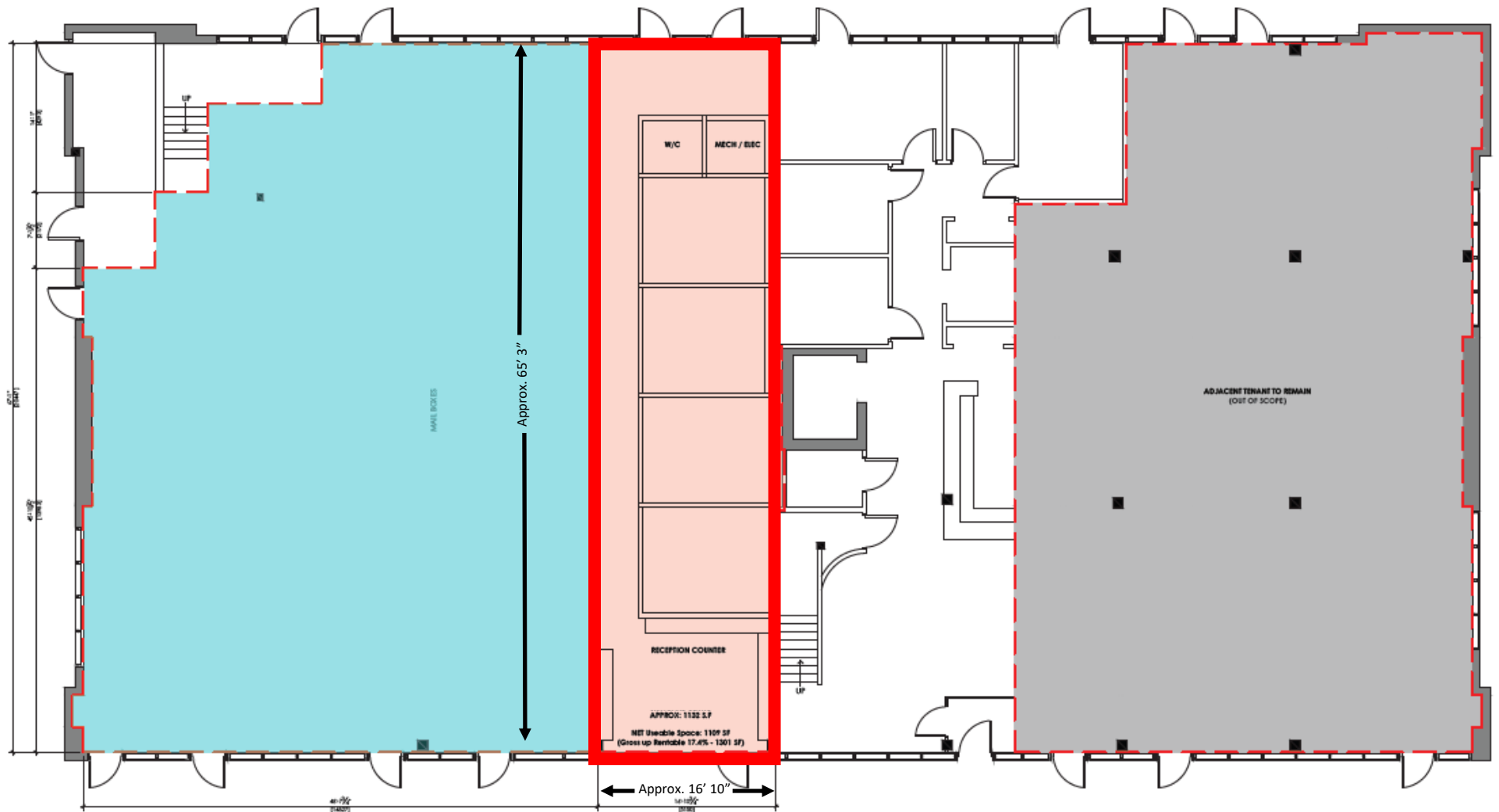
Vaughan is home to 3 Auto Park Plazas that feature dealerships of the world's finest automotive brands



The Floor Plan

9100 Jane Street, Building L — Ground Floor Layout

RE/MAX PREMIER - 9100 JANE STREET, BUILDING "L", GROUND FLOOR



PROPOSED GROUND FLOOR PLAN

REVISED Nov 18 2025