

# 150 Hollidge Boulevard, Aurora

CORNER UNIT FOR LEASE | SHADOW ANCHORED BY SOBEYS



# Property Highlights



## Strong Area Demographics

Positioned within a vibrant retail environment supported by affluent surrounding demographics and rapidly growing residential communities.



## Synergistic Co-Tenancy

Surrounded by a diverse mix of national brands like Sobeys, Canadian Tire, and Tim Hortons, alongside established local service and wellness providers.



## Prime Corner Unit

Exceptional retail leasing opportunity at 150 Hollidge Boulevard, situated within Aurora's Bayview Centre.



## High-Traffic Visibility

Strategically located along the Bayview Avenue retail corridor, ensuring excellent exposure and a strong consistent customer draw.



# Property Detail



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## Available Units

9-12

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## Net Rent

\$33.00 Per Sq. Ft.

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## Total Unit Size

4,155 Sq. Ft.

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## TMI (2026)

\$13.45 Per Sq. Ft.

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## Parking

Surface

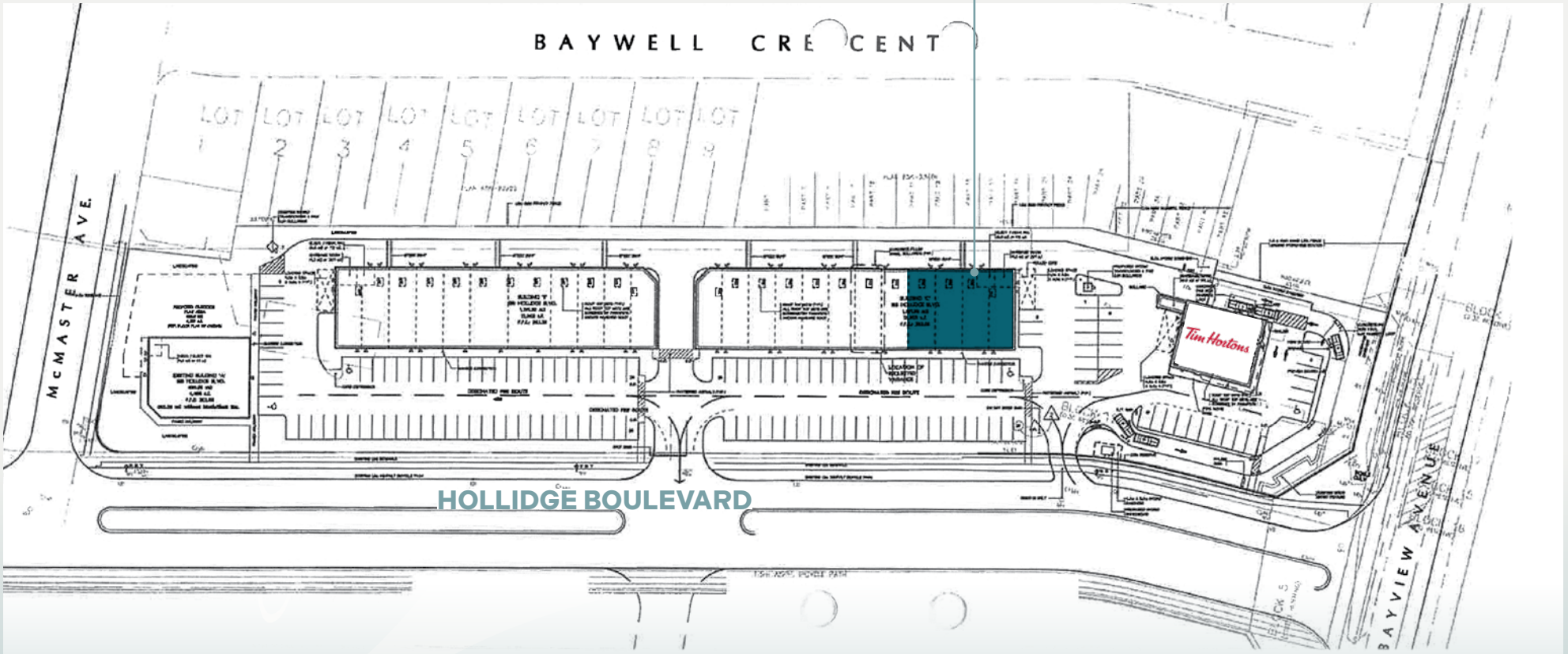
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## Possession Date

October 1st, 2026

# Site Plan

SUBJECT UNIT





# Unit Exterior



# Amenities & Location



DAILY TRAFFIC COUNT

## 25,410

Hollidge Blvd & Bayview Ave

Major Street

ST. ANDREW'S VALLEY GOLF CLUB

T&T Supermarket

John's Sideroad

LA|FITNESS.

NATIONAL BANK

PIZZA NOVA

JOE FRESH

LCBO

BEER STORE

Sheridan Nurseries

Ren's PETS Depot

CHUCK'S ROADHOUSE

edo Japan

A&W

freshii



DR G.W. WILLIAMS SECONDARY SCHOOL REPLACEMENT SCHOOL

AURORA FAMILY LEISURE COMPLEX

SUBJECT UNIT  
*Tim Hortons*

Sobeys

CINEPLEX

PETSMART

Scotiabank

GoodLife FITNESS

TD Bank



Longo's

CANADIAN TIRE

DOLLAR TREE

Mark's

CIBC

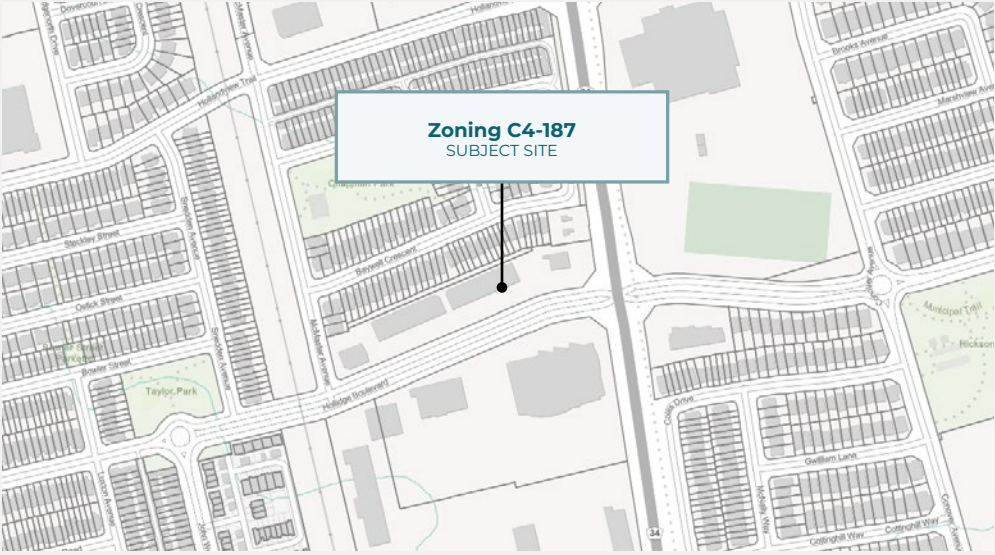
BMO



Bayview Ave

Wellington St E

# Permitted Uses & Zoning



**PERMITTED COMMERCIAL USES INCLUDING, BUT NOT LIMITED TO:**

- Clinic (including Veterinarian Clinics)
- Financial Institutions
- Offices
- Personal Service Shop
- Service Shop
- Studios
- Retail Store
- Garden Centre
- Restaurants
- Art Gallery
- Museum
- Place of Entertainment
- Place of Worship
- Private Park
- Recreation Centre
- Fitness Centre
- Hospital
- Hotel / Motel
- Dry Cleaning Establishment
- Dry Cleaning Distribution Station and Depot
- Laundromat
- Motor Vehicle Service Station
- Motor Vehicle Washing Establishment
- Pet Services

**\*TENANTS ARE RESPONSIBLE FOR CONFIRMING ZONING AND PERMITTED USES.**

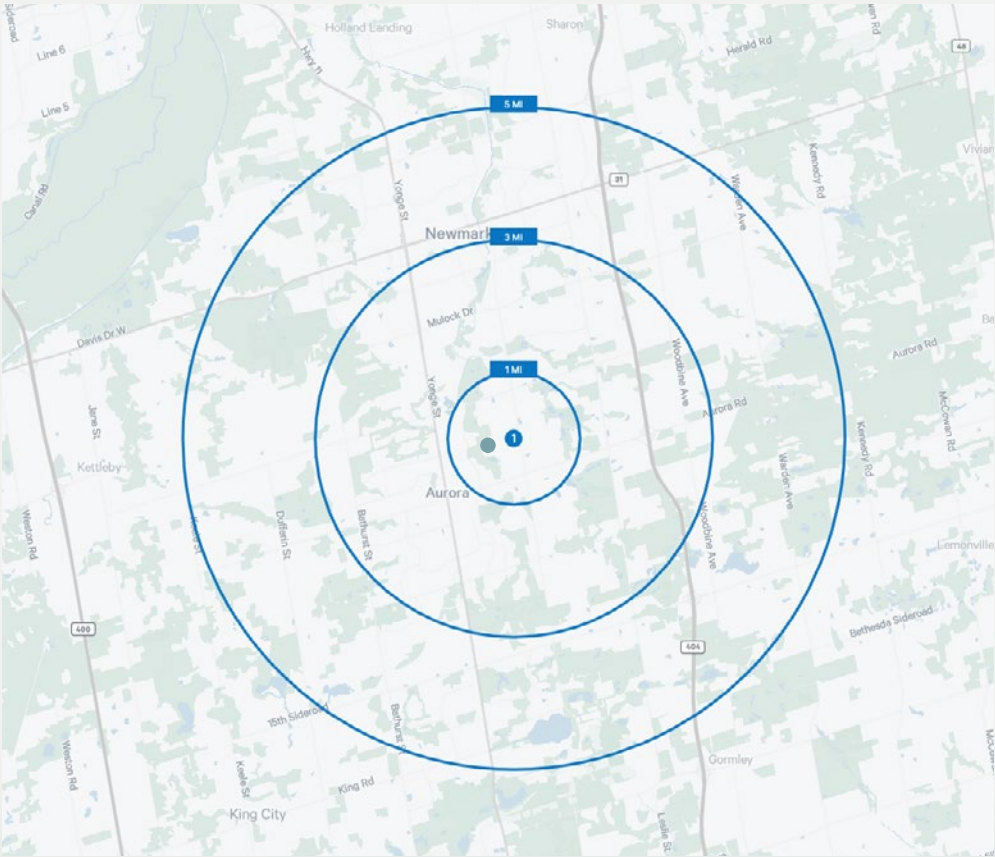
**\*SUBJECT TO APPLICATION RESTRICTIONS OF THE PROPERTY.\***

[CLICK TO VIEW PERMITTED USES ZONE C4](#)

[CLICK TO VIEW ZONE C4-187 EXCEPTION](#)

[CLICK TO VIEW TOWN OF AURORA ZONING BY-LAW](#)

# Demographics



	TOTAL POPULATION 2025	POPULATION GROWTH 2025-2030	DAYTIME POPULATION 2025	HOUSEHOLD INCOME 2025
<b>1 KM</b>	13,295	6.0%	11,532	\$165,498
<b>3 KM</b>	54,369	5.0%	54,696	\$187,196
<b>5 KM</b>	113,692	3.9%	111,933	\$194,163

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