

# THE FIXTURE

YOUR CONNECTION TO BUSINESS,  
WELLNESS, CREATIVITY AND COMMUNITY



17611 WOODBINE AVENUE

Contact Us:  
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# OPPORTUNITY HIGHLIGHTS

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# THE FIXTURE OPPORTUNITY

The Fixture is pleased to present this exciting new 15.53 acres mixed-use development site strategically located at Woodbine Avenue and Davis Drive—just seconds from the 404 with new developments on the way.

The Fixture project is designed from the ground up to become the "place families want to be," it is the ultimate destination for families looking to eat, shop, work out, and spend quality time together. Throughout the year, The Fixture offers unique attractions tailored to each season:

- **Winter:** Lace up your skates and enjoy our outdoor ice rink, perfect for family outings and festive events.
- **Summer:** Cool off and have fun at our splash pad, a favorite for kids of all ages.
- **All Year Round:** The central pond provides a serene setting for family picnics and leisurely walks.

## PROPERTY DETAILS

Property Address

17551 WOODBINE AVENUE  
EAST GWILLIMBURY, ONTARIO

Site Area

±15.53 AC

Frontage

DAVIS DRIVE &  
WOODBINE AVENUE



# OPPORTUNITY HIGHLIGHTS

**Strategic Location:** Nestled at the west end of the Bales Industrial Area and just seconds from Provincial Highway 404, this property serves as a vital gateway to key markets in Stouffville, Newmarket, and East Gwillimbury.

**Expansive Property:** Situated on over 15.5 acres, this development offers extensive space with over 550 parking spots and open space.

**Year-Round Activities:** The property includes a splash pad for summer enjoyment and converts to an ice rink in the winter, attracting visitors year-round.

**Community Focused:** Ideal for family-friendly businesses looking to add value to a community-centric environment where parents and children can find everything they need in one place.

**Versatile Retail Space:** Over 63,000 square feet of adaptable retail space available, perfect for a variety of business types from restaurants to child care, from salons to tutoring services.

*We are looking for family friendly businesses that will add to our community and allow people to come together with their loved ones and keep coming back.*



# VISION STATEMENT

The FIXTURE redefines the community plaza experience. It's a dynamic destination where friends meet, businesses thrive, and residents gather to dine, shop, and relax with their loved ones. With an array of local shops, diverse eateries, and engaging entertainment options The FIXTURE cultivates a welcoming environment where everyone feels at home. Serving as a cornerstone for social interaction and economic growth just north of the city, it's where every visit enriches our community fabric and creates moments to cherish.



Our professional hub located just north of the city. It's designed not only to support work-life balance but to actively enhance it. We are carefully selecting a diverse array of businesses that naturally complement each other, fostering a collaborative environment.



Enjoy casual eateries or indulge in healthy family dining at any time of day at The Fixture. Looking for something unique? Our venue will feature a diverse array of dining options, from delicious new offerings to old favorites, ensuring there's something to satisfy every palate.



Shop in approximately 60,000 square feet of retail space, including unique pop-ups along with convenient daily items.

Stop in for a quick pick-up on the way home or spend a day eating, playing and shopping

Additionally, The Fixture will be a prime spot to pick up the freshest selections for those looking to bring a taste of quality home.



Enjoy your coffee and a snack when you bring the kids to play in the splash pad or skate in the winter.

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# PROPERTY OVERVIEW

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# PROPERTY OVERVIEW

This 15.53 acres site will be built out in 3 phases.

**Phase 1** will comprise approximately 23,550 sq.ft. of retail space for lease on the North East side of the property.

**Phase 2** will add almost 39,400 sq. ft. of retail to complement the former phase, adding in the exterior communal spaces. Between the two buildings will be a truly unique water fixture and meeting area where customers can enjoy their coffee and food when bringing their kids to play in the splash pad in the summer or skating in the winter.

**Phase 3** will be an industrial building with approx 36,801 sq. ft. with drive ins and 24' ceilings. Poised for Recreational facilities.

## SPACES AVAILABLE:

### PHASE 1

#### FOR LEASE

Retail/Service ± 23,550 sq ft. Divisible into min size of 1,500 sq ft  
 Drive Through Space Available  
 Tentative Occupancy Date is Q4 2027-Q1 2028  
 Price: Call Listing Brokers

### PHASE 2

#### FOR LEASE

Retail/Service ± 35,400 sq ft  
 Tentative Occupancy Date is TBD

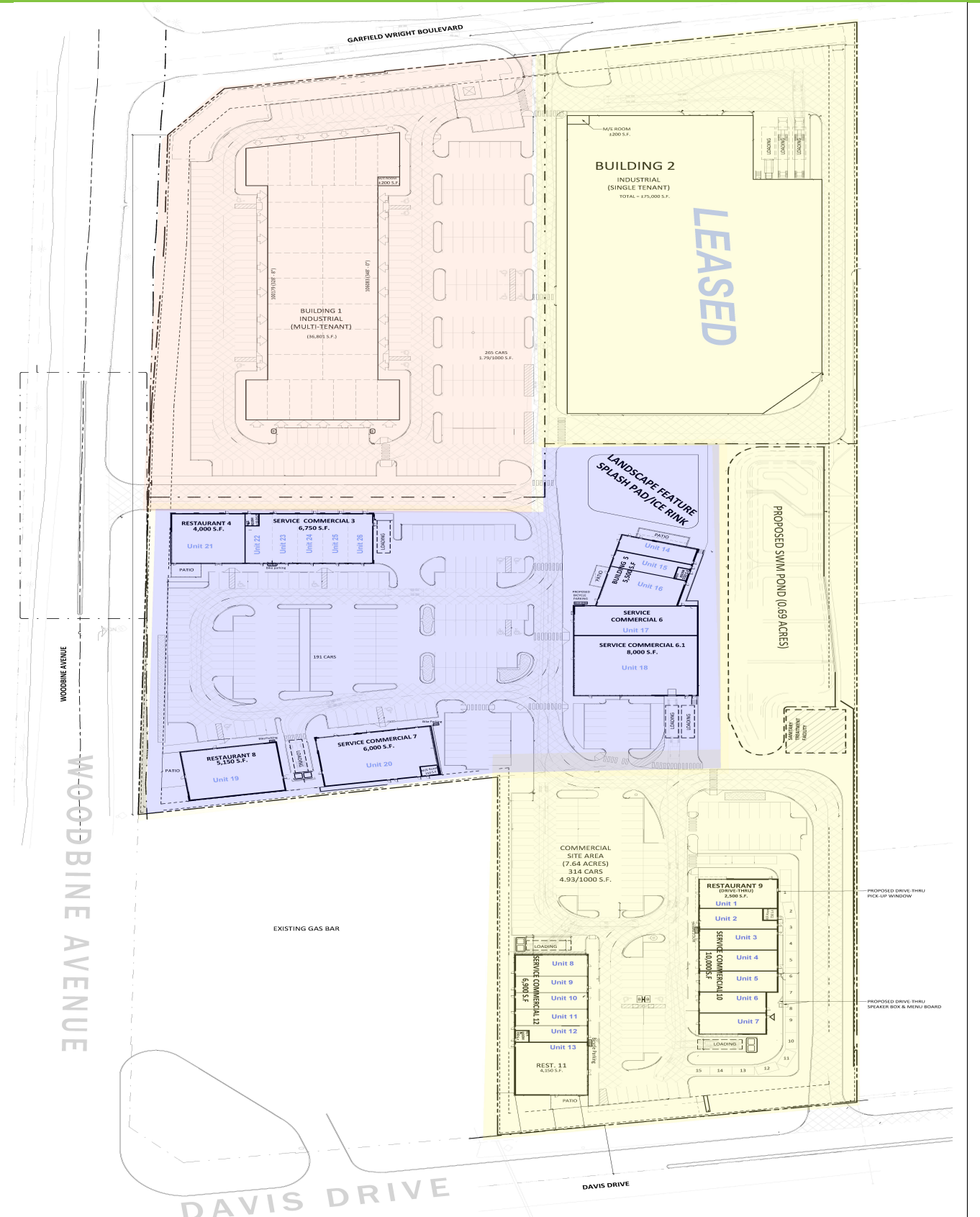
### PHASE 3

#### FOR LEASE

Industrial Building ± 36,801 sq ft  
 Tentative Occupancy Date is TBD

## SPECS:

- Site Area 15.53 acres
- Parking 601 spaces
- Bicycle parking 60 spaces
- Pond/Ice rink 0.75 acres



\*All figures, information, specifications, and materials are preliminary and are subject to change without notice. All information is as per plan. Terms and Conditions Apply. Renderings are artist's concept. Please consult a Brokers for further details.

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# ZONING SUMMARY

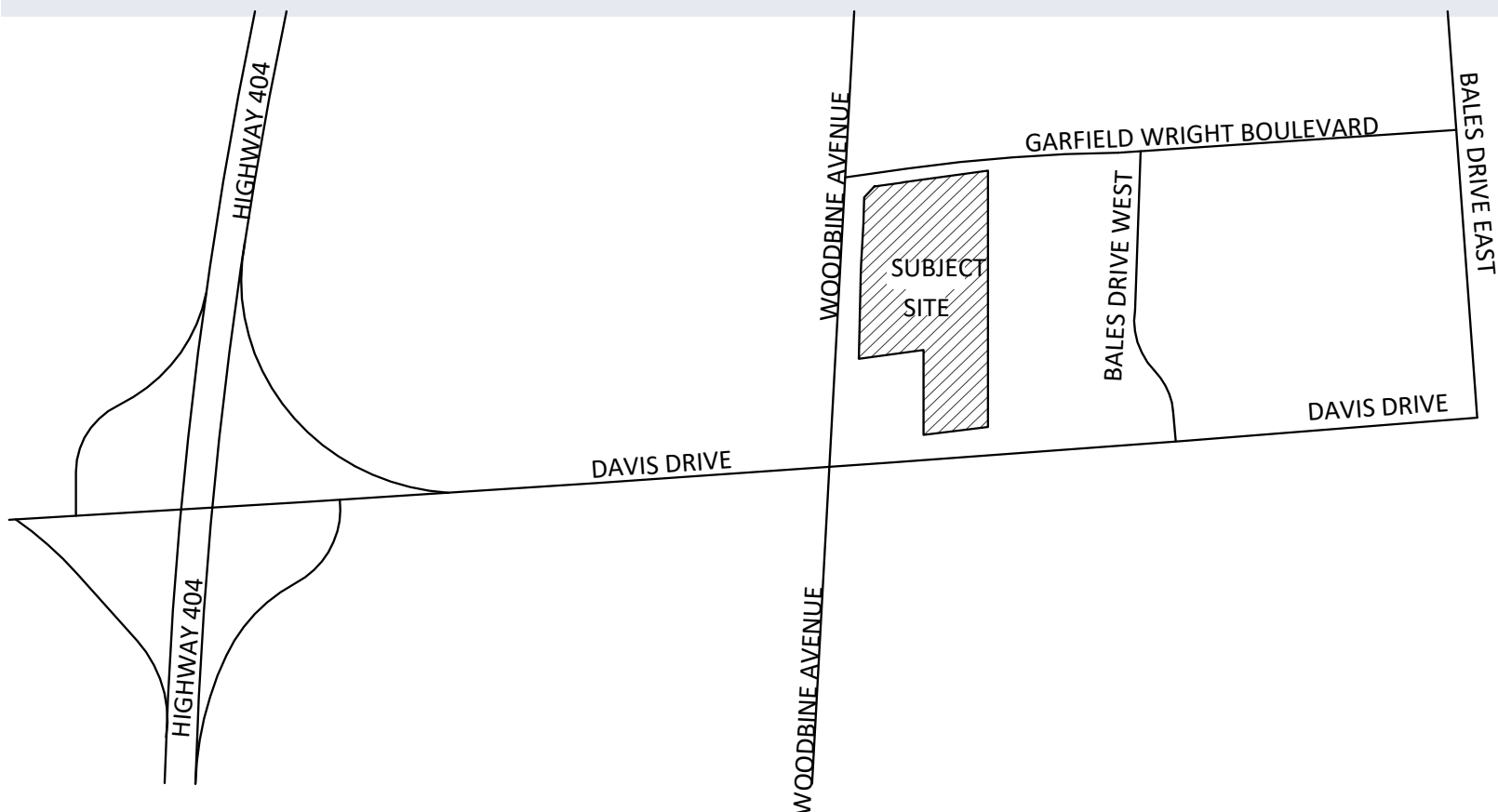
17611 Woodbine Ave being part of Lot 1 Concession 4, Town of East Gwillimbury, Regional Municipality of York, more particularly shown in heavy outline with hatching zones "Employment Prestige ( M1) - exception No. 157 Zone

## PERMITTED USES

- Brewery/winery/distillery
- Business office
- Commercial self-storage facility
- Hotel/motel
- Industrial mall
- Industrial use
- Trade and convention centre
- Warehouse

Ancillary uses are also permitted and shall be limited to the following uses:

- Service commercial Uses
- Restaurants and restaurants with a drive-thru service facility
- Financial institutions
- Commercial schools
- Commercial fitness centres
- Child care centres
- Retail stores





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# LOCATION OVERVIEW

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## LOCATION OVERVIEW

The Fixture is conveniently located on land that borders Woodbine Avenue and Davis Drive. The development will offer a wide array of commercial, retail & recreational uses, which will provide an exceptional environment for those wishing to shop, eat and take advantage of top-tier services.

For families, The Fixture will provide more than just a retail experience: This will be a place where community and businesses come together in beautifully landscaped public space with such amenities as a skating rink in the winter and a water feature in the summer. Projects like The Fixture, which facilitate collaborative business and community support, create a great work/life balance.



2 minutes to HWY 404



4 minutes to Historic Downtown Newmarket & New Development Underway



8 minutes to HWY 400



11 minutes to Upper Canada Mall  
2 minutes to Davis Drive Plaza



7 minutes East Gwillimbury GO  
5 minutes Newmarket GO



2 GO Park & Ride Newmarket

# TRANSPORTATION



Operated by Mobility Plus, YRT offers service in the Town of East Gwillimbury through Mobility On-Request North. Travellers can be picked up at a curbed-address within a defined service area and dropped off at the closest bus stop for YRT Route 50 - Queensway, or vice versa. Detailed service information may be found online at [yrt.ca](http://yrt.ca) - Mobility On-Request North.



Conveniently located 2 minutes from Park & Ride, 5 minutes from the Newmarket GO Station and 7 minutes from East Gwillimbury's GO Station.



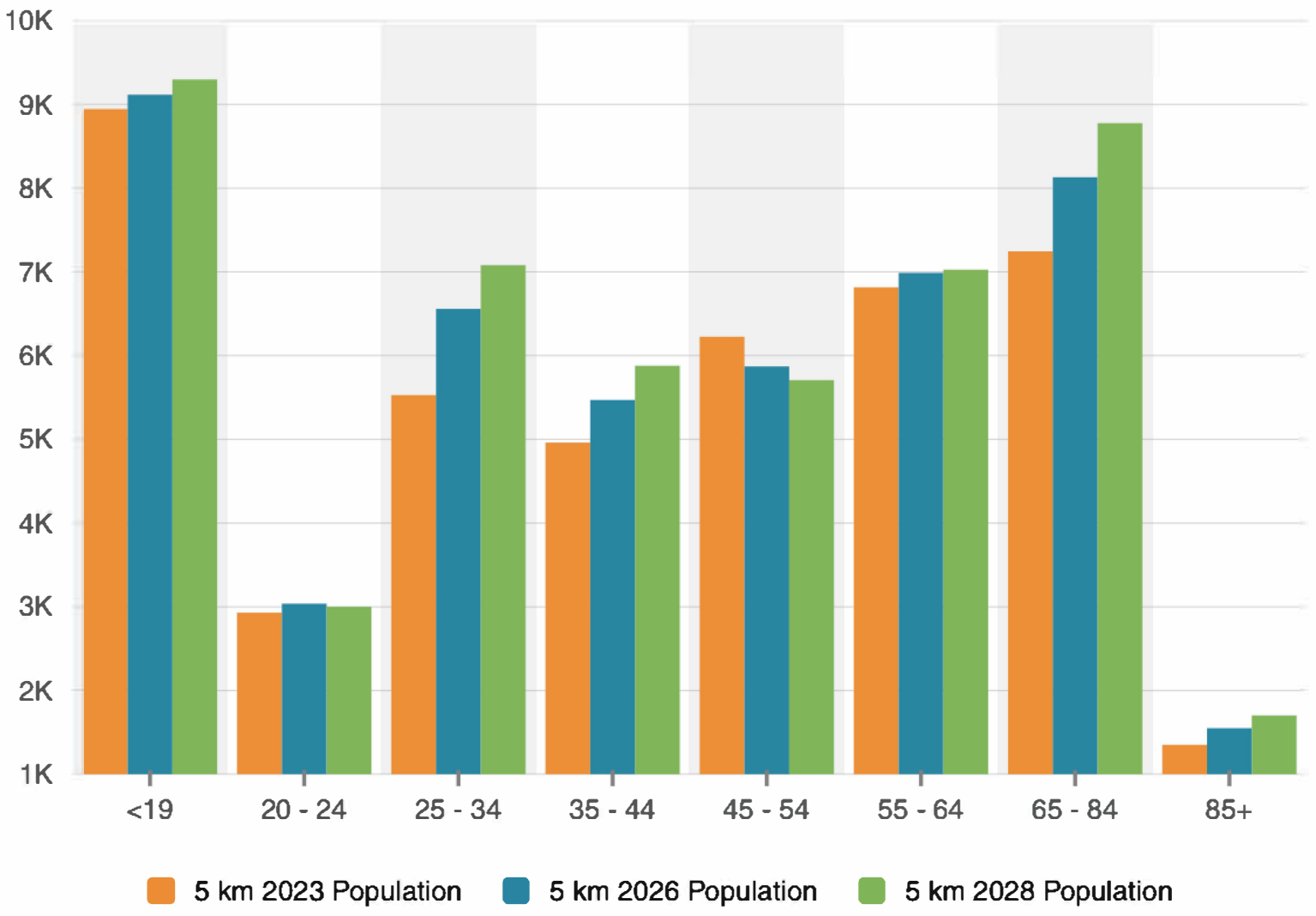
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# Population

	2 km	5 km	10 km
2023 Population	1,225	43,999	160,419
2028 Population Projection	1,340	48,470	178,796
2033 Population Projection	1,450	52,139	193,751
Annual Growth 2023-2028	1.9%	2.0%	2.3%
Annual Growth 2023-2033	1.8%	1.9%	2.1%
Daytime Population	8,337	46,852	142,528
Median Age	46.3	44.3	42.6

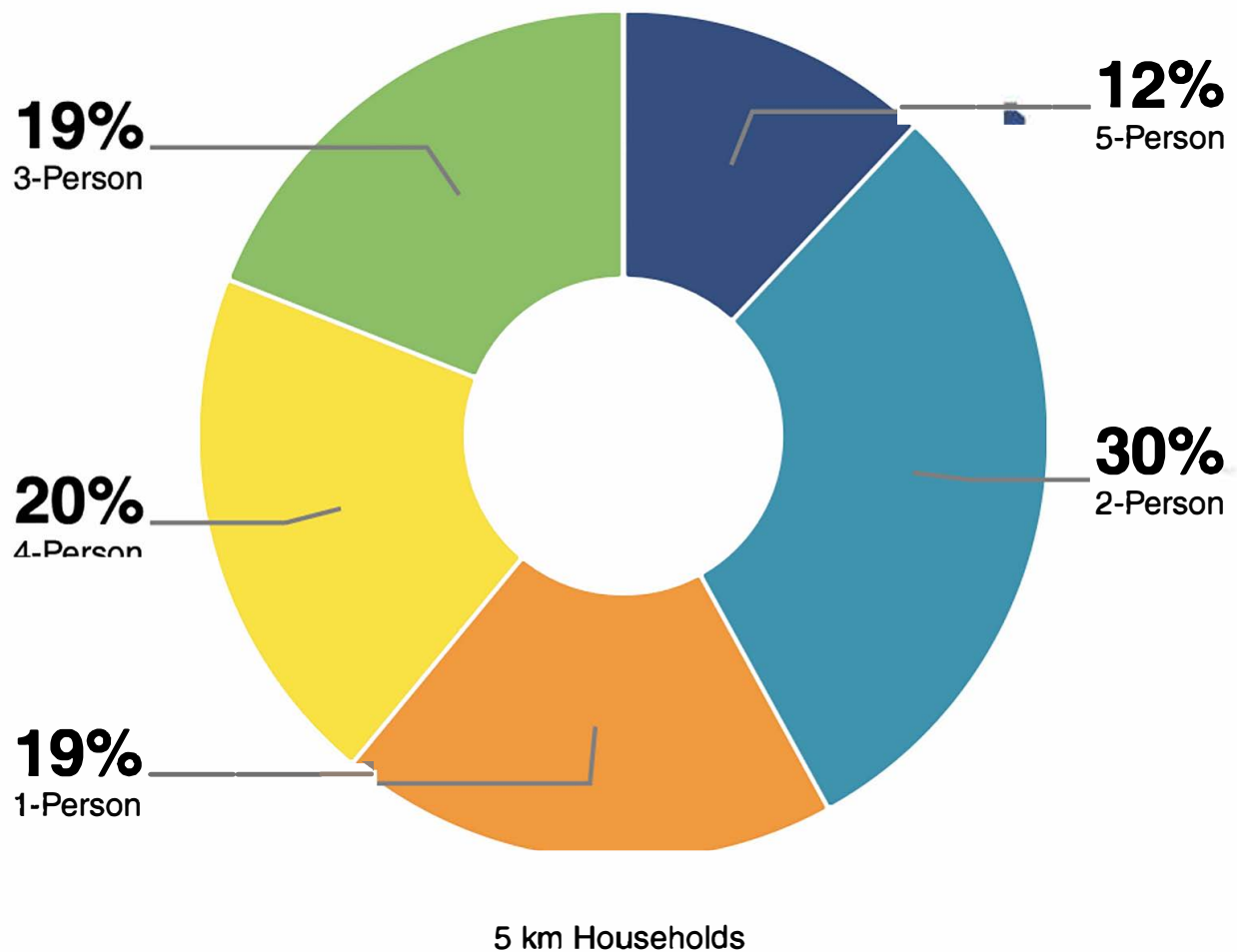
## Population By Age



## Households

	2 km	5 km	10 km
2023 Households	401	15,303	53,527
2026 Household Projection	429	16,415	57,848
2033 Household Projection	490	18,712	66,748
Annual Growth 2023-2028	2.3%	2.4%	2.7%
Annual Growth 2023-2033	2.2%	2.2%	2.5%
Avg Household Size	3.1	2.9	3
Private Households	1,176	42,792	157,848

## Household Size



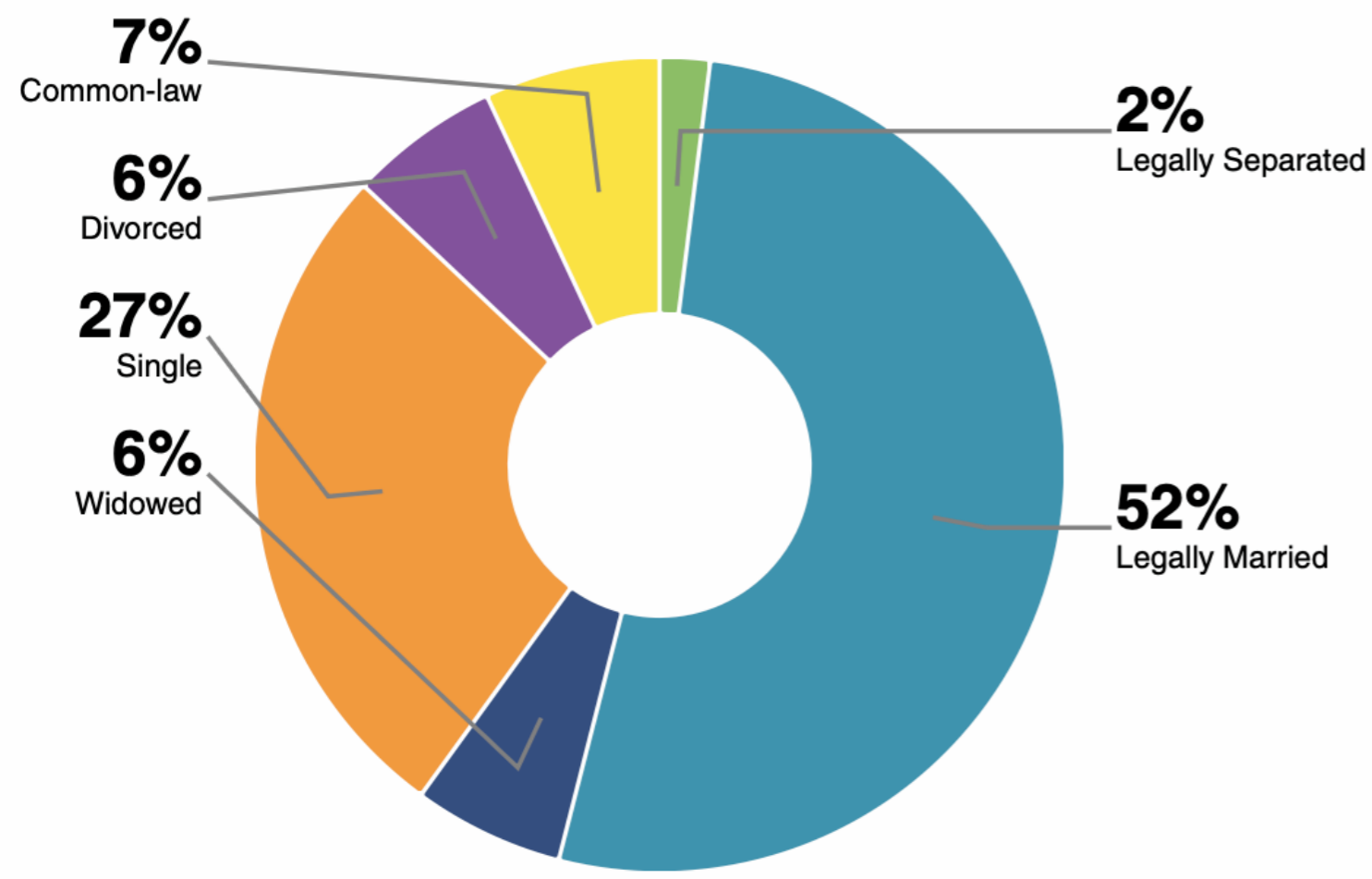
Income	2 km	5 km	10 km
Avg Household Income	\$183,154	\$135,461	\$139,188
Median Household Income	\$102,778	\$94,105	\$98,776
Per Capita Income	\$59,955	\$47,114	\$46,443
Aggregate Household Expenditure	\$61.1M	\$1.8B	\$6.6B
Average Household Expenditure	\$152,249	\$120,046	\$122,561
< \$40,000	62	2,833	8,597
\$40,000 - 60,000	49	1,853	6,050
\$60,000 - 80,000	42	1,660	5,766
\$80,000 - 100,000	42	1,878	6,803
\$100,000 - 150,000	76	3,232	12,349
\$150,000 - 200,000	48	2,165	7,982
\$200,000+	79	1,681	5,980

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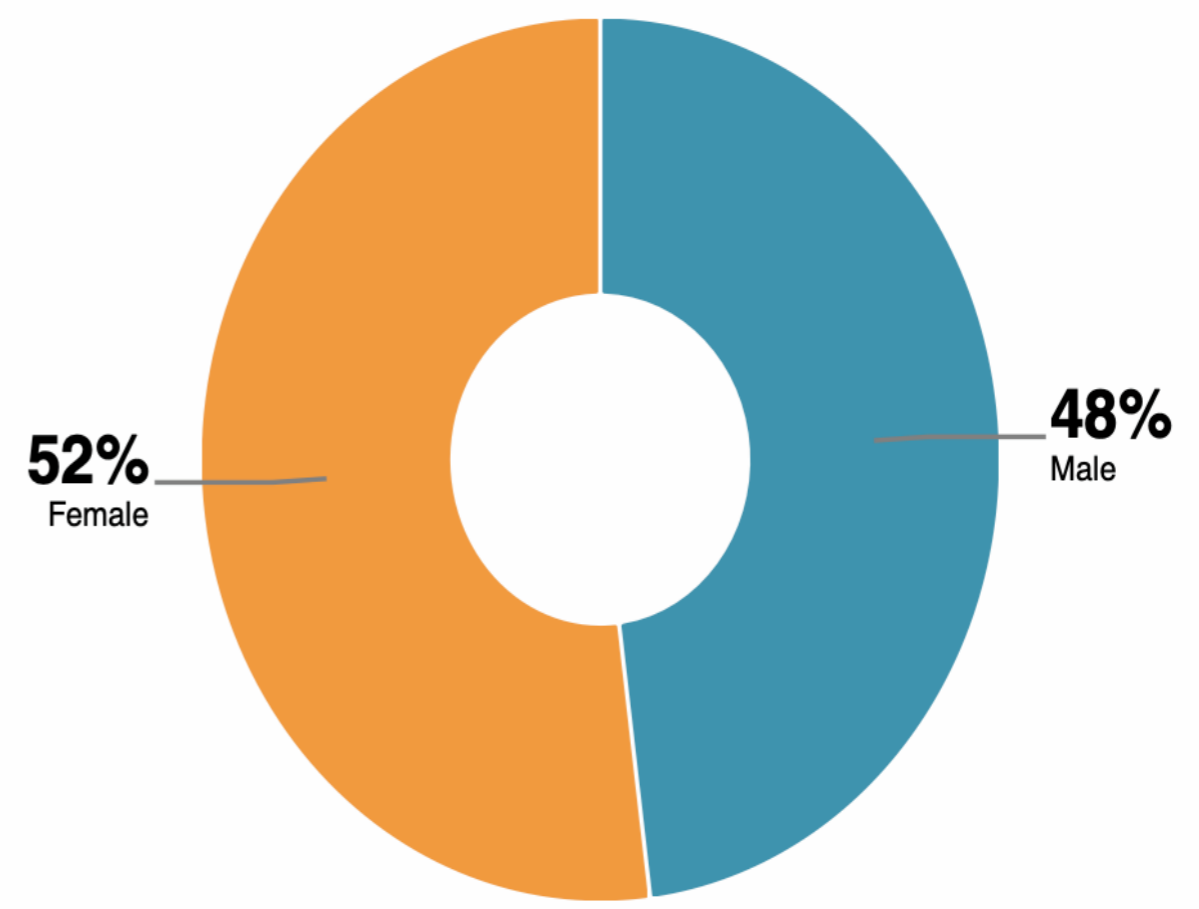


Marital Status



5 km 2023 Total Universe, Age 15+

Population By Gender



5 km Population

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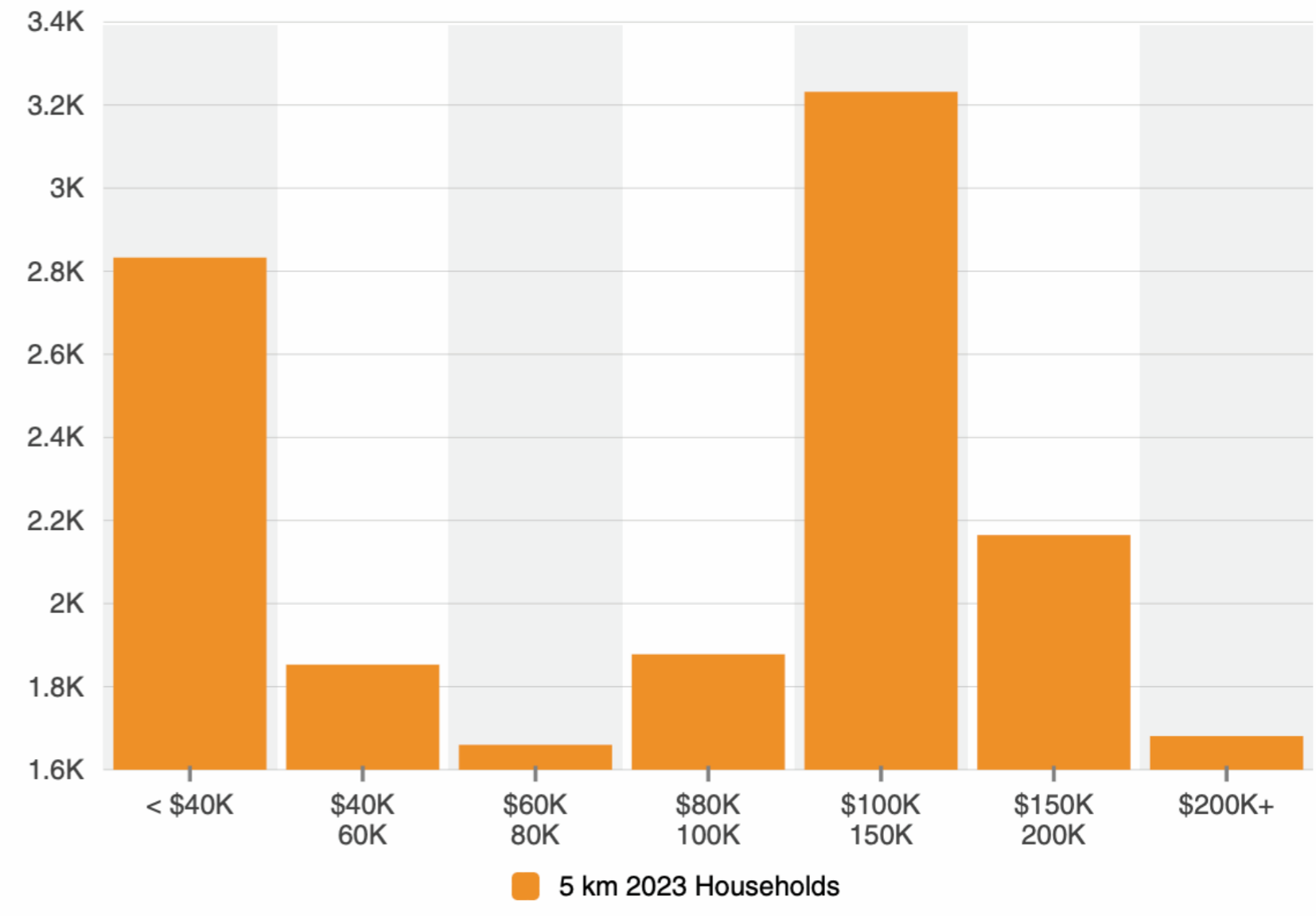
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Households By Age of Maintainer



Household Income



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Consumer Spending Details									
Radius	2 km			5 km			10 km		
	Total Spend...	Avg Household	Per Capita	Total Spend...	Avg Household	Per Capita	Total Spend...	Avg Household	Per Capita
Clothing & Shoes	\$1,364,551	\$3,403	\$1,114	\$41,602,952	\$2,719	\$946	\$148,300,861	\$2,771	\$924
Food	\$6,340,848	\$15,813	\$5,176	\$191,267,945	\$12,499	\$4,347	\$681,493,996	\$12,732	\$4,248
Alcoholic Beverages	\$614,762	\$1,533	\$502	\$18,408,036	\$1,203	\$418	\$65,649,500	\$1,226	\$409
Tobacco Products & Supplies	\$246,769	\$615	\$201	\$7,267,239	\$475	\$165	\$25,908,261	\$484	\$162
Shelter	\$13,663,221	\$34,073	\$11,154	\$418,217,998	\$27,329	\$9,505	\$1,484,517,3...	\$27,734	\$9,254
Household Operation	\$3,448,898	\$8,601	\$2,815	\$103,790,725	\$6,782	\$2,359	\$370,716,064	\$6,926	\$2,311
Household Equipment	\$842,187	\$2,100	\$687	\$24,854,837	\$1,624	\$565	\$89,461,713	\$1,671	\$558
Household Furnishings	\$758,109	\$1,891	\$619	\$22,952,455	\$1,500	\$522	\$81,812,708	\$1,528	\$510
Household Items/Expenses	\$3,448,898	\$8,601	\$2,815	\$103,790,723	\$6,782	\$2,359	\$370,716,063	\$6,926	\$2,311
Furniture/Equipment Mainten...	\$25,606	\$64	\$21	\$778,047	\$51	\$18	\$2,784,496	\$52	\$17
Home Entertainment Services	\$15,332	\$38	\$13	\$465,954	\$30	\$11	\$1,662,697	\$31	\$10
Health & Personal Care	\$1,806,386	\$4,505	\$1,475	\$54,367,826	\$3,553	\$1,236	\$193,270,023	\$3,611	\$1,205
Recreation	\$124,747	\$311	\$102	\$3,819,420	\$250	\$87	\$13,586,424	\$254	\$85
Reading Materials & Printed ...	\$11,799	\$29	\$10	\$357,613	\$23	\$8	\$1,241,434	\$23	\$8
Education	\$1,171,628	\$2,922	\$956	\$36,901,540	\$2,411	\$839	\$130,205,924	\$2,433	\$812
Transportation	\$7,911,927	\$19,730	\$6,459	\$237,032,889	\$15,489	\$5,387	\$849,313,983	\$15,867	\$5,294
Personal Taxes	\$3,436,306	\$8,569	\$2,805	\$103,342,541	\$6,753	\$2,349	\$371,737,934	\$6,945	\$2,317
Personal Insurance & Pensio...	\$451,685	\$1,126	\$369	\$13,706,243	\$896	\$312	\$49,166,063	\$919	\$306
Games of Chance (net)	\$115,322	\$288	\$94	\$3,395,258	\$222	\$77	\$12,067,527	\$225	\$75
Gifts of Money & Contributions	\$142,406	\$355	\$116	\$4,427,990	\$289	\$101	\$15,564,741	\$291	\$97
Miscellaneous Expenditures	\$1,143,173	\$2,851	\$933	\$34,565,749	\$2,259	\$786	\$122,857,383	\$2,295	\$766
<b>Total Specified Consumer S...</b>	<b>\$47,084,560</b>	<b>\$117,418</b>	<b>\$38,436</b>	<b>\$1,425,313,9...</b>	<b>\$93,140</b>	<b>\$32,394</b>	<b>\$5,082,035,1...</b>	<b>\$94,943</b>	<b>\$31,680</b>

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# OFFERING PROCESS

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# OFFERING PROCESS GUIDELINES

## Options to submit:

The Prospective Tenant must fill out the Questioner provided by the Broker so that the Lease Agreement can be prepared by the Lawyers. Alternatively a Proposal can be submitted by way of LOI to the Listing Broker accompanied by Tenant information sheet.

## Submission Guidelines:

Proposals submitted by LOI (Letter Of Intent) must be accompanied with the following elements:

- Business Name;
- Transaction Timelines (Negotiation, Due Diligence, Closing);
- The use;
- Name of the ultimate beneficial Owners of the business; and
- Evidence of the prospective tenants financial ability to complete the transaction, including the method of financing the build out.

The Owner reserves the right to remove the Offering from the market and to alter the offering process described above and timing thereof, at its sole and absolute discretion.

Please note that no units will be reserved until the Lease agreement has been duly signed, executed by both parties and initial deposit received.

## Lease Conditions:

The Property is being Leased on an “as is, where is” basis and there is no warranty, express or implied, as to title, description, condition, cost, size, merchantability, fitness for purpose, quantity or quality thereof and without limiting the foregoing, any and all conditions or warranties expressed or implied will not apply and are to be waived by the purchaser.

Any information related to the Property which has been or will be obtained from the Owner or the Advisor or any other person, by a prospective purchaser, has been prepared and provided solely for the convenience of the prospective purchaser and will not be warranted to be accurate or complete and will not form part of the terms of an agreement to Lease unless expressly agreed to in the binding Lease agreement between Tenant and Landlord.

## Advisor

The Advisor is acting solely as agent for the Owner and not as agent for the Tenant. All inquiries regarding the Property or any information contained in this CIM should be directed to Remax Hallmark Realty Ltd, Brokerage, as Advisor for the Owner:

## Contact Us:

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This Confidential Information Memorandum (“CIM”) is being delivered to prospective tenants to assist them in deciding whether they wish to lease a unit in the project. This CIM does not purport to be all-inclusive or to contain all the information that a prospective tenant may require in deciding whether or not to lease the Property. This CIM is for information and discussion purposes only and does not constitute an offer to Lease or the solicitation of any offer to Lease the Property. The CIM provides selective information relating to certain of the physical, locational and financial characteristics of the Property. The information on which this CIM is based has been obtained from various sources considered reliable. Neither the Landlord nor the Advisors make any representations, declarations or warranties, expressed or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective tenants without independent investigation and verification. The Landlord and the Advisors expressly disclaim any and all liability for any errors or omissions in the CIM or any other written or oral communication transmitted or made available to prospective tenants. Prospective tenants should conduct their own independent investigation and verification of the information provided herein, and should seek legal, accounting, tax, engineering or other advice as necessary.

If any information relating to the Property, in addition to the information provided in this CIM, is provided at any time, orally or otherwise, by the Landlord and/or the Advisors or anyone acting on their behalf, such information is provided as a convenience only without representation or warranty as to its accuracy or completeness and such information should not be relied upon by prospective tenants without independent investigation and verification.

The terms and conditions in this section with respect to confidentiality and the disclaimer contained under the heading “Memorandum Contents” relate to all sections of the CIM as if stated independently therein. The division of the CIM into sections, paragraphs, sub-paragraphs and the insertion or use of titles and headings are for convenience of reference only and shall not affect the construction or interpretation of this CIM.

The CIM shall not be copied, reproduced or distributed, in whole or in part, to other parties at any time without the prior written consent of the Owner. It is made available to prospective tenants for information purposes only and upon the express understanding that such prospective purchasers will use it only for the purposes set forth herein and upon and subject to the terms of the Confidentiality Agreement. In furnishing the CIM, the Owner and the Advisor undertake no obligation to provide the recipient with access to additional information.

The Owner has adopted a negotiated transaction process. Based on information contained in this CIM and other information that may be made available upon request, interested parties are invited to submit a proposal that addresses the requirements outlined under “Submission Guidelines”.

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## Confidentiality

Upon receipt of this CIM, prospective purchasers will have executed a confidentiality agreement (the "Confidentiality Agreement") under which they have agreed to hold and treat this CIM and its contents in the strictest confidence.

Prospective purchasers will not, except as permitted under the Confidentiality Agreement, directly or indirectly, disclose or communicate or permit anyone else to disclose or communicate this CIM or any of its contents or any part thereof to any person, firm or entity without the prior written consent of the Owner. Prospective purchasers will not use or permit this CIM to be used for any other purpose than a proposed leasing a unit or units in the project.

## Disclosure

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**Mariya Lilly**  
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