

\$947 AVERAGE
SALES PSF

7.8m ANNUAL
VISITS



BAYSHORE

VOTED OTTAWA'S FAVOURITE MALL

Bayshore Shopping Centre is the leading fashion player in Ottawa-Gatineau and in the top 25 shopping centres in Canada for sales per sq. ft.

A top tourist destination, the region sees 9.8 million visitors per year, amounting to \$2.6 billion in spending annually.

In 2025, Global Citizen voted Ottawa as the #2 place to live in Canada.



P\$F

\$947

AVERAGE
SALES PER
SQ.FT.

(as of Aug. 2025)



TRADE AREA AVERAGE
HOUSEHOLD INCOME

\$129,634

21% higher than the
Canadian average



P\$F

\$3,300

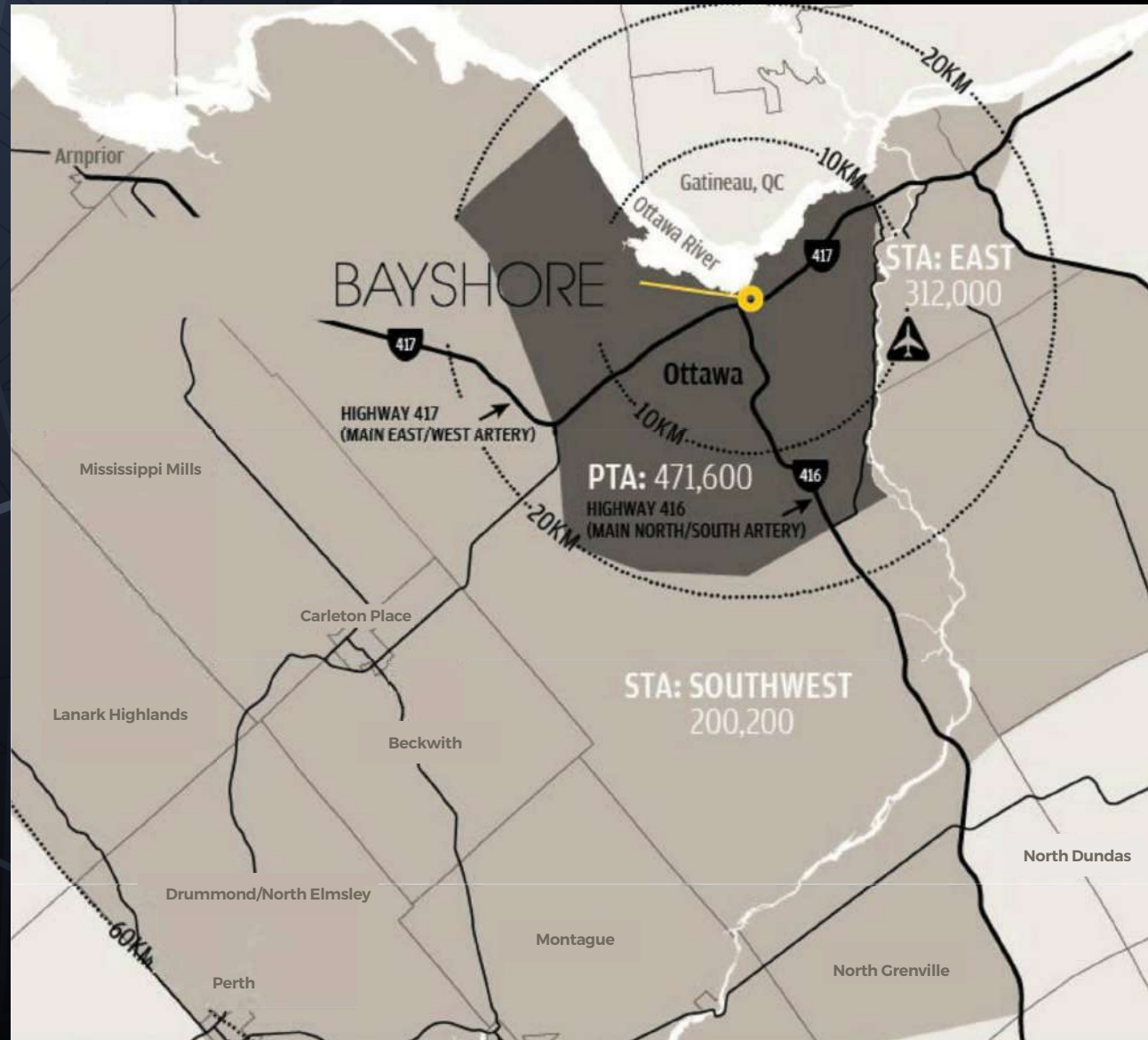
AVERAGE FOOD
COURT SALES
PER SQ.FT.

(as of Aug. 2025)

TRADE AREA

The centre's trade area is expansive and encompasses most of the City of Ottawa and rural communities south and west of the property.

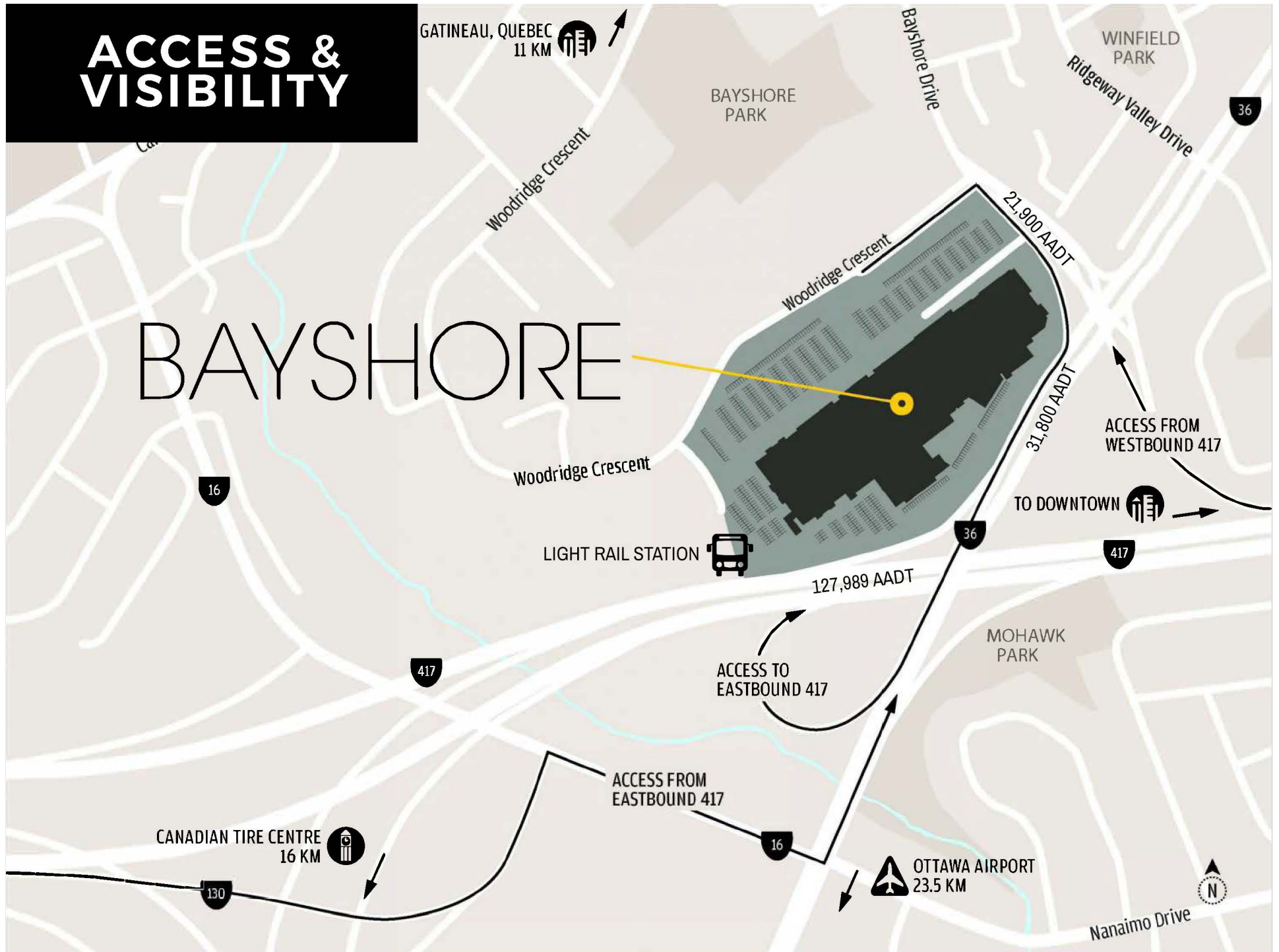
- Trade Area population totals more than 1,163,633 people (2025)
- Trade Area population will increase by 96,285 by 2030
- 39% of Bayshore's consumer base falls within the "high-elite" income group in comparison to the average Canadian shopper (25% higher than the Canadian average)
- 34% of the Trade Area population is between the ages of 25-44
- 73% of the Trade Area has completed post secondary education
- Trade Area average household income at \$129,634 exceeds the Ontario (16%) and Canadian (21%) levels



100 Bayshore Drive, Ottawa, Ontario CANADA

ACCESS & VISIBILITY

BAYSHORE



TRADE AREA/ MARKET DEMOGRAPHICS

As Canada's national capital, Ottawa is one of the country's most vibrant cities - rich in culture and heritage with many national institutions and historic buildings. In 2025, Global Citizen ranked Ottawa as the #2 place to live in Canada.

- Ottawa is located in the heart of Eastern Ontario, sharing a border with the city of Gatineau, Quebec
- As the seat of Canada's Federal Government, Ottawa boasts one of the most affluent population bases in the country
- The city is home to the best-educated workforce in Canada, with the highest number of residents completing post secondary education



ANNUAL VISITOR SPEND
CONTRIBUTES OVER
\$2.6 BILLION
TO THE LOCAL ECONOMY



OTTAWA BOASTS THE MOST
**STABLE
EMPLOYMENT**
RATE IN CANADA



44%
OF OTTAWA RESIDENTS
ARE BILINGUAL



180+
FESTIVALS HELD ANNUALLY
HIGHEST IN CANADA



OTTAWA-GATINEAU
IS HOME TO
12+
NATIONAL MUSEUMS



MORE
THAN **30KM**
OF MULTI-USE TRAILS
LINE THE FAMOUS
OTTAWA RIVER



OTTAWA IS **#1**
RANKED
FOR HEALTHY LIVING
IN CANADA
(MoneySense Magazine)



OTTAWA IS **#3**
RANKED
FOR QUALITY OF LIFE IN
CANADA & #19 IN THE WORLD
(Mercer)



STUDENT POPULATION
IN OTTAWA IS OVER
138,000

REGIONAL FACTS



POPULATION OF
METRO OTTAWA-GATINEAU
1,488,307



REGION IS HOME TO OVER
1,700
TECHNOLOGY COMPANIES



THE FEDERAL GOVERNMENT
EMPLOYS OVER
145,000
PEOPLE IN THE REGION



THE NATIONAL CAPITAL
REGION HAS SEVERAL
**MAJOR
HIGHWAYS**
(HWY'S 417, 416, 5, 50, 174 & 7)



REGION IS HOME TO
#2
BUSIEST AIRPORT IN ONTARIO



OTTAWA BOASTS
**4 UNIVERSITIES
& 2 COLLEGES**

CUSTOMER DEMOGRAPHICS

Bayshore's customer base is largely comprised of affluent, well educated, young and mature, female shoppers.

- 73% of shoppers are female
- Education levels are very high with over three-quarters (73%) having completed College or University
- 62% of Bayshore shoppers are trend-setting females between the ages of 15-44
- The average shopper expenditure is \$109; well above the industry standards



62%
OF SHOPPERS ARE
UNDER THE AGE OF 45



TRADE AREA AVERAGE
HOUSEHOLD INCOME
\$129,634



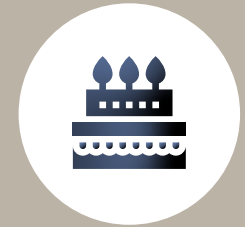
\$109
AVERAGE EXPENDITURE
PER VISIT



73%
OF SHOPPERS HAVE
COMPLETED POST
SECONDARY



39%
OF SHOPPERS FALL
WITHIN THE HIGH-ELITE
INCOME GROUP



AVERAGE AGE
OF SHOPPER IS
41



73%
OF SHOPPERS
ARE FEMALE



38%
OF SHOPPERS HAVE
CHILDREN UNDER 18
LIVING AT HOME

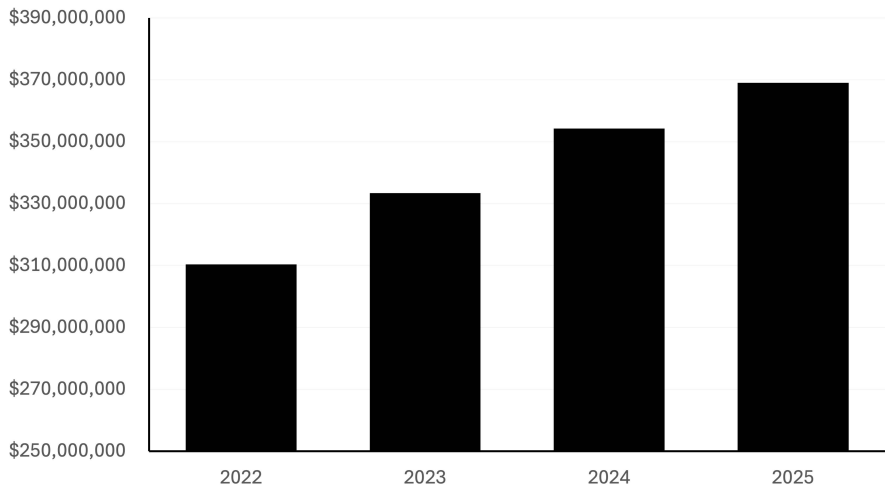


AVERAGE MINUTES PER
VISIT AT CENTRE
90

SALES GROWTH

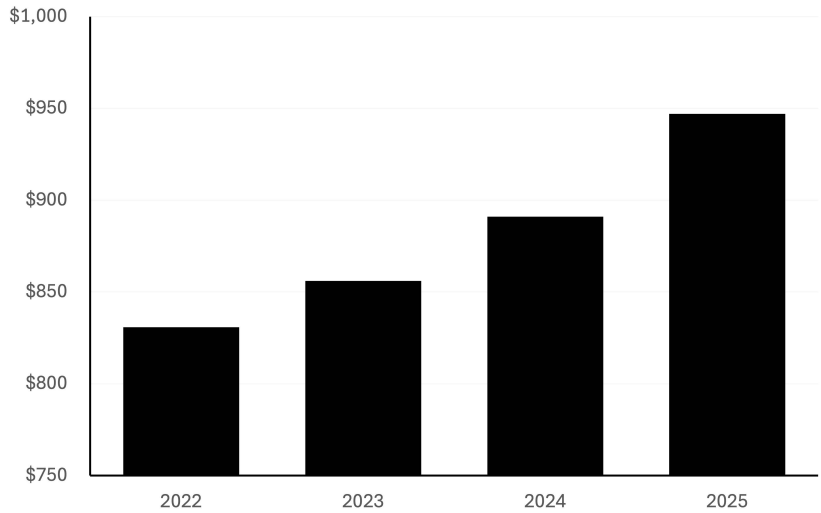
SALES

2022	\$310,375,115
2023	\$333,386,851
2024	\$354,267,060
2025	\$371,449,349



SALES PER SQ. FT.

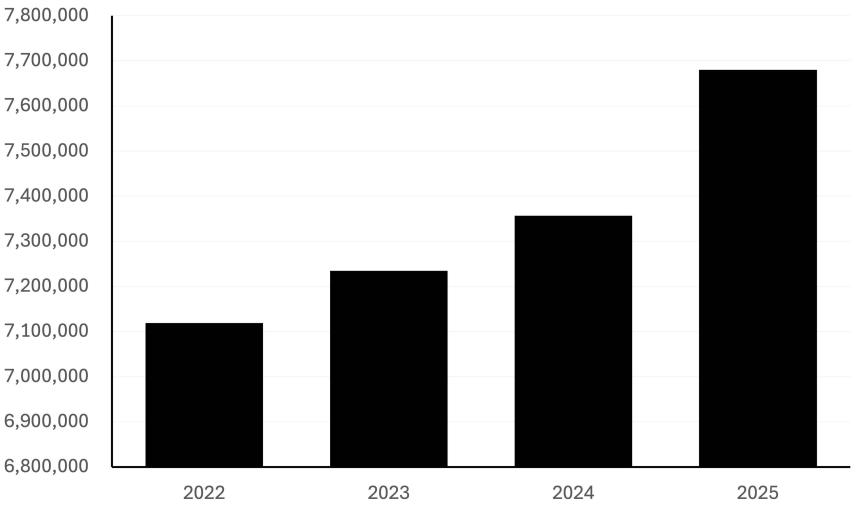
2022	\$830.78
2023	\$856.07
2024	\$891.28
2025	\$947.00



TRAFFIC GROWTH

TRAFFIC

2022	7,119,059
2023	7,234,549
2024	7,356,673
2025	7,820,000



Woodbridge Crescent

Baysshore Drive

Richmond Road

EXISTING MERCHANDISING PLAN - LEVEL ONE / B A Y S H O R E

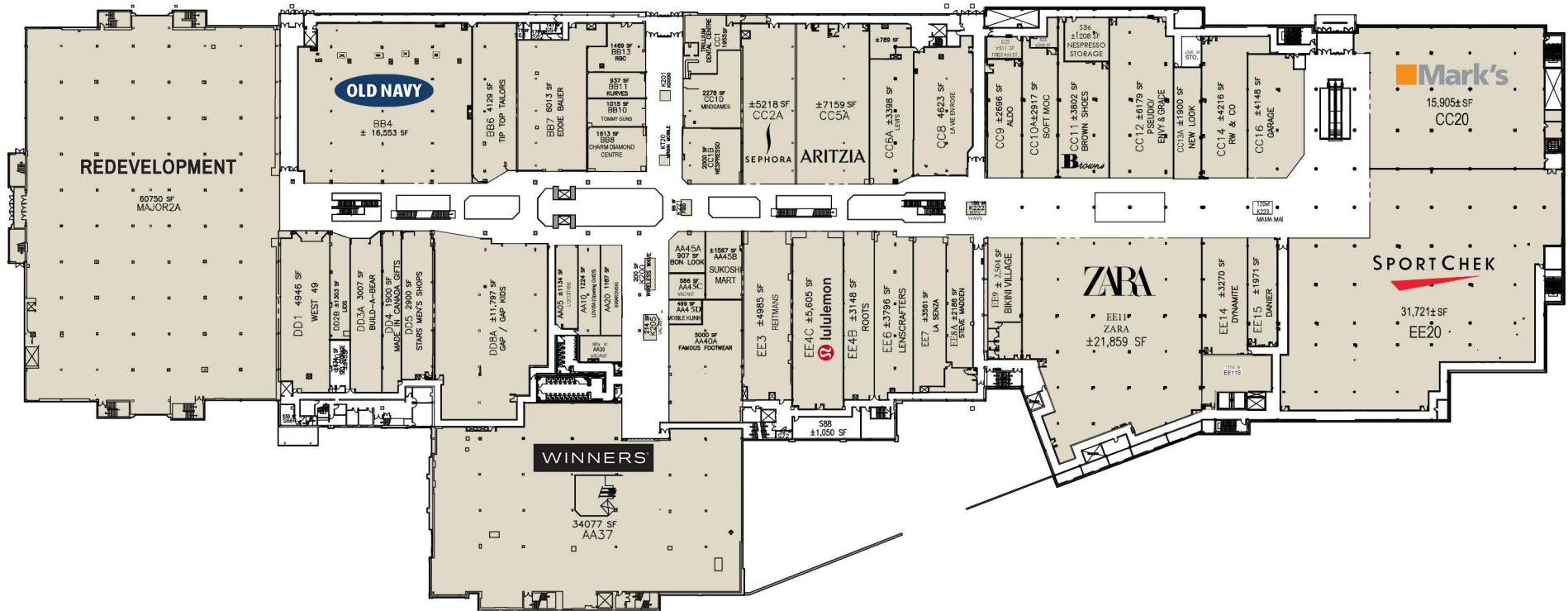
SCALE: 1" = 80'-0" / 4/2025

OTTAWA, ON. / MP-101

Richmond Road

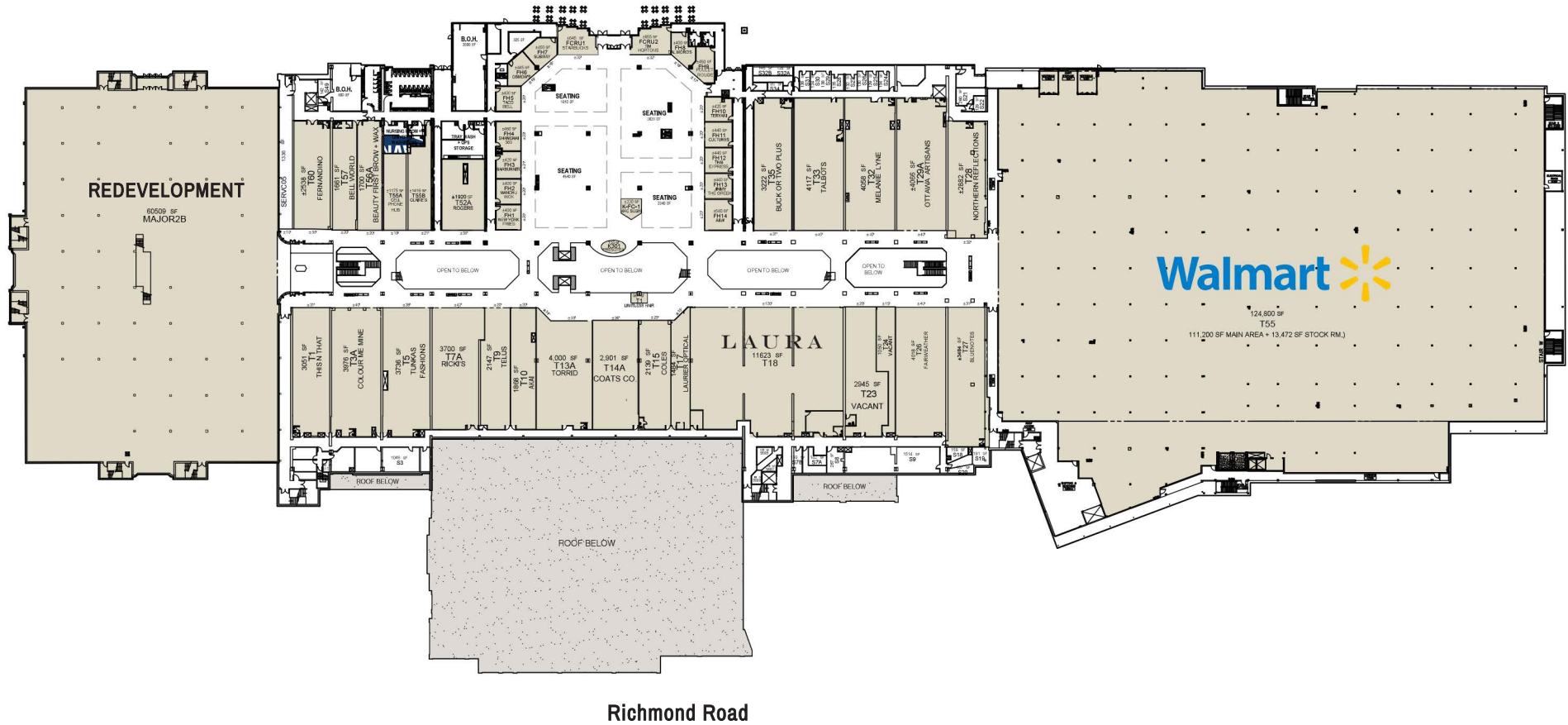
EXISTING MERCHANDISING PLAN - LEVEL TWO / BAYSHORE

OTTAWA, ON. / MP-201



Woodbridge Crescent

Baysshore Drive



EXISTING MERCHANDISING PLAN - LEVEL THREE / B A Y S H O R E

SCALE: 1" = 80'-0" /04/2025

OTTAWA, ON. / MP-301

LEASING INFORMATION

Total GLA: 881,784 sf

Rent: Contact Listing Agent

Additional Rent: \$54.64 psf

CAM: \$25.76 psf

TAX: \$23.38 psf

HVAC: \$2.25 psf

Marketing & Promo: \$3.25 psf

Food Court: \$40.88 psf



BAYSHORE

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