

Trinity Common at Citigate

4235-4345 Strandherd Dr, Ottawa, ON

Trinity Common at Citigate is located at the southeast corner of Strandherd Drive at Highway 416 in the rapidly growing suburb of Barrhaven in Ottawa. The development boasts over 310,000 SF of retail, including national tenants such as Costco, Value Village, Marshalls, and Dollarama. Directly beside the development, a 2.7M SF industrial building opened in Fall 2021, in which Amazon occupies 450,000 SF and has created over 1,000 new jobs. Coming Soon, Sansotei Ramen.

Size

310,000 s.f.

Opened

Spring 2017

Major Tenants

Costco	155,000 s.f.
Value Village	24,100 s.f.
Marshalls	23,000 s.f.
Dollarama	10,400 s.f.
Ren's Pets Depot	10,000 s.f.
Natural Food Pantry	9,500 s.f.
LCBO	10,000 s.f.
BMO	6,000 s.f.

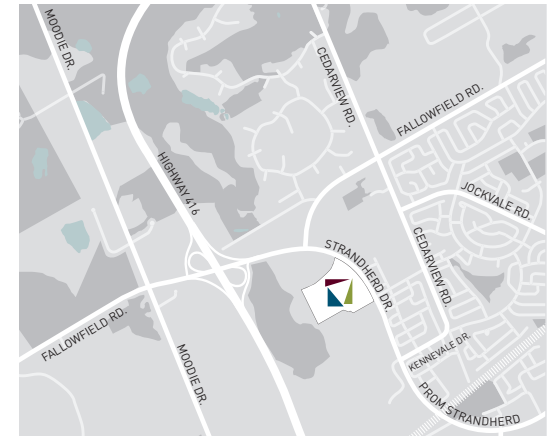


Demographics

	1 km	3 km	5 km
Total Population	7,023	27,164	80,712
Number of Households	2,291	9,454	26,731
Average Household Income	\$151,459	\$147,210	\$142,558
Median Age	35.6	38.4	36.1



Retail Leased
 Retail Available



Tenants

- | | |
|---------------------------------|-------------------------|
| Costco | 15. Popeyes Chicken |
| Value Village | 16. BMO |
| Marshalls | 17. Panago Pizza |
| Dollarama | 18. Subway |
| LCBO | 19. Shawarma |
| 1. Tim Hortons | 20. Optician |
| 2. Lone Star Texas Grill | 21. Telus |
| 3. A&W | 22. Vet Clinic |
| 4. HSBC | 23. Supercuts |
| 5. Montana's | 24. Nail Salon |
| 6. State & Main | 25. Dentist |
| 7. Care2Cure | 26. Sleep Country |
| 8. Freshii | 27. Sansotei Ramen |
| 9. Halibut House | 28. One Plant |
| 10. Available 1,653 s.f. | 29. Tutti Frutti |
| 11. Burrito Gringo | 30. Natural Food Pantry |
| 12. 9Rounds | 31. Ground X Jiu Jitsu |
| 13. Authentic Pho | 32. Ren's Pets Depot |
| 14. B-Sharp | |