



Square One Shopping Centre

For Sale

# Prime Mississauga City Centre development site

3680 Hurontario Street, Mississauga, ON



Hurontario St

Burnhamthorpe Rd

# The Offering

## The Offering

Colliers International is pleased to offer for sale a 0.87 acre transit-oriented, high-density development site located at 3680 Hurontario Street, Mississauga, Ontario.

This unsurpassed location is situated in Mississauga City Centre and steps from Square One Shopping Centre, the second largest shopping centre in Ontario and the third largest shopping centre in Canada. Surrounded by neighbouring high-end, high-profile condominiums such as the "Marilyn Monroe Towers"; the community minded open-air venue of Celebration Square, the Living Arts Centre, an impressive variety of local restaurants, and a planned stop of the new Hurontario LRT slated to be right at your doorstep. This is as good as it gets.

## Investment Highlights



Located in Mississauga's signature City Centre neighbourhood



Planning policy promoting high-density residential



Live/Work/Play community



Opportunity of scale



360 retailers and 50 restaurants in walking distance



Strong market fundamentals



Hurontario LRT stop slated to be at "front door"

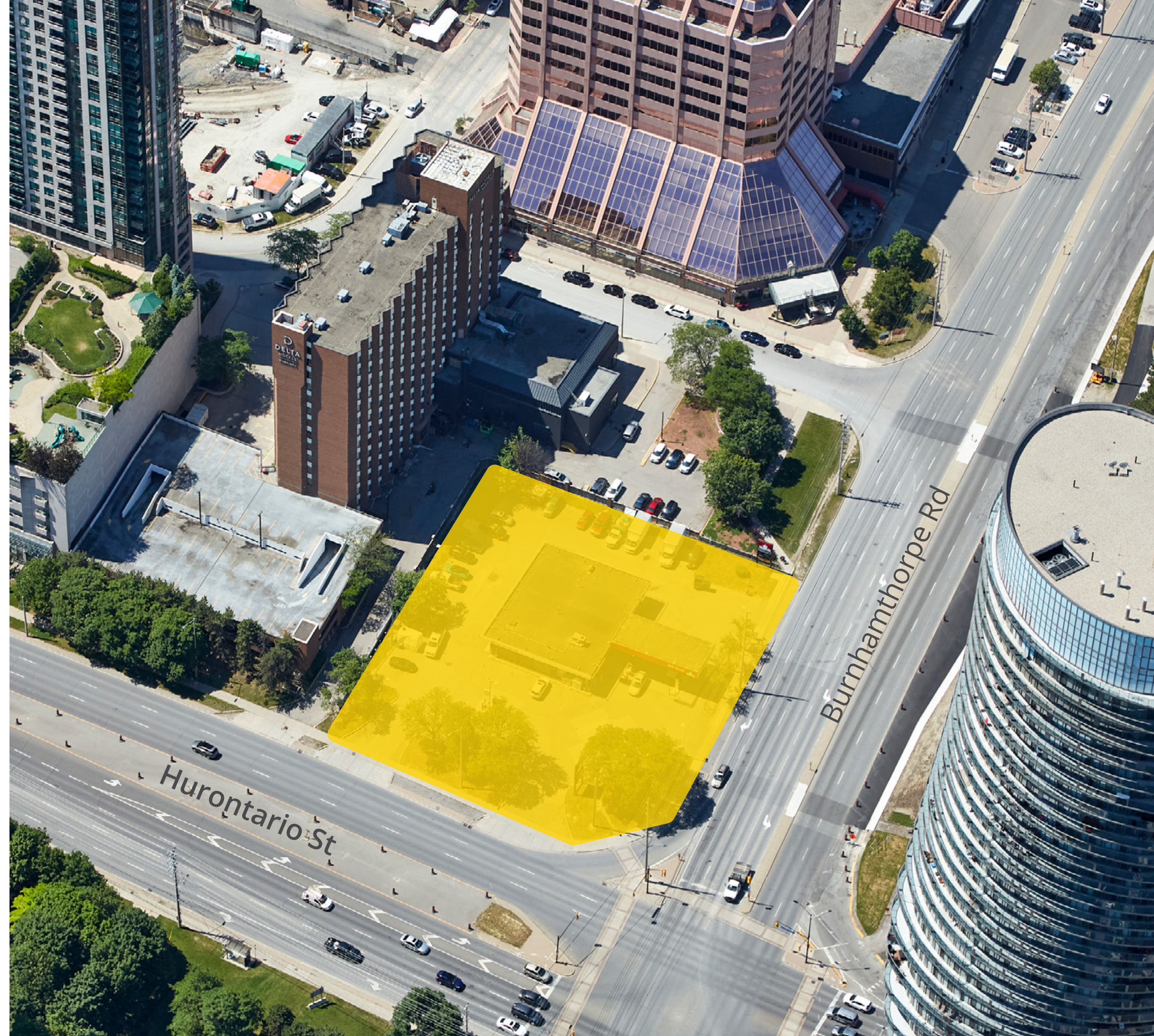


Holding income prior to redevelopment

# Property Profile

## Investment Highlights

<b>Address</b>	3680 Hurontario Street, Mississauga
<b>Major Intersection</b>	Hurontario Street & Burnhamthorpe Road West
<b>Site Area</b>	0.87 acres
<b>Frontage</b>	159 feet on Hurontario Street 183 feet on Burnhamthorpe Road West
<b>Official Plan Land Use</b>	Downtown Mixed Use
<b>Zoning</b>	H-CC2-3
<b>PIN</b>	131430052
<b>Legal Description</b>	PT LT 16 CON 1 NDS TORONTO AS IN TT137092 EXCEPT TT164381 & VS131552 ; MISSISSAUGA
<b>Legal Name of Owner</b>	Erdan Construction Company Limited
<b>Downtown2021 Master Plan District Name</b>	Sussex



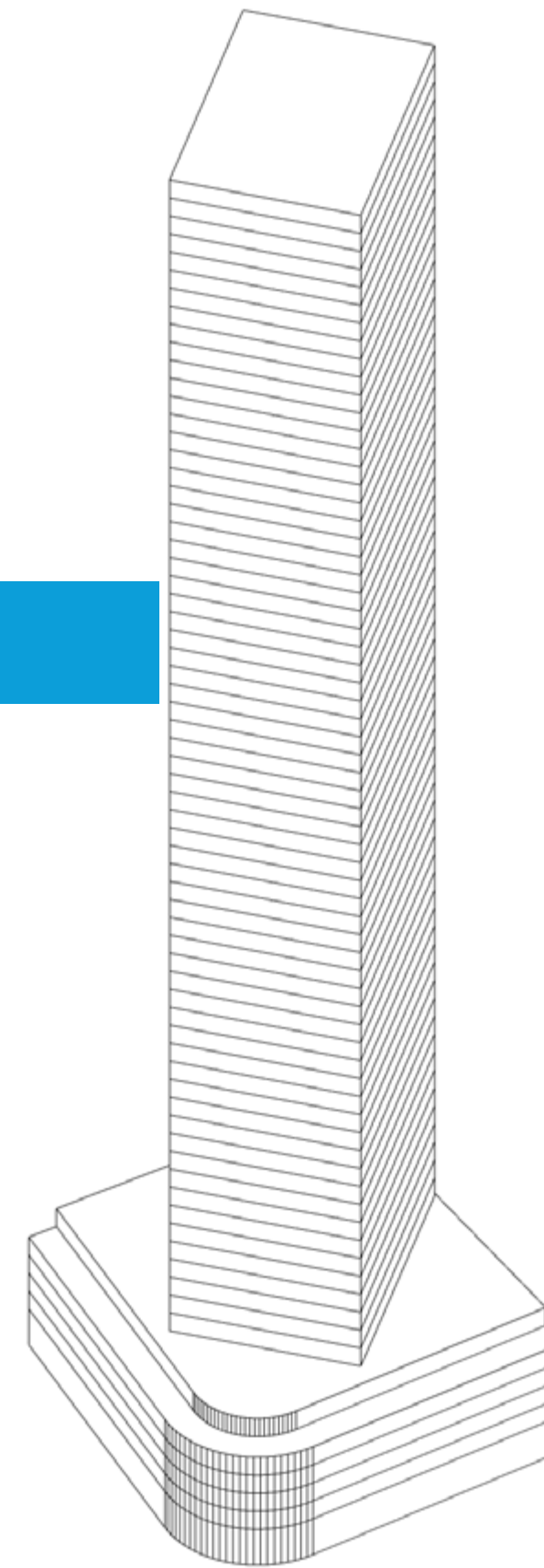
# Development Concepts

DMBA was engaged in January 2021 to prepare a feasibility report for the development of the Property based on the review of the site's configuration and characteristics, informed by the City's Official Plan, Zoning By-Laws, and the Downtown21 Master Plan.

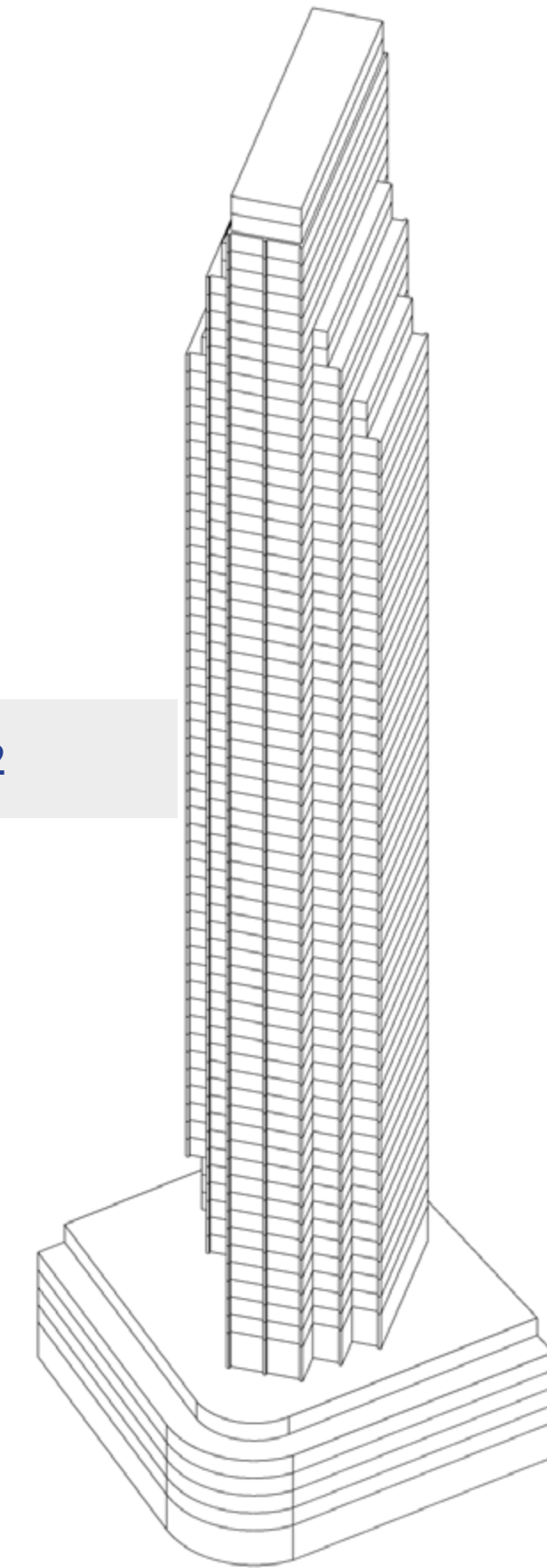
The resulting concepts provide between 508 to 728 residential units, which comprise a mix of studio, one, two and three bedroom apartments.

<https://d.mba>

Scenario 1



Scenario 2



## Development Scenario

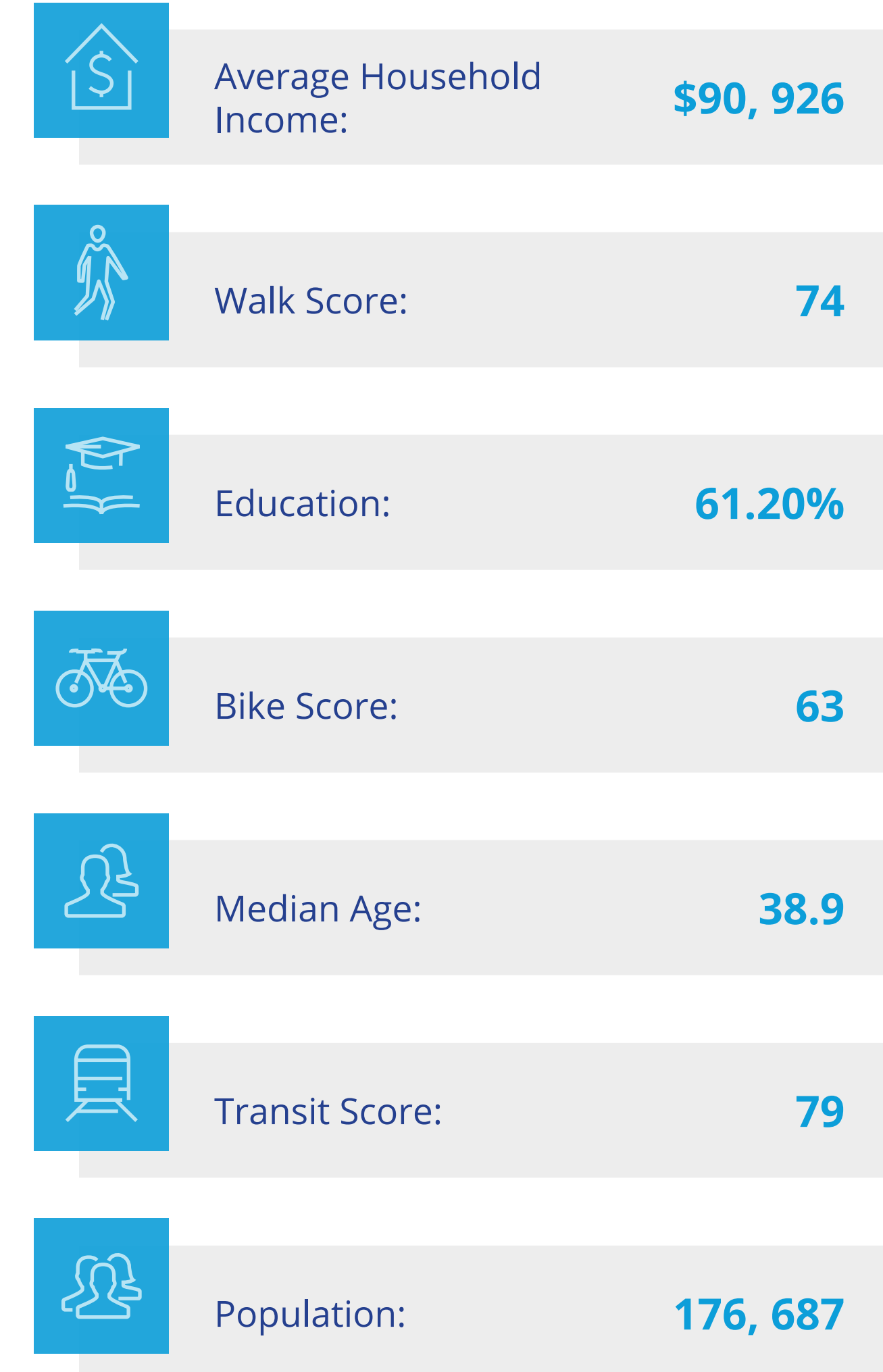
	Building Height	GFA	Parking Ratio	UG Levels
Scenario 1	71	743,039 SF	0.63	-8
Scenario 2	71	692,330 SF	0.79	-8

# Location Overview

## Mississauga City Centre

In the late 1960's, famed Mississauga developer Bruce McLaughlin had a dream of creating a downtown for Mississauga. An urban centre for suburbia. In 1973, the first steps of this dream became a reality with the opening of Square One Shopping Centre. Then in 1987, the Mississauga Civic Centre was added to the growing urban area and it became the seat of the local government. During the last three decades, Mississauga City Centre has seen an explosive growth in retail, office space, recreational amenities and above all - cutting edge high density residential, as exhibited by the now famous Absolute condominium "Marilyn Monroe Towers" gracing the Mississauga skyline. Mississauga City Centre is now the quintessential urban centre to work, live and play in Mississauga. No car required.

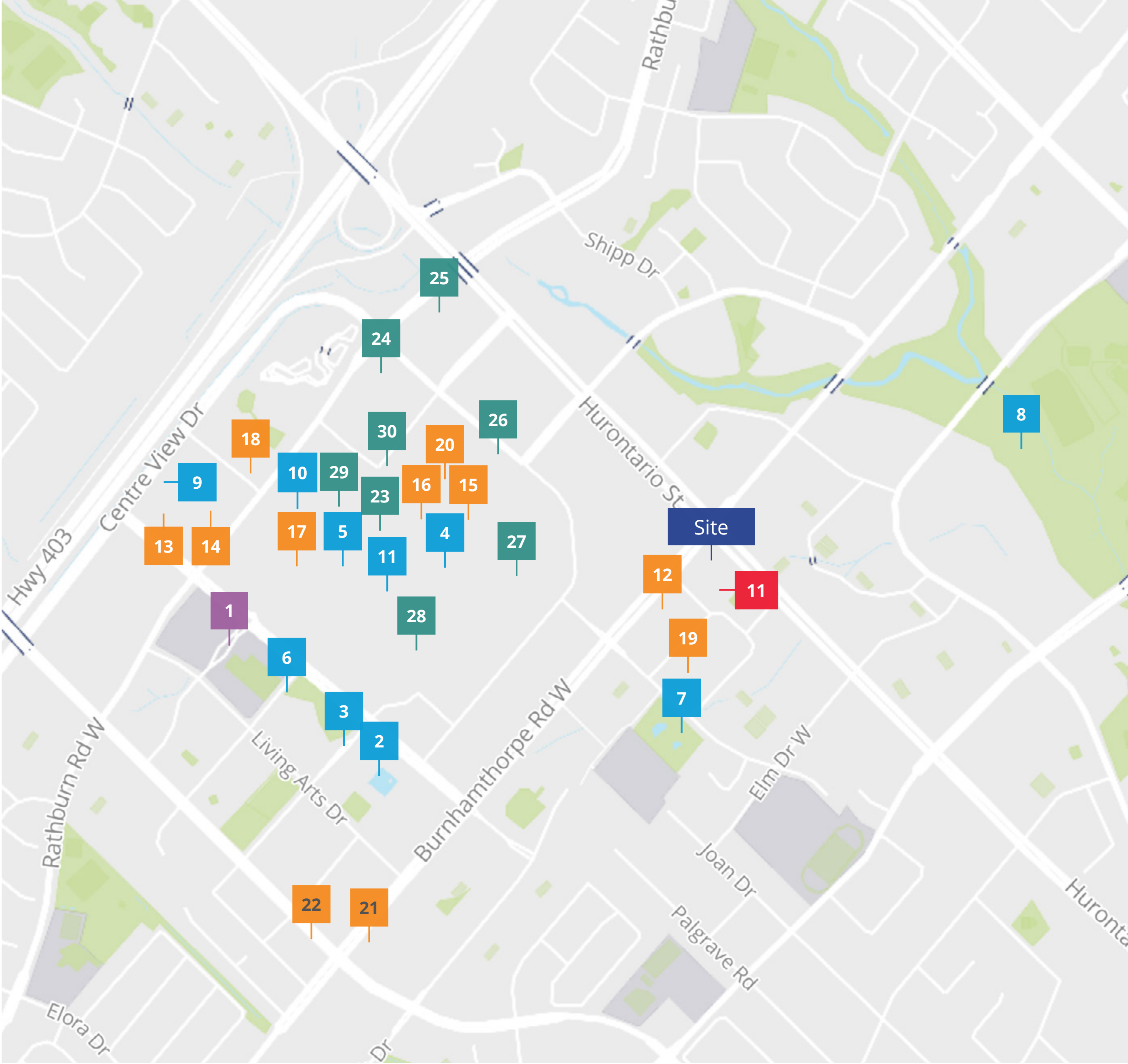
## Mississauga City Centre Demographics



# Amenities

## Neighbourhood Amenities

1	Sheridan College - Hazel McCallion Campus Mississauga	16	Reds Square One
2	Celebration Square Ice Skating Rink	17	La Carnitav
3	Mississauga City Hall	18	Starbucks
4	Square One Shopping Centre	19	The Wave Bar and Lounge
5	The Rec Room	20	Moxie's Grill & Bar
6	Living Arts Centre	21	Alioli Ristorante
7	Kariya Park	22	Kinton Ramen
8	Garden of the Valley	23	Shoppers Drug Mart
9	The Dr. Seuss Experience	24	Whole Foods Market
10	Cineplex Cinemas Mississauga	25	Crate and Barrel
11	Delta Hotels by Marriott Toronto Mississauga	26	Walmart Supercentre
12	Goodfellas Wood Oven Pizza	27	Hudson's Bay
13	Scaddabush Italian Kitchen & Bar Square One	28	Holt Renfrew
14	Jack Astor's Bar & Grill	29	Indigo
15	Earls Kitchen	30	Simons



# Offering Process

## Confidentiality

By accepting this Package, prospective Purchasers agree to hold and treat this Package and its contents in the strictest confidence. Prospective Purchasers will not, directly or indirectly, disclose or communicate or permit anyone else to disclose or communicate this Package or any of its contents or any part thereof to any person, firm or entity without the prior written consent of Vendor and Colliers. Prospective Purchasers will not use or permit this Package to be used in any manner detrimental to the interests of Vendor or Colliers or their affiliates or for any other purpose than a proposed offer to purchase of the Property. The recipient of this Package agrees to provide Colliers with a list of those persons to whom this Package or any information contained herein is provided. The terms and conditions in this Section with respect to confidentiality and the disclaimer contained under the heading "Information Package Contents" will relate to all Sections of the Package as if stated independently therein.

The Package shall not be copied, reproduced or distributed, in whole or in part, to other parties at any time without the prior written consent of Vendor and Colliers. It is made available to prospective Purchasers for information purposes only and upon the expressed understanding that such prospective Purchasers will use it only for the purposes set forth herein.

Upon request, the recipient will promptly return all material received from Vendor and Colliers (including the Package) without retaining any copies thereof. In furnishing the Package, Vendor and Colliers undertake no obligations to provide the recipient with access to additional information. The division of the Package 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 Package.

## Indemnifications

Recipients of this Package acknowledge that they are principals or investment advisors in connection with the possible acquisition of the Property. Where a recipient of this Package is working with another broker, that broker must register its client with Colliers at the outset. The broker must notify the listing agents at Colliers in writing, at the time the Package is provided, that it is representing that Purchaser and must provide a written acknowledgment of representation from the Purchaser. Failing receipt of such notice and acknowledgment, it shall be deemed that the recipient has not dealt with any

broker, other than Colliers, regarding the acquisition of the Property, and the recipient agrees that they will not look to Vendor or Colliers, or any of their affiliates for any fees or commissions in connection with the sale of the Property.

In exchange for specific good and valuable consideration provided by Vendor and Colliers, including without limitation, the delivery of this Package, the receipt and sufficiency of which are hereby acknowledged by the prospective Purchasers, prospective Purchasers hereby agree to indemnify Vendor and Colliers, and their affiliates against any claims for compensation, liability or expense (including legal fees), by any other broker or other party (other than Colliers) claiming to have represented the interest of the Purchaser in connection with the sale of the Property, or arising in connection with a breach by the prospective Purchaser of its obligations as described herein. In no event shall prospective Purchasers or any of their agents or contractors contact any governmental authorities concerning the Property, or make any physical inspection or testing of the Property, without the prior written consent of Vendor or Colliers, which consent may be withheld in the sole discretion of Vendor, or Colliers, as the case may be.

## Disclaimer

This CIM is being delivered to prospective purchasers to assist them in deciding whether they wish to acquire the Property. This CIM does not purport to be all-inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase the Property. This CIM is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy 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 Vendor nor the Advisor make any representations, declarations or warranties, express 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 purchasers without independent investigation and verification.

# Prime Mississauga City Centre development site

## Gord Cook\*

Executive Vice President  
+1 416 620 2831  
gord.cook@colliers.com

## Ryan Thomson\*

Senior Vice President  
+1 416 620 2817  
ryan.thomson@colliers.com

3680 Hurontario Street, Mississauga, ON

## Colliers | Toronto West

401 The West Mall, Suite #800  
Etobicoke, ON  
+1 416 777 2200  
collierscanada.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s).  
Copyright © 2021 Colliers.

