

**FOR LEASE**  
**3275 MONARCH DRIVE, ORILLIA, ON**



**WEST RIDGE  
PLACE**



**Clearstream Commercial Real Estate Ltd.**  
**6 John St., 2A., Oakville, ON**  
**O: 905-607-0719**  
**[www.clearstreamcre.com](http://www.clearstreamcre.com)**

**Greg Gaudette**  
**Broker Of Record**  
**647-328-7027**  
**[greg@clearstreamcre.com](mailto:greg@clearstreamcre.com)**

**Derek Gaudette**  
**Broker**  
**647-218-9321**  
**[derek@clearstreamcre.com](mailto:derek@clearstreamcre.com)**





## Prime End Cap Available For Lease

- 15,684 square feet available in the West Ridge Place, located in the most dominant retail node of Orillia, ON.
- This end-cap unit features prominent exposure with over 80 feet of frontage and a rear truck level loading dock.
- Currently built as bright, clean, retail space with 19+ feet of clear ceiling height and ample parking.
- Located directly adjacent to Home Depot and surrounded by an abundant amount of national retailers located in West Ridge Plaza.

## Unit Details

**Size: 15,684 Square Feet**

(Can be demised to approx 7,500 Sq Ft)

**Loading: Truck Level Loading Dock**

**Net Rent: \$19.00**

**TMI: Estimated \$13.50 (2023)**

**Occupancy: Immediate**

**Zoning: C5**





# Regional Shopping Destination In The Heart Of Orillia

**West Ridge  
Place**

## Location

Located directly at the intersection of Hwy. 11 and Hwy. 12, West Ridge Place is a convenient destination for both local and surrounding community shoppers, as well as commuters.

## Co-Tenancy

Unparalleled co-tenancy including national anchor tenants Home Depot, Food Basics, Best Buy, Dollar Tree, Home Sense, Ren's Pets, McDonalds, Tim Hortons, and many more.

## High-Traffic Year-Round

With its great location and AAA national co-tenancy, West Ridge Place benefits from year-round local and commuting shoppers fulfilling a combination of retail, service, dining, and entertainment needs.

## Community

Surrounded by strong demographics and rapidly growing population in immediate Westridge Trailside Community. Other regional draws in the retail node include Costco, Walmart, Zehrs, as well as Lakehead University.







# Site Plan



Available  
15,684 Square Feet

## Service

ANYTIME FITNESS	CAA
FIRST CHOICE	FIT 4 LESS
GALAXY THEATRES	GRACE CHIRO
H&R BLOCK	JIM WILSON
KRG INSURE	NAIL LUXURY INC.
ORILLIA EYEWARE	SCOTIA BANK
SPORTS MEDICINE	TD BANK
WEST RIDGE COIN LAUNDRY	WEST RIDGE FAMILY DENTAL

## Stay and Eat

BOOSTER JUICE	BOSTON PIZZA
CHUNGCHUN RICE DOG	FAIRFIELD BY MARRIOTT
FIREHOUSE SUBS	FRESHII
MARBLE SLAB	MCDONALDS
MONTANA'S	MUCHO BURRITO
POPEYES CHICKEN	STATE & MAIN
SUBWAY	SUNSET GRILL
SWEET OVEN	TAHINI'S
TIM HORTONS	

## Shop

BEST BUY	BULK BARN
CIRCLE K	CONVENIENCE STORE
DOLLAR TREE	FOOD BASICS
FOR LEASE	GUAC MEXI GRILL
HALLMARK	HOME DEPOT
HOME SENSE	PART SOURCE
PENNINGTONS	PET VALUE
REITMAN'S	REN'S PETS
THE SHOE COMPANY	TNT FINE LINGERIE
VALUE VILLAGE	








CANADIAN TIRE NOFRILLS  
SPORT CHEK Mark's  
DOLLARAMA \$1

CASINO RAMA RESORT



# ORILLIA

Walmart WINNERS  
Michaels Sleep Country  
Staples



Zehrs  
SHOPPERS DRUG MART  
LCBO



Starbucks TACO BELL Pizza Hut St. Louis

COSTCO WHOLESALE



ATHERLEY RD

Atherley

Simcoe Lodge

Shannon

# Demographics (5KM)



Population

34,963



Daytime Population

41,567



Total Households

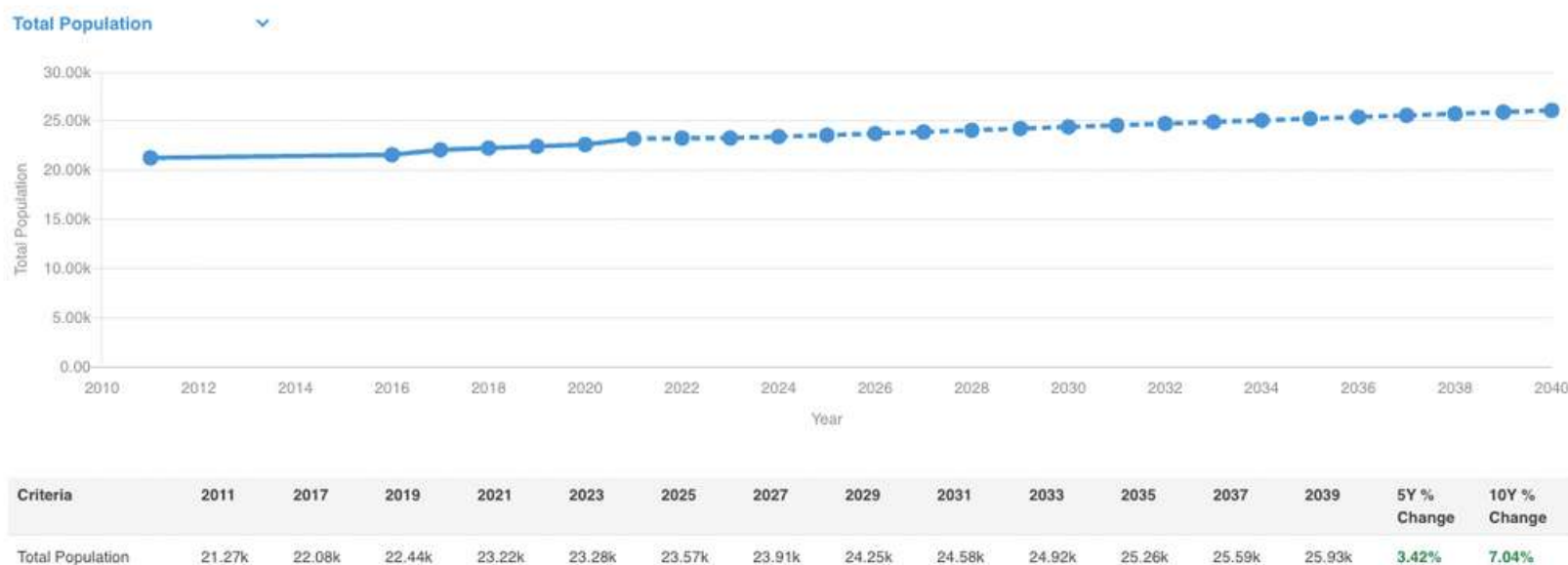
15,842



Household Income

\$87,062

These numbers do not include the tens of thousands of seasonal retailers who own vacation properties in the Orillia Area (Orillia.ca)





# FOR LEASE

## WEST RIDGE PLACE 3275 Monarch Drive, Orillia, ON

**FOR FURTHER INFORMATION PLEASE CONTACT:**

**GREG GAUDETTE**  
**BROKER OF RECORD**  
**647-328-7027**  
**GREG@CLEARSTREAMCRE.COM**



**DEREK GAUDETTE**  
**BROKER**  
**647-218-9321**  
**DEREK@CLEARSTREAMCRE.COM**

**CLEARSTREAM COMMERCIAL REAL ESTATE LTD., BROKERAGE**

6 John St., Suite 2A, Oakville, ON    905-607-0719    [www.clearstreamcre.com](http://www.clearstreamcre.com)

**DISCLAIMER**

**NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). AS APPLICABLE, WE MAKE NO REPRESENTATION AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) IN QUESTION**