

GATEWAY MARKET

Gateway Market Your Trusted Franchise Partner

Partner with a proven leader in urban convenience and build your franchise for success

For over 30 years, Gateway Market Canada has delivered daily essentials to millions of commuters and consumers across premium locations — from office towers, transit, and shopping malls to university campuses and modern condos.


We meet evolving consumer demand by offering a diverse product assortment encompassing fill-in grocery items, beverages, snacks, prepared foods, better-for-you categories, everyday essentials, lottery, and tobacco.

Don't settle for ordinary—join a franchise that offers unmatched support, a trusted brand, prime real estate, and established vendor and landlord partnerships.



Built for Growth: Gateway's Franchise Advantage

We are a recognized and reputable convenience retail franchisor specializing in:

-  Franchise Sales
-  Franchise Management
-  Real Estate

Your franchise will include professional support in:

-  Store Design
-  Store Operations
-  Merchandising
-  Marketing
-  Digital Media



The Right Time Is Right Now



Prime Real Estate

High-traffic spots in booming cities



Perfect Fit

Smart space, optimized for business



Stand Out

Unique mix of products + services



Plug & Play

Ready to launch, tailored to your vision



Community-Driven

Built for local connection and convenience



Low Barrier to Entry

Competitive startup costs + flexible footprint



Limited Openings

Top locations going fast—claim yours now!



*"I always have great support from
a respected brand"
Franchisee since March 2020*

Royalty & Franchise Fees

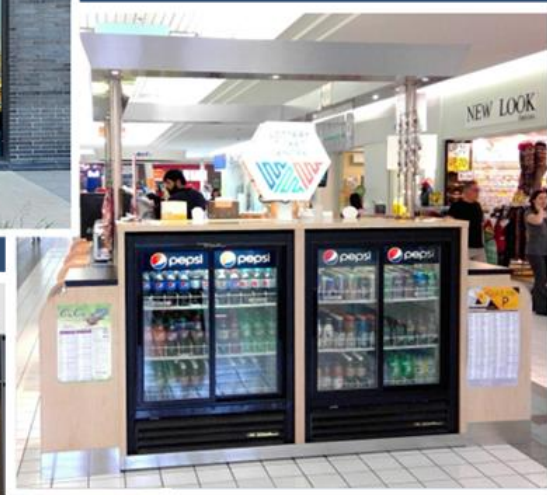


➤ **General Merchandise: 3.5%**

➤ **Tobacco: 3.5%**

➤ **Lottery Commission: 10%**

➤ **Franchise Fee: \$30,000**



Franchise Opportunities In Ontario



Toronto Eaton Centre. – 220 Yonge Street, Toronto, ON

Property Highlights:

Toronto Eaton Centre stands tall as the premier shopping centre in the heart of downtown.

A vibrant and iconic destination, Toronto Eaton Centre is just steps from Toronto's financial and entertainment districts, as well as the city's most celebrated landmarks. Join a community of premium brands in a centre that's home to 255 stores, restaurants, and services—making it a must-visit for city dwellers, shoppers, tourists, students, and office workers alike.



Terms:

- Timing: Immediate
- Size approx.: 275 sf
- Term: 5+5 yr renewal
- Monthly approx. rent: \$8,672.81

Rent estimate includes TMI – Subject to Utilities and TAX

Investment Estimate:

- Construction: \$25,000-\$50,000
- Inventory: \$10,000-\$30,000

Construction, equipment & inventory cost varies by concept, space, & condition



Contact:

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Stipley Neighbourhood. – 1000 King St E, Hamilton, ON

Property Highlights:

Ready-to-Go convenience unit in the Heart of Hamilton.

Prime retail opportunity in Hamilton's vibrant Stipley neighborhood. This built-out former convenience store offers a ready to go—washroom, lighting, HVAC, drop ceiling, and flooring—plus a full-height basement at no extra cost. Perfectly located with abundant street visibility, it's steps from schools, recreation centres, public transit, and just a 10-minute walk to Tim Hortons Field.



Terms:

- Timing: Immediate
- Size approx.: 973 sf
- Term: 5+5 yr renewal
- Monthly approx. rent: \$2,973

Rent estimate includes TMI – Subject to Utilities and TAX

Investment Estimate:

- Construction: \$40,000-\$75,000
- Inventory: \$10,000-\$30,000

Construction, equipment & inventory cost varies by concept, space, & condition



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Bayshore Shopping Ctr. – 100 Bayshore Dr, Ottawa, ON

Property Highlights:

Bayshore Shopping Centre – Ottawa's Premier Retail Destination

Located in Ottawa's fast-growing west end, Bayshore features 170+ retailers, 4,000 free parking spaces, and draws nearly 8 million annual visitors. A major 2016 expansion added 340,000 sq. ft. of retail, a new food court, and upgraded amenities—making it a high-traffic, high-visibility location for franchise success.

Terms:

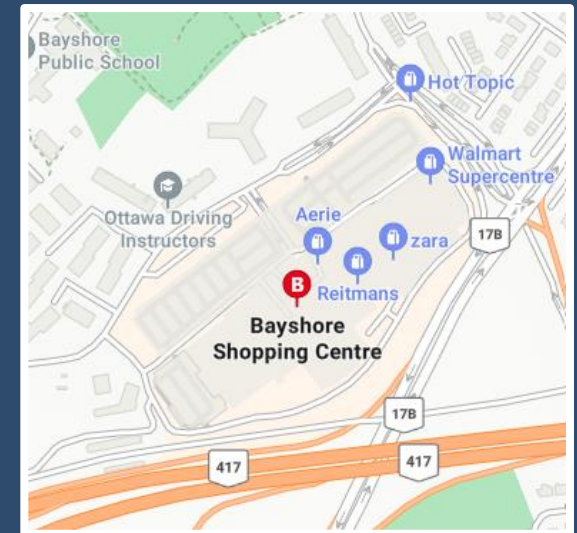
- Timing: Immediate
- Size approx.: 509 sf
- Term: 5+5 yr renewal
- Monthly approx. rent: \$5,233.79

Rent estimate includes TMI – Subject to Utilities and TAX

Investment Estimate:

- Construction: \$10,000-\$25,000
- Inventory: \$15,000-\$30,000

Construction, equipment & inventory cost varies by concept, space, & condition



Contact:

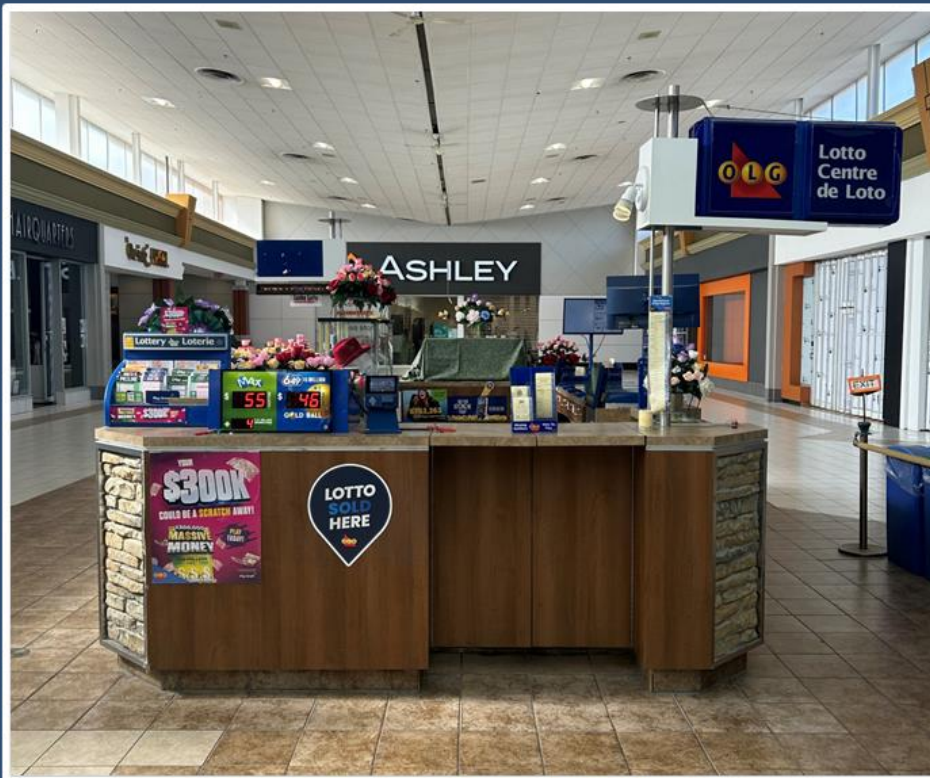
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Fairview Mall – 285 Geneva St. St. Catharines, ON

Property Highlights:

Fairview Mall, St. Catharines – High-Traffic Retail Hub

Located in the heart of Niagara's largest urban centre, Fairview Mall is a top shopping destination with 50+ stores, including Zehrs, Winners, and Staples. Positioned along the QEW, it offers strong visibility, high foot traffic, and excellent accessibility.



Terms:

- Timing: Immediate
- Size approx.: 150 sf - Kiosk
- Term: 5+5 yr renewal
- Monthly approx. rent: \$2,826.38

Rent estimate includes TMI – Subject to Utilities and TAX

Investment Estimate:

- Construction: \$10,000-\$25,000
- Inventory: \$15,000-\$30,000

Construction, equipment & inventory cost varies by concept, space, & condition



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Georgian Mall, 509 Bayfield St., Barrie, ON

Property Highlights:

Remarkable opportunity in one of Canada's fastest growing communities and largest mall in Barrie!

It is located at the intersection of Bayfield Street and Livingstone Street E. in Barrie. This enclosed shopping centre offers an impressive tenant mix including 158 retail units totaling 601,755 sq. ft. There is abundant parking, 20 food and dining options and community services including dental and optical. The City of Barrie transit pick up and drop off shelters are also on site.



Terms:

- Timing: Immediate
- Size approx.: 361 sf
- Term: 5+5 yr renewal
- Monthly approx. rent: \$3,730.33

Rent estimate includes TMI – Subject to Utilities and TAX

Investment Estimate:

- Construction: \$20,000-\$35,000
- Inventory: \$15,000-\$30,000

Construction, equipment & inventory cost varies by concept, space, & condition



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Thomson Building – 65 Queen St. W, Toronto, ON

Property Highlights:

Thomson Building – A Landmark in Toronto's Financial Core

At Queen & Bay, this historic site offers unmatched visibility in the heart of downtown. Once home to Toronto's first skyscraper, it now connects to 75 buildings via the PATH, placing your franchise in the centre of foot traffic and business activity.



Terms:

- Timing: Immediate
- Size approx.: 139 sf – Unit 080B
- Term: 5+5 yr renewal
- Monthly approx. rent: \$1,080.26

Rent estimate includes TMI – Subject to Utilities and TAX

Investment Estimate:

- Construction: \$30,000-\$50,000
- Inventory: \$15,000-\$30,000

Construction, equipment & inventory cost varies by concept, space, & condition



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13 Church St, Toronto, ON (Front & Church)

Property Highlights:

Historic Charm Meets Urban Energy.

In the heart of St. Lawrence Market, this inline unit fronts onto Church Street and sits in a vibrant, high-foot-traffic neighborhood. Surrounded by top retailers like LCBO and Winners, the space comes fully equipped with existing fixtures, fridges, and a built-out washroom—ready for your franchise to move in and start strong.



Terms:

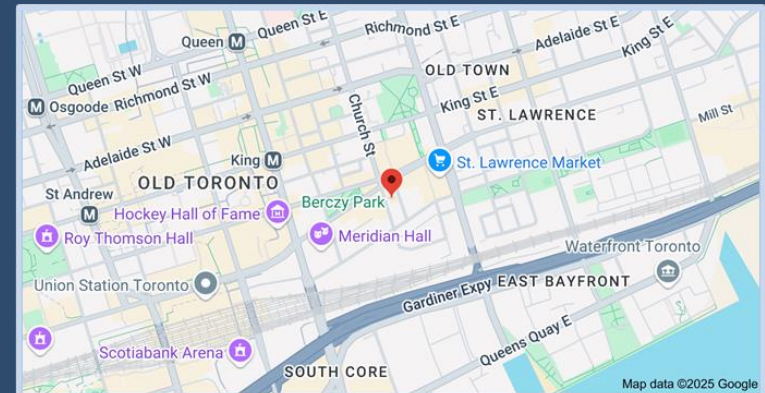
- Timing: Immediate
- Size approx.: 764 sf
- Term: 5+5 yr renewal
- Monthly approx. rent: \$4,473.86

Rent estimate includes TMI – Subject to Utilities and TAX

Investment Estimate:

- Construction: \$75,000-\$100,000
- Inventory: \$15,000-\$30,000

Construction, equipment & inventory cost varies by concept, space, & condition



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Women's College Hospital – 76 Grenville St, Toronto, ON

Property Highlights:

Located in one of Toronto's busiest healthcare zones, this retail space offers exceptional visibility and steady foot traffic. Steps from Toronto General Hospital, Queen's Park, and the University of Toronto, it benefits from over **430,000 annual care visits**, **306,000+ lab tests**, and a daily flow of **staff, physicians, trainees, and visitors**.

Operating Hours: Monday to Friday, 7 AM – 6 PM.

Terms:

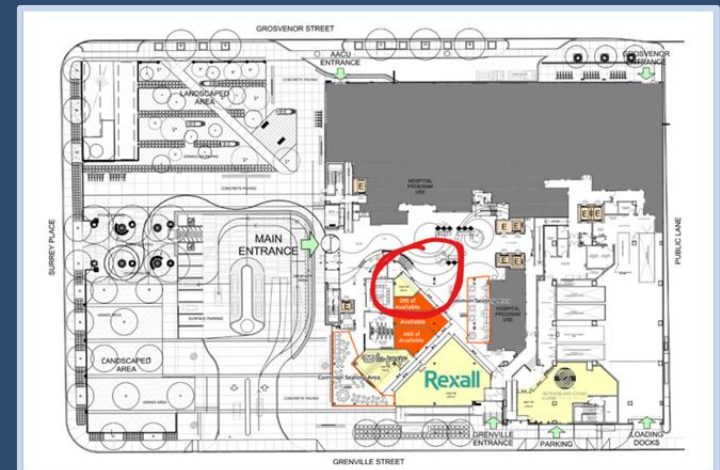
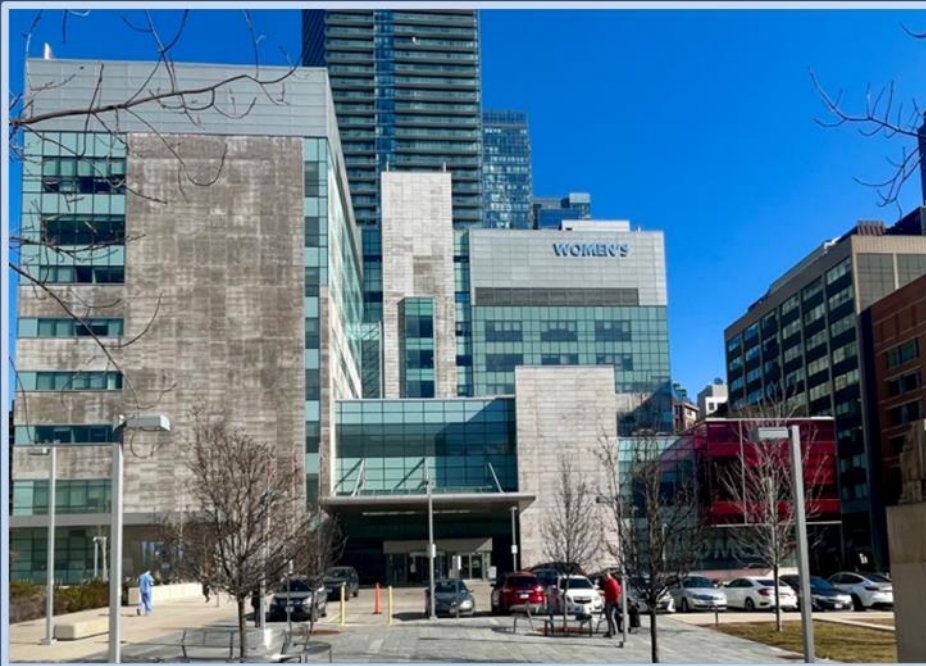
- Timing: Immediate
- Size approx.: 200 sf Unit 2
- Term: 5+5 yr renewal
- Monthly approx. rent: \$5,021.67

Rent estimate includes TMI – Subject to Utilities and TAX

Investment Estimate:

- Construction: \$75,000-\$150,000
- Inventory: \$15,000-\$30,000

Construction, equipment & inventory cost varies by concept, space, & condition



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Lindsay Square Mall – 401 Kent Street West, Lindsay, ON

Property Highlights:

A Strong Regional Draw

Located in the heart of Kawartha Lakes, this 191,000 sq. ft. enclosed mall anchors a busy retail hub with national tenants like Rexall, SportChek, and Winners. With easy access off Kent Street and ample parking, it's a high-visibility location ideal for a Gateway Market franchise.



Terms:

- Timing: Immediate
- Size approx.: 402 sf or 609 sf
- Term: 5+5 yr renewal
- Monthly approx. rent: \$1,888.06-\$2,907.24

Rent estimate includes TMI – Subject to Utilities and TAX

Investment Estimate:

- Construction: \$75,000-\$150,000
- Inventory: \$15,000-\$30,000

Construction, equipment & inventory cost varies by concept, space, & condition



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Whitby Mall, 1615 Dundas St E, Whitby, ON

Property Highlights:

Exciting Durham region opportunity!

In the rapidly growing town of Whitby, just east of Toronto, is a vibrant enclosed shopping centre, Whitby Mall. Spanning over 394,000 sf, this mixed-use centre features retail on the main level and offices above.

Ideally situated adjacent to our Thicksen Place centre, the synergy of these two centres provides convenient shopping for all neighborhood residents.



Terms:

- Timing: Immediate
- Size approx.: 1018 sf
- Term: 5+5 yr renewal
- Monthly approx. rent: \$2,968.98

Rent estimate includes TMI – Subject to Utilities and TAX

Investment Estimate:

- Construction: \$100,000-\$150,000
- Inventory: \$15,000-\$30,000

Construction, equipment & inventory cost varies by concept, space, & condition.



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525 University Ave., (Downtown) Toronto, ON

Property Highlights:

525 University Avenue is located in an established retail corridor in the heart of the Discovery District.

This area benefits from ample hospital, residential and office traffic.

A great location for the next Gateway Market franchise opportunity; an inline unit with frontage on Elm St. The store will be accessible from interior and exterior entrances. Book your visit to this location today!



Terms:

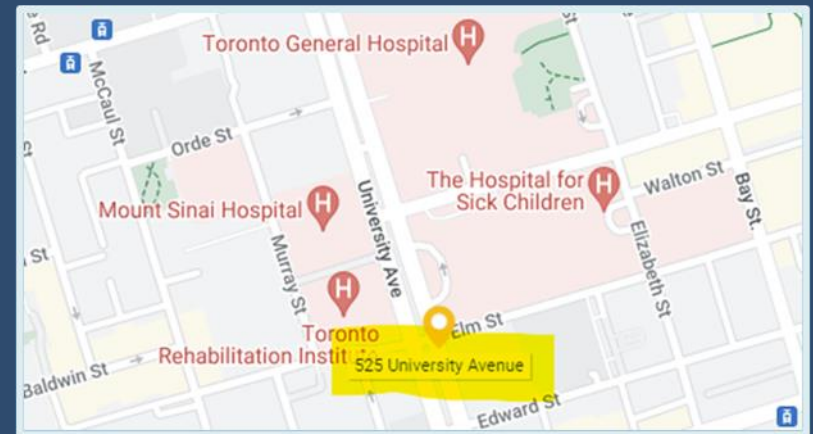
- Timing: Immediate
- Size approx.: 839 sf
- Term: 5+5 yr renewal
- Monthly approx. rent: \$4,708.35

Rent estimate includes TMI – Subject to Utilities and TAX

Investment Estimate:

- Construction: \$100,000-\$170,000
- Inventory: \$15,000-\$30,000

Construction, equipment & inventory cost varies by concept, space, & condition



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Stratford Mall – 1067 Ontario St, Stratford, ON

Property Highlights:

Prime Franchise Opportunity

This 265,000 sq. ft. Class A mall offers interior and exterior access, 720+ free parking spaces, and beer & wine approval—a major advantage in this market. Just 30 minutes from Kitchener-Waterloo, Stratford draws steady local traffic and high year-round tourism. Co-tenancy with major retailers ensures consistent footfall in a family-focused community.

Terms:

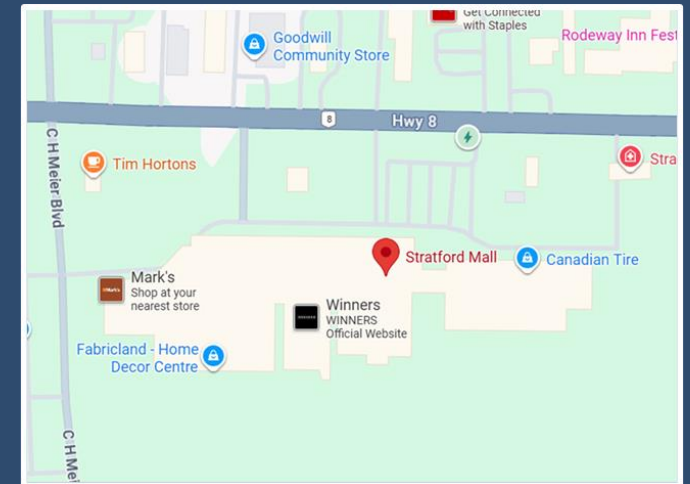
- Timing: Immediate
- Size approx.: 602 sf
- Term: 5+5 yr renewal
- Monthly approx. rent: \$2,508.33

Rent estimate includes TMI – Subject to Utilities and TAX

Investment Estimate:

- Construction: \$150,000-\$175,000
- Inventory: \$15,000-\$30,000

Construction, equipment & inventory cost varies by concept, space, & condition



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Shops at Pickering Ctr. – 1355 Kingston Rd, Pickering, ON

Property Highlights:

Be part of one of Canada's largest master-planned communities. With **10+ mixed-use towers**, **6,000+ new residences**, and direct access to the **Pickering GO Station** via an enclosed bridge, this location guarantees high visibility and steady traffic. Over **3.5 million annual visitors** and abundant free parking make this a prime franchise opportunity in a rapidly growing city.



Terms:

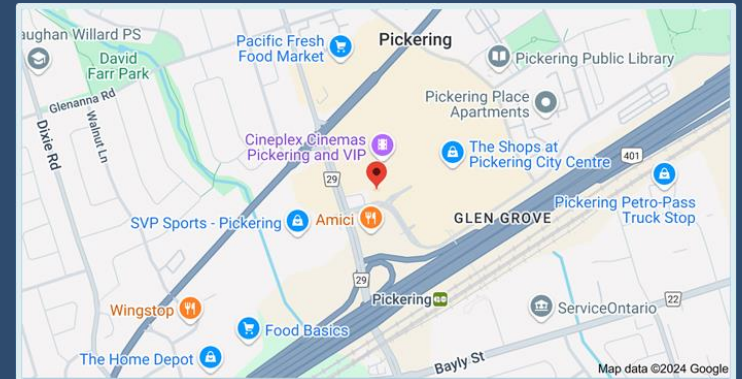
- Timing: Immediate
- Size approx.: 444 sf – unit 70
- Term: 5+5 yr renewal
- Monthly approx. rent: \$5,000

Rent estimate includes TMI – Subject to Utilities and TAX

Investment Estimate:

- Construction: \$145,000-\$185,000
- Inventory: \$15,000-\$30,000

Construction, equipment & inventory cost varies by concept, space, & condition



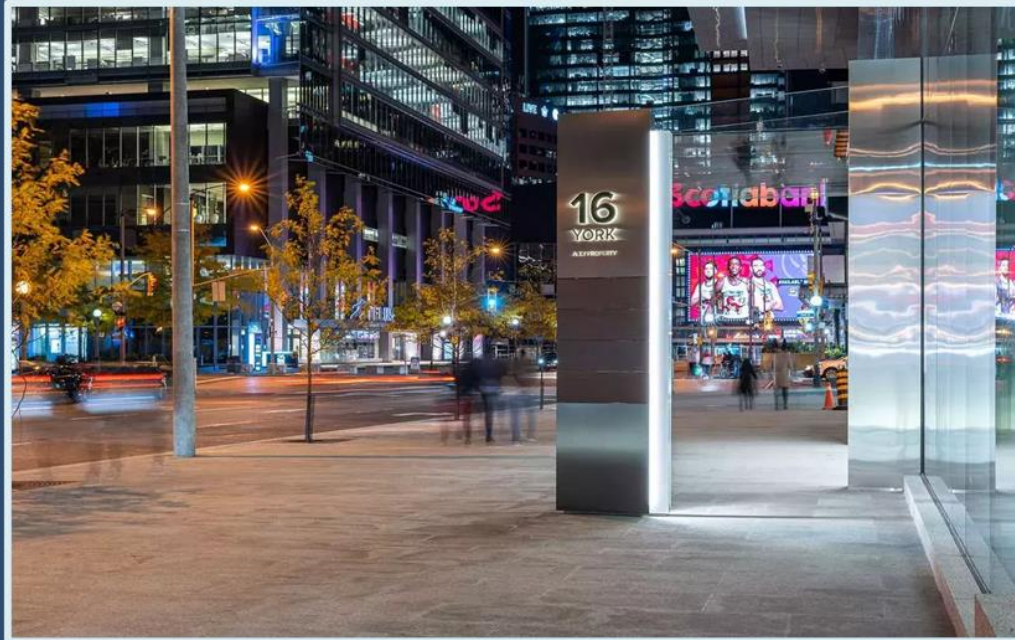
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16 York St, Toronto, ON

Property Highlights:

Located at one of Toronto's most visible corners, 16 York connects directly to the PATH via **Maple Leaf Square**, ensuring year-round access to transit and amenities. Surrounded by luxury residences, office towers, and steps from major entertainment venues, this high-traffic location is perfect for meeting the 24/7 demands of a growing urban community.



Terms:

- Timing: Immediate
- Size approx.: 468 sf
- Term: 5+5 yr renewal
- Monthly approx. rent: \$3,400

Rent estimate includes TMI – Subject to Utilities and TAX

Investment Estimate:

- Construction: \$145,000-\$185,000
- Inventory: \$15,000-\$30,000

Construction, equipment & inventory cost varies by concept, space, & condition



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Lime Ridge Mall – 999 Upper Wentworth St, Hamilton, ON

Property Highlights:

Lime Ridge Mall is Hamilton's premier shopping destination and is the largest mall complex in the city. The 650,000-square-foot super-regional shopping centre offers over 170 stores with premier shopping, dining and entertainment experiences. Easy access via Highway 403 and Lincoln M. Alexander Parkway, GO Train and Hamilton Street Railway. McMaster University and Mohawk College account for almost 60,000 full-time and part-time students, all within a 15-minute commute.



Terms:

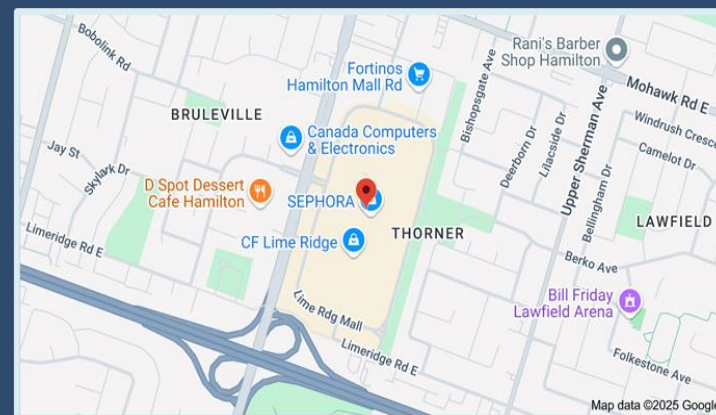
- Timing: Immediate
- Size approx.: 509 sf
- Term: 10 yr – propose 5+5
- Monthly approx. rent: \$5,302.08

Rent estimate includes TMI – Subject to Utilities and TAX

Investment Estimate:

- Construction: \$145,000-\$195,000
- Inventory: \$15,000-\$30,000

Construction, equipment & inventory cost varies by concept, space, & condition



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Place D'Orléans Shopping Ctr. – Orléans, ON

Property Highlights:

Place d'Orléans is a powerhouse retail destination in East Ottawa. With over 140 stores and nearly 700,000 sq. ft. of retail space, it draws consistent foot traffic from surrounding high-income suburbs. The centre offers direct transit access, ample parking, and a revitalized shopping experience that keeps customers coming back.

Benefit from interior and exterior access to the Gateway store, beer and wine sales approved, and high visibility from the parking lot—making it easy to attract and convert passing traffic.

Terms:

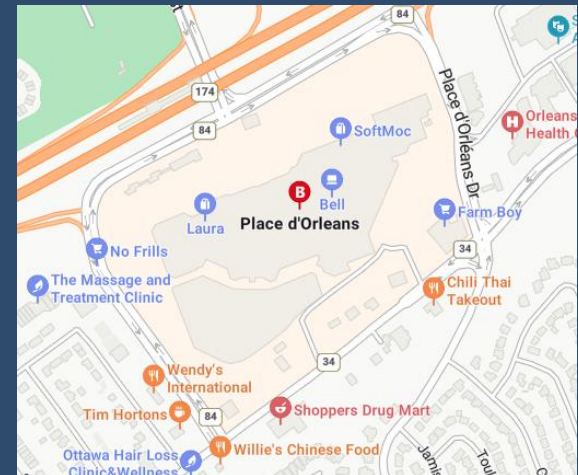
- Timing: Immediate
- Size approx.: 739 sf
- Term: 5+5 yr renewal
- Monthly approx. rent: \$5,256.75

Rent estimate includes TMI – Subject to Utilities and TAX

Investment Estimate:

- Construction: \$145,000-\$200,000
- Inventory: \$15,000-\$30,000

Construction, equipment & inventory cost varies by concept, space, & condition



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The Grand Trios - 90 Starwood Drive, Guelph, ON

Property Highlights:

Guelph's latest luxury apartment development, The Grand Trios. Located in the Grange Hill East community, the development offers 3 commercial units for lease ranging in size from 989 sq. ft. to 1,939 sq. ft., ideal for small professional service or retail tenants.

The units offer great exposure and a professional look.

The development consists of 405 modern apartment units spanning 3 towers with a shared podium and 6 townhouse units.



Terms:

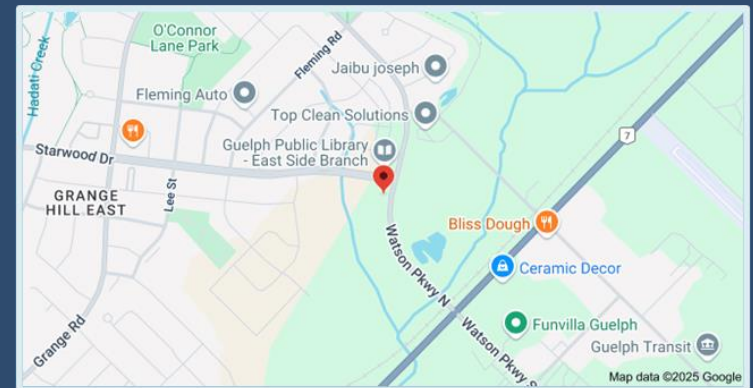
- Timing: Immediate
- Size approx.: 1075 sf– unit 2
- Term: 5+5 yr renewal
- Monthly approx. rent: \$2,508.35

Rent estimate includes TMI – Subject to Utilities and TAX

Investment Estimate:

- Construction: \$180,000-\$220,000
- Inventory: \$15,000-\$30,000

Construction, equipment & inventory cost varies by concept, space, & condition



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Station Park – 5 Wellington St. S, Kitchener, ON

Property Highlights:

Prime Location in Kitchener's Urban Core.

Station Park offers modern urban living steps from downtown Kitchener, with easy access to shops, dining, and entertainment. Located in Midtown between Kitchener and Waterloo, the new **LRT line** and nearby **Grand River Hospital and Sunlife HQ** ensure strong connectivity and traffic. Kitchener is transforming into a tech hub, and Phase 1 includes 583 residential units—a built-in customer base for your franchise.



Terms:

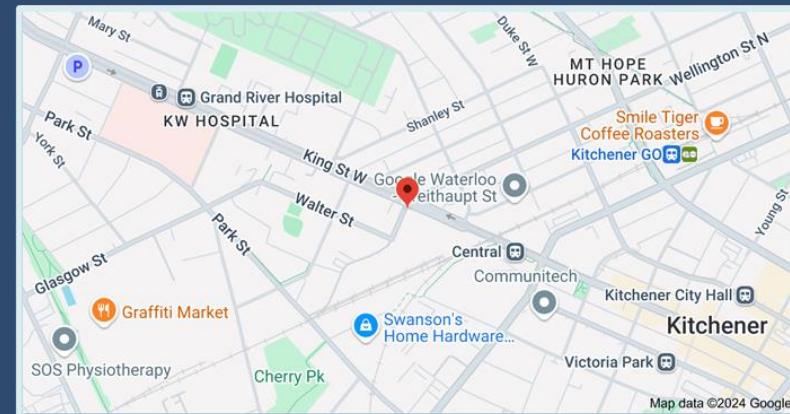
- Timing: Immediate
- Size approx.: 782 sf– unit C
- Term: 5+5 yr renewal
- Monthly approx. rent: \$3,551.58

Rent estimate includes TMI – Subject to Utilities and TAX

Investment Estimate:

- Construction: \$180,000-\$220,000
- Inventory: \$15,000-\$30,000

Construction, equipment & inventory cost varies by concept, space, & condition



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Pat Bayly Square - 67 Bayly St. W., Ajax, ON

Property Highlights:

Newly constructed prime commercial retail space featuring excellent frontage. Pat Bayly Square is set to become the largest urban, mixed-use development in the Durham region. With more than 300 rental units situated above the retail space and a total of five buildings planned for the property, this presents a compelling opportunity.

This retail unit is unique in offering both exterior access and access from the inside lobby. The unit's orientation towards Bayly Street ensures prime exposure on the main street.



Terms:

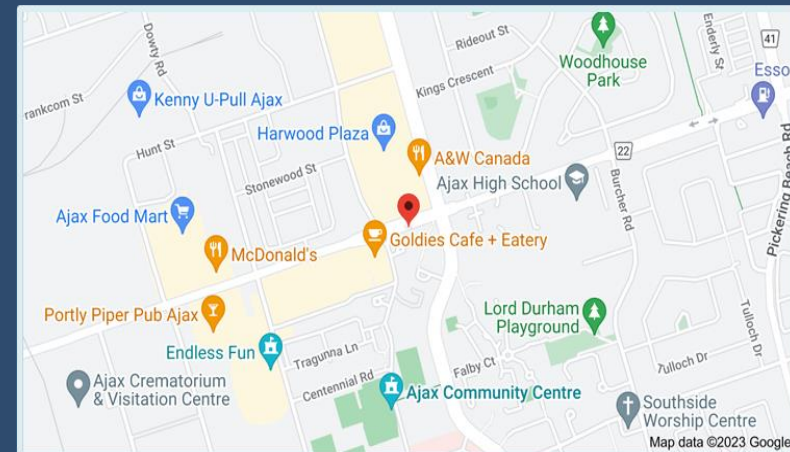
- Timing: Immediate
- Size approx.: 1511 sf
- Term: 5+5 yr renewal
- Monthly approx. rent: \$5,500

Rent estimate includes TMI – Subject to Utilities and TAX

Investment Estimate:

- Construction: \$180,000-\$240,000
- Inventory: \$15,000-\$30,000

Construction, equipment & inventory cost varies by concept, space, & condition



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Pinnacle Toronto E – 3260 Sheppard Ave E, Toronto, ON

Property Highlights:

Positioned at Sheppard & Warden, Pinnacle Toronto East offers a rare chance to establish your business in one of Toronto's rapidly growing neighborhoods. This luxury mixed-use development is ideally situated along major highways and the proposed TTC extension line—ensuring exceptional accessibility and visibility.

With 174,000+ residents, 162,000+ daytime population, and 796 residential units, this site is ideal for capturing steady foot traffic. Strong local income levels and underground commercial parking add to its appeal.



Terms:

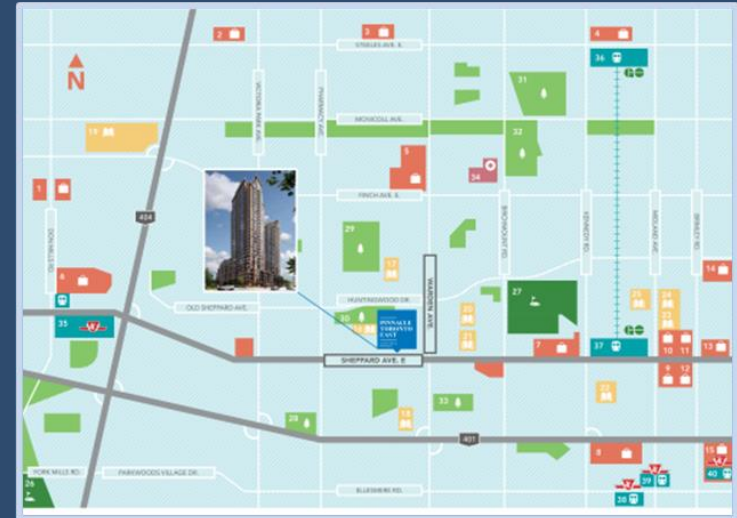
- Timing: Immediate
- Size approx.: 710 sf Unit 2
- Term: 5+5 yr renewal
- Monthly approx. rent: \$3,609.17

Rent estimate includes TMI – Subject to Utilities and TAX

Investment Estimate:

- Construction: \$145,000-\$250,000
- Inventory: \$15,000-\$30,000

Construction, equipment & inventory cost varies by concept, space, & condition



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Kazmir Condos - 890 The Queensway, Etobicoke, ON

Property Highlights:

Kazmir Condos offers prime retail space in Etobicoke's fastest-growing corridor.

Located on The Queensway near Islington, this high-visibility site connects over 12,000 residents and 5,200 households to transit, shopping, dining, and services.

Retail units at grade are ideal for convenience-focused brands seeking steady foot traffic and urban density.

Terms:

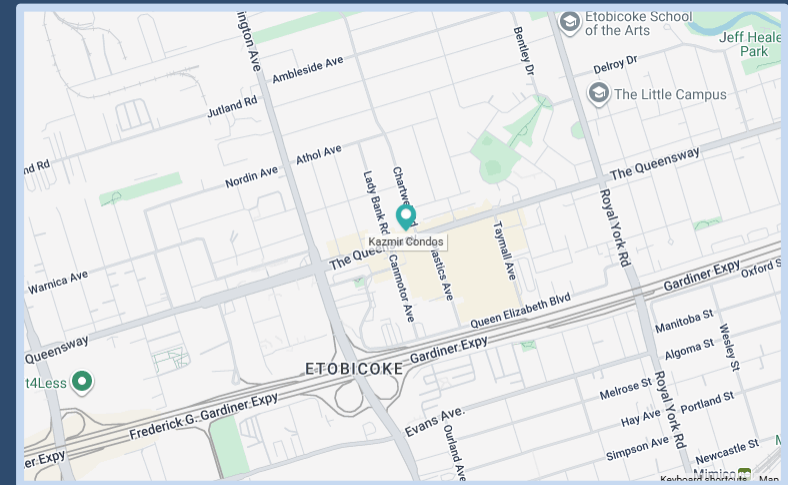
- Timing: Immediate
- Size approx.: 771 sf Unit 1
- Term: 5+5 yr renewal
- Monthly approx. rent: \$5,011.50

Rent estimate include TMI – Subject to Utilities and TAX

Investment Estimate:

- Construction: \$145,000-\$250,000
- Inventory: \$15,000-\$30,000

Construction, equipment & inventory cost varies by concept, space, & condition



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Yorkville Condo – 990 Bloor St W, Toronto, ON

Property Highlights:

990 Bloor Street West – Prime Franchise Opportunity in a Vibrant Urban Hub.

Located at Bloor & Dovercourt, this west-end Toronto location offers strong foot traffic, excellent transit access, and a thriving mix of local shops and cafés. Unit C fronts directly onto Dovercourt Road, maximizing visibility in a high-density, fast-growing neighborhood—ideal for a convenience franchise.



Terms:

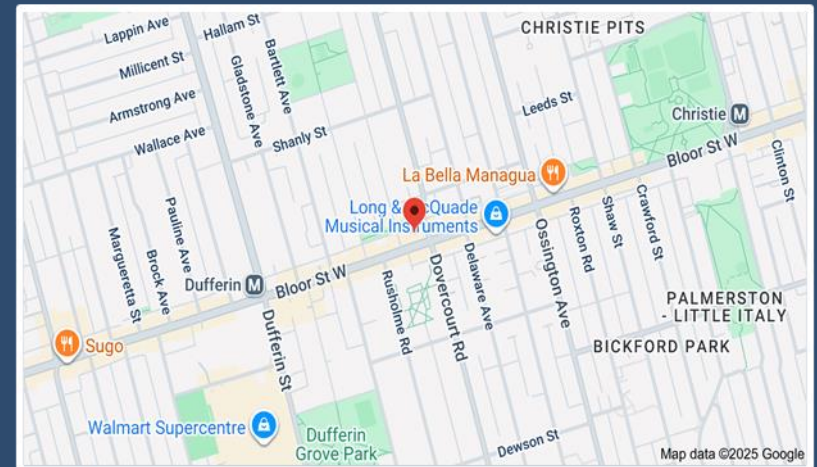
- Timing: Immediate
- Size approx.: 683 sf Unit C
- Term: 5+5 yr renewal
- Monthly approx. rent: \$4,873.92

Rent estimate includes TMI – Subject to Utilities and TAX

Investment Estimate:

- Construction: \$145,000-\$250,000
- Inventory: \$15,000-\$30,000

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The Shops at Milieu – 175 Main St, Ottawa, ON

Property Highlights:

The Shops at Milieu offer a rare opportunity in the heart of Old Ottawa East—surrounded by dense residential, major institutions like St. Paul University and Immaculata High School, and the thriving Greystone community. Located on Main Street, this mixed-use site benefits from revitalized streetscapes, expanded transit, and a surge of new residents. With direct frontage, patio access, public parking, and over 245 tenants on-site and next door, retailers tap into a walkable, high-traffic neighbourhood with over 11,000 potential customers just steps away.



Terms:

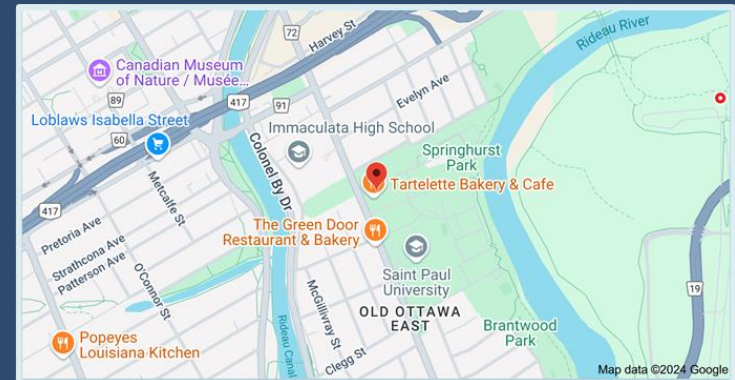
- Timing: Immediate
- Size approx.: 1710 sf
- Term: 5+5 yr renewal
- Monthly approx. rent: \$6,919.80

Rent estimate includes TMI – Subject to Utilities and TAX

Investment Estimate:

- Construction: \$180,000-\$250,000
- Inventory: \$15,000-\$30,000

Construction, equipment & inventory cost varies by concept, space, & condition



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Take the First Step Toward Owning Your Gateway Market Franchise

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Contact Us Today!



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