

A NEW INVESTMENT

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Located in the heart of Downtown Mississauga, Alba's suites present a distinct investment opportunity.

With Downtown Mississauga's population projected to grow by over 100,000 people, Alba will become all the more valuable in this burgeoning metropolitan district.

MISSISSAUGA FACTS

Alba is centrally located in Mississauga's growing Downtown.



Largest City in Ontario



Largest City in Canada



Mid-sized American City of the Future

Mississauga's Population is set to grow by

Over 30%

Mississauga's Employment is projected to increase by

Almost 25%

Over 18,000,000 square feet of development is planned for Downtown Mississauga.



Square Feet of Class A Office Space



Residential and Office Towers



Acres of Mixed-Use Development

Sources:

http://www7.mississauga.ca/documents/business/2017/Population_Demographics_Housing.pdf | <https://www.investontario.ca/spotlights/ontario-cities-recognized-fdi-cities-future#mississauga> | <https://www.toronto.com/news-story/10363275-mississauga-anticipating-nearly-1-million-cityresidents-by-2051> | <https://www.thefutureisunlimited.ca/Downtown/>

REAL ESTATE FACTS

Centrally located in a rapidly growing community, Alba is the perfect investment opportunity. It benefits from existing and future amenities, making it the most connected to transit, employment, and growth.

Mississauga's pre-construction and resale condo demand has outpaced that of Toronto.



People will move to Downtown Mississauga in the next 20 years



To be built within a 1km radius of Alba



Average Days on Market for a Condo Unit in Downtown Mississauga



Vacancy Rate in Mississauga



More Affordable than Toronto

Sources:

http://www7.mississauga.ca/documents/business/2018/Population_Demographics_Housing.pdf | Urbanation | TREB Q1 2021, Q1 2020, Q1 2019 Rental Report | Treb March 2021 Days on Market Report

ALBA

Sheridan College

Square One Shopping Centre

Pearson International Airport

Living Arts Centre

Whole Foods Market

Celebration Square

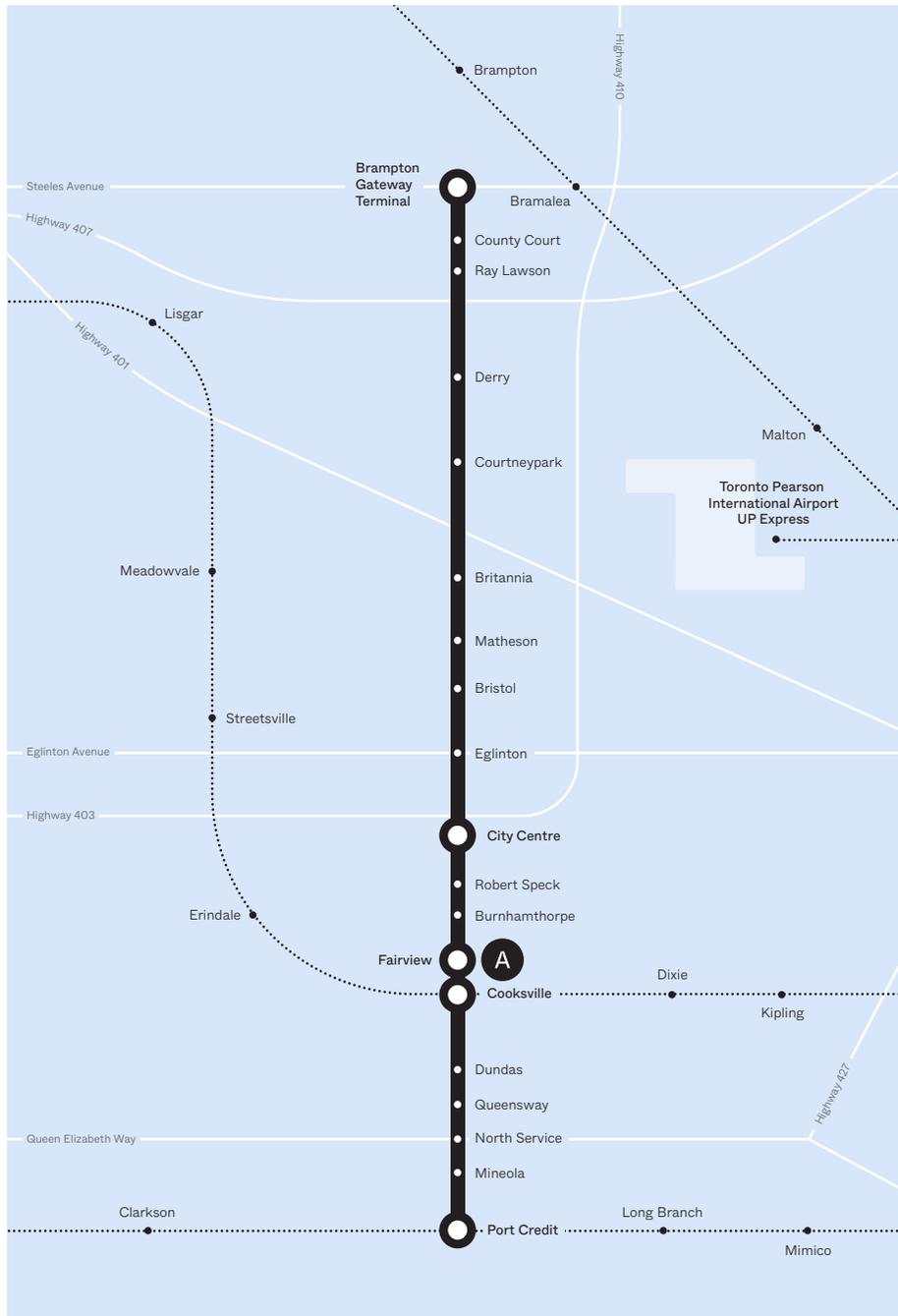
City Centre Mobility Hub

Art Gallery of Mississauga

Fairview LRT

Rendering is artist's concept only. E. & O. E.





TRANSIT MAP

Alba is the most connected address in Mississauga, with the Hurontario Light Rail Transit at its doorstep, and the Cooksville GO Mobility Hub within a few minutes' walk, offering bus and train connections to the Greater Toronto and Hamilton Area.

With further access to seven major highways, Alba residents are a 20-minute drive from Downtown Toronto, while Pearson International Airport is a 12-minute drive, providing quick access to domestic and international flights.

CONNECTIVITY FACTS

Strategically located between two major transit hubs, Alba is Mississauga's most connected address.

Proximity to Transit increases Property Values by

Over 30%

Per Capita in the GTA, Mississauga has the

2nd Highest Ridership

25

Steps from Alba to the Fairview LRT Stop

650

Metres from Alba to the Cooksville GO Mobility Hub

31

Minutes from Alba to Toronto Union Station

Alba is extremely accessible, with easy access to 7 major highways.

3

Minutes to Highway 403 and the QEW from Alba

10

Minutes to Highways 401, 410, and 427 from Alba

12

Minutes to Highways 407 and 409 from Alba

Sources:

financialpost.com | https://www.mississauga.ca/file/COM/Forum_Mississauga_Profile_2.pdf | maps.google.com

EDUCATION FACTS

30+

Educational Institutions are located close to Alba

4

Acclaimed Post-secondary Institutions are located within 20 minutes of Alba

Sheridan College is an award-winning post-secondary institution.

3 Campuses

Located within 20 minutes of Alba

Over 24,000

Full-time Students attend Sheridan College across its 3 Campuses

Over 18,000

Part-time Students attend Sheridan College across its 3 Campuses

The University of Toronto's second-largest campus is located only minutes from Alba.

#1 Ranked

University in Canada

Over 15,000

Full-time Students attend the University of Toronto Mississauga

Over 3,500

Employees work at the University of Toronto Mississauga

Sources:

https://www.peelschools.org/about/find_your_school/Pages/default.aspx | maps.google.com | <https://www.sheridancollege.ca/about> | <https://www.utm.utoronto.ca/>