

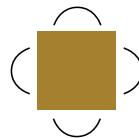
RETAIL SPACE FOR LEASE

280 VIEWMOUNT RD
TORONTO, ON



Len Goudy

Broker of Record
Goudy Real Estate Corp.
Real Estate Brokerage
(416) 830-0880



Goudy Real Estate Corp.

Real Estate Brokerage

Commercial Real Estate
Sales & Leasing

505 Hood Rd., Unit 20, Markham, ON L3R 5V6 | (905) 477-3000

DC **DOV CAPITAL**
CORPORATION

Asset Managers
Tel: (416) 633-8108

The information contained herein has been provided to Goudy Real Estate Corp. by others. We do not warrant its accuracy. You are advised to independently verify the information prior to submitting an Offer and to provide for sufficient due diligence in an offer. The information contained herein may change from time to time without notice. The property may be withdrawn from the market at any time without notice.

AREA DETAILS

280 VIEWMOUNT RD



AREA DETAILS:

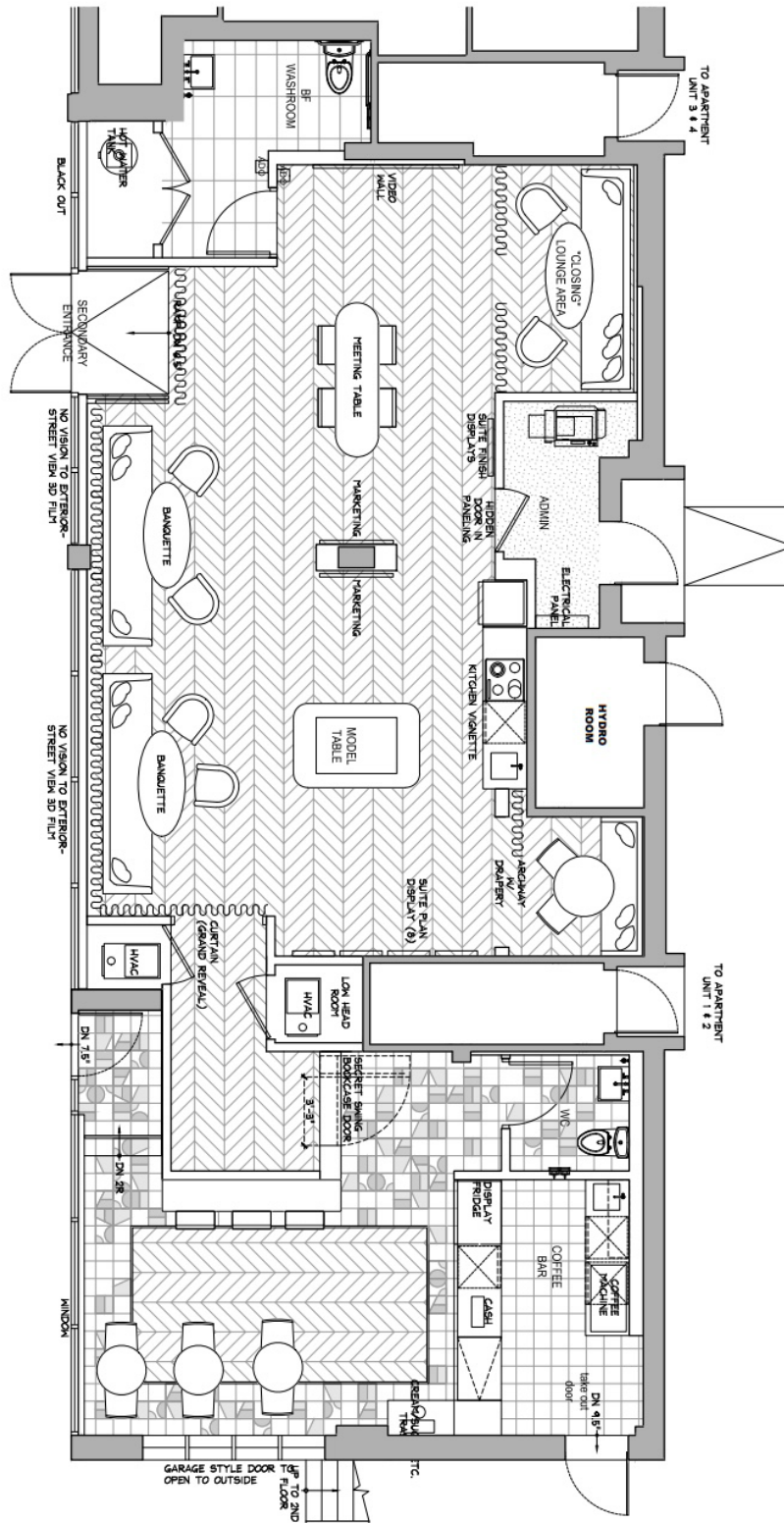
- Located at the corner of Viewmount Avenue and Marlee Avenue, offering strong visibility and excellent foot traffic.
- The surrounding area is primarily residential with a mix of families and young professionals, providing a stable local customer base. There are also several new residential developments underway.
- Excellent transit with Glencairn subway station just a 3-minute walk away. The location is also serviced by TTC.
- Includes an exceptional meeting/event space.

AVAILABLE UNIT DETAILS:

UNIT SIZE	1,700 SQ. FT.
RENT	\$35.00 PSF PA NET
ESTIMATED TMI	\$13.00 PSF PA
TERM	5-10 year term with Landlord right to terminate after 3 years

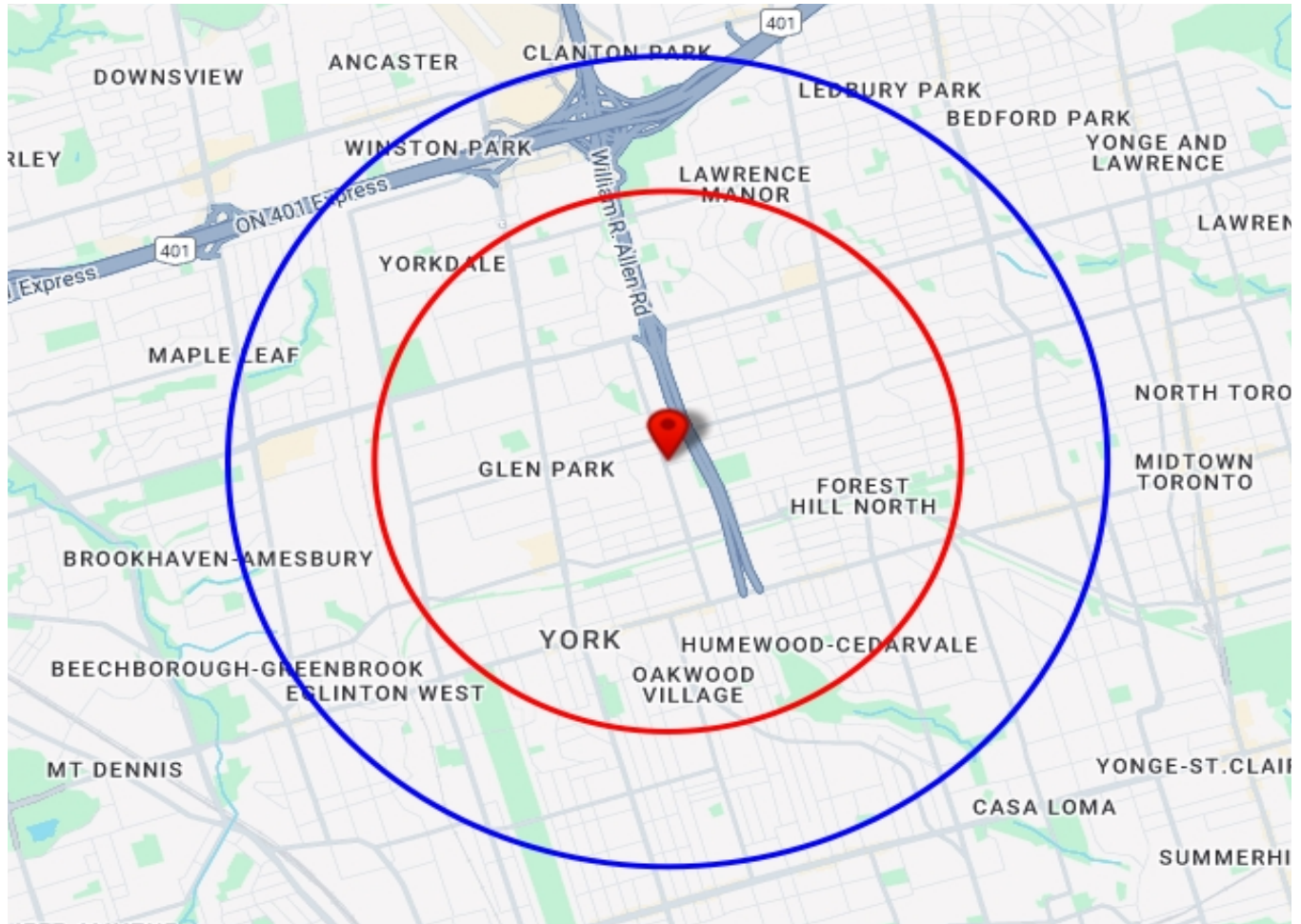
FLOOR PLAN

280 VIEWMOUNT RD



TRADE AREA MAP

280 VIEWMOUNT RD



2024 Daytime Population	280 Viewmount Ave, North York, ON M6B 1V2 0 - 2 km		280 Viewmount Ave, North York, ON M6B 1V2 0 - 3 km	
		%		%
Total Estimated Population	85,047		172,853	
Total Daytime Population	75,582		154,636	
Daytime Population at Home	43,323	57.3%	86,891	56.2%
0 to 14 years	11,848	15.7%	24,602	15.9%
15 to 64 years	19,550	25.9%	39,274	25.4%
65 years and over	11,925	15.8%	23,016	14.9%
Daytime Population at Work	32,539	43.1%	67,843	43.9%
Work At Usual Place	19,220	25.4%	40,002	25.9%
Work Mobile	3,944	5.2%	8,311	5.4%
Work At Home	9,376	12.4%	19,530	12.6%

Source: Sitewise

DEMOGRAPHICS

280 VIEWMOUNT RD

2024 Demographic Snapshot	280 Viewmount Ave, North York, ON M6B 1V2 0 - 2 km		280 Viewmount Ave, North York, ON M6B 1V2 0 - 3 km	
		%		%
Total Population				
2019 estimated	76,836		157,615	
2024 estimated	85,047		172,853	
2029 Projected	93,457		188,532	
% Pop. Change (2019-2024)	10.7%		9.7%	
% Pop. Change (2024-2029)	9.9%		9.1%	
2024 Total Population by Age	85,047		172,853	
0 to 4 years	4,081	4.8%	8,181	4.7%
5 to 19 years	13,189	15.5%	27,753	16.1%
20 to 24 years	7,483	8.8%	15,183	8.8%
25 to 34 years	13,037	15.3%	25,979	15.0%
35 to 44 years	12,602	14.8%	26,160	15.1%
45 to 54 years	10,354	12.2%	21,593	12.5%
55 to 64 years	9,741	11.5%	19,866	11.5%
65 to 74 years	7,755	9.1%	15,332	8.9%
75 years & over	6,804	8%	12,805	7%
Median Age	38.6		38.5	
2024 Total Census Families	20,136		42,090	
Average Persons Per Family	3.1		3.1	
Total Couples	15,636	77.7%	33,218	78.9%
Without children at home	6,249	31.0%	13,226	31.4%
With children at home	9,386	46.6%	19,992	47.5%
Lone-parent families	4,500	22.3%	8,872	21.1%
Children Per Census Family	1.2		1.2	
2024 Educational Attainment (15 years+)	72,505		146,881	
Less than a bachelor degree	42,915	59.2%	86,270	58.7%
Bachelor degree & higher	29,591	40.8%	60,611	41.3%
2024 Households	33,094		65,760	
Persons per household	2.55		2.61	
Average household income	\$ 149,867		\$ 173,736	
2024 Occupied Dwellings	33,094		65,760	
Owned dwellings	15,227	46.0%	33,404	50.8%
Rented dwellings	17,867	54.0%	32,356	49.2%

Source: Sitewise

DEMOGRAPHICS

280 VIEWMOUNT RD

2024 Estimates Visible Minority	280 Viewmount Ave, North York, ON M6B 1V2 0 - 2 km		280 Viewmount Ave, North York, ON M6B 1V2 0 - 3 km	
		%		%
2024 Household Population by visible minority groups	84,352	%base	171,462	%base
Total visible minority population	37,258	44.2%	72,430	42.2%
Chinese	2,759	3.3%	6,479	3.8%
South Asian	3,125	3.7%	7,737	4.5%
Black	7,830	9.3%	14,945	8.7%
Filipino	11,922	14.1%	20,640	12.0%
Latin American	5,314	6.3%	10,121	5.9%
Southeast Asian	1,630	1.9%	2,911	1.7%
Arab	452	0.5%	975	0.6%
West Asian	921	1.1%	1,850	1.1%
Korean	620	0.7%	1,205	0.7%
Japanese	149	0.2%	479	0.3%
Visible minority, n.i.e.	829	1.0%	1,723	1.0%
Multiple visible minorities	1,708	2.0%	3,365	2.0%
Not a visible minority	47,093	55.8%	99,031	57.8%

2027 Projections Visible Minority	280 Viewmount Ave, North York, ON M6B 1V2 0 - 2 km		280 Viewmount Ave, North York, ON M6B 1V2 0 - 3 km	
		%		%
2027 Household Population by visible minority groups	89,553	%base	181,364	%base
Total visible minority population	41,532	46.4%	80,937	44.6%
Chinese	3,143	3.5%	7,337	4.0%
South Asian	3,617	4.0%	8,933	4.9%
Black	8,585	9.6%	16,452	9.1%
Filipino	13,098	14.6%	22,616	12.5%
Latin American	6,079	6.8%	11,694	6.4%
Southeast Asian	1,832	2.0%	3,290	1.8%
Arab	516	0.6%	1,107	0.6%
West Asian	1,094	1.2%	2,208	1.2%
Korean	691	0.8%	1,352	0.7%
Japanese	158	0.2%	509	0.3%
Visible minority, n.i.e.	890	1.0%	1,840	1.0%
Multiple visible minorities	1,831	2.0%	3,599	2.0%
Not a visible minority	48,021	53.6%	100,427	55.4%

Source: Sitewise