



Scarborough, ON

AERIAL



SCARBOROUGH GOLF CLUB RD

GOLFDALE PLAZA



**GIANT
TIGER**

LAWRENCE AVE E

MR. SUB



**Value
Village**

REGIONAL RETAIL NODE



CEDAR HEIGHTS PLAZA

DOLLARAMA RBC

GOLFDALE PLAZA

GIANT TIGER

KINGSTON SQUARE

nofrills Rexall

SMARTCENTRES SCARBOROUGH EAST

Walmart CINEPLEX

Home hardware

THE VILLAGES OF ABBEY LANE

CANADIAN TIRE DOLLARAMA Ontario RBC SHOPPERS DRUG MART

nofrills
lower food prices

RAVINE PARK PLAZA

metro TD

Loblaws

PICKERING TOWN CENTRE

CINEPLEX HOMESENSE WINNERS SHOPPERS DRUG MART

SITE PLAN



DEMOGRAPHICS (2025)



POPULATION

General Trade Area 3km

Estimate	111,820
Daytime Worker Population	130,894
Total Households	38,995
Median Age	40
Visible Minority	75%

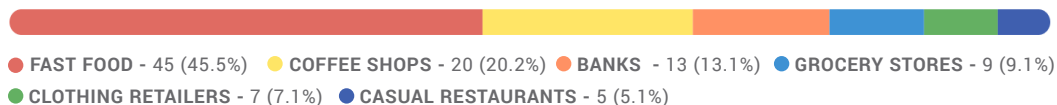
EDUCATION

Highest Education Attained 3km

Apprenticeship or trades certificate or diploma	25.1%
High school diploma or equivalent	22.1%
College, CEGEP or other non-university certificate or diploma	18%
Bachelor's degree	19.8%

RETAIL LANDSCAPE

RETAIL LANDSCAPE (TRADE AREA)



INCOME

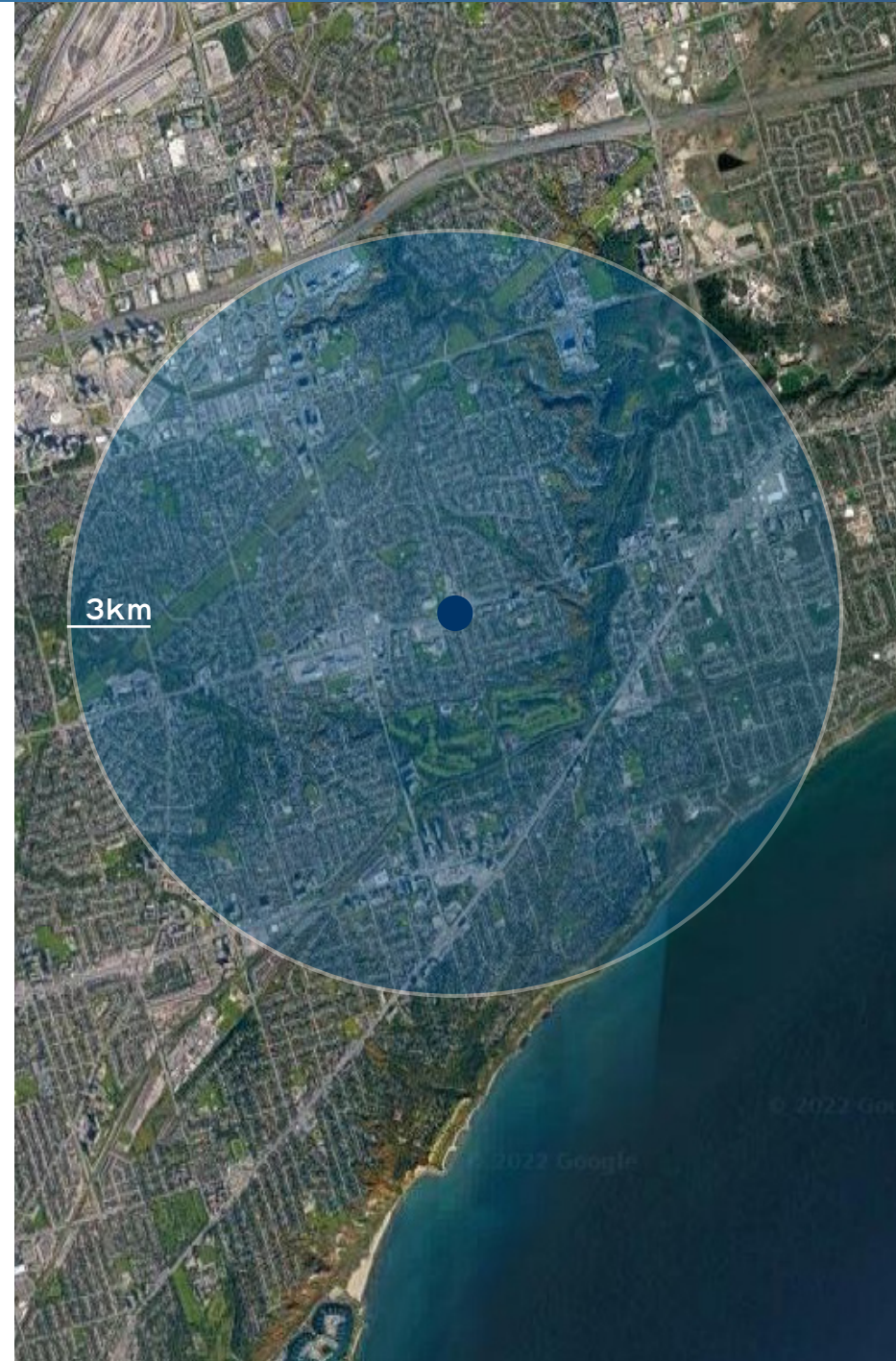
General Trade Area 3km

Median Household Income	\$78,937
Earn Below \$49k	28.7%
Earn \$50k - 99k	35.1%
Earn \$100,000 +	36.2%
Employment Rate	48%

EMPLOYMENT

Industry 3km

Health care and social assistance	14.6%
Retail trade	12.3%
Manufacturing	9.9%
Professional, scientific and technical services	8.1%
Administrative and support, waste management and remediation services	8.0%



PROPERTY FACTS



GOLFDALE PLAZA

The property is neighbourhood shopping centre with 29,863 square feet of retail space built in 1968. At the intersection of Lawrence Avenue East and Scarborough Golf Club Road, a high traffic intersection, with exposure of over 32,000 vehicles daily on average. Current average contractual rent of \$14.31 PSF is below market rent providing excellent rental growth upon lease renewals.

Location	3750 Lawrence Ave E., Scarborough ON
Intersection	Lawrence Avenue & Scarborough Golf Club Road
Site Area	2.84 Acres
Anchor Tenants	Giant Tiger
Rentable Area	29,863
Parking (Ratio)	139 stalls (4.7:1,000 SF)
TMI	\$14 psf





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