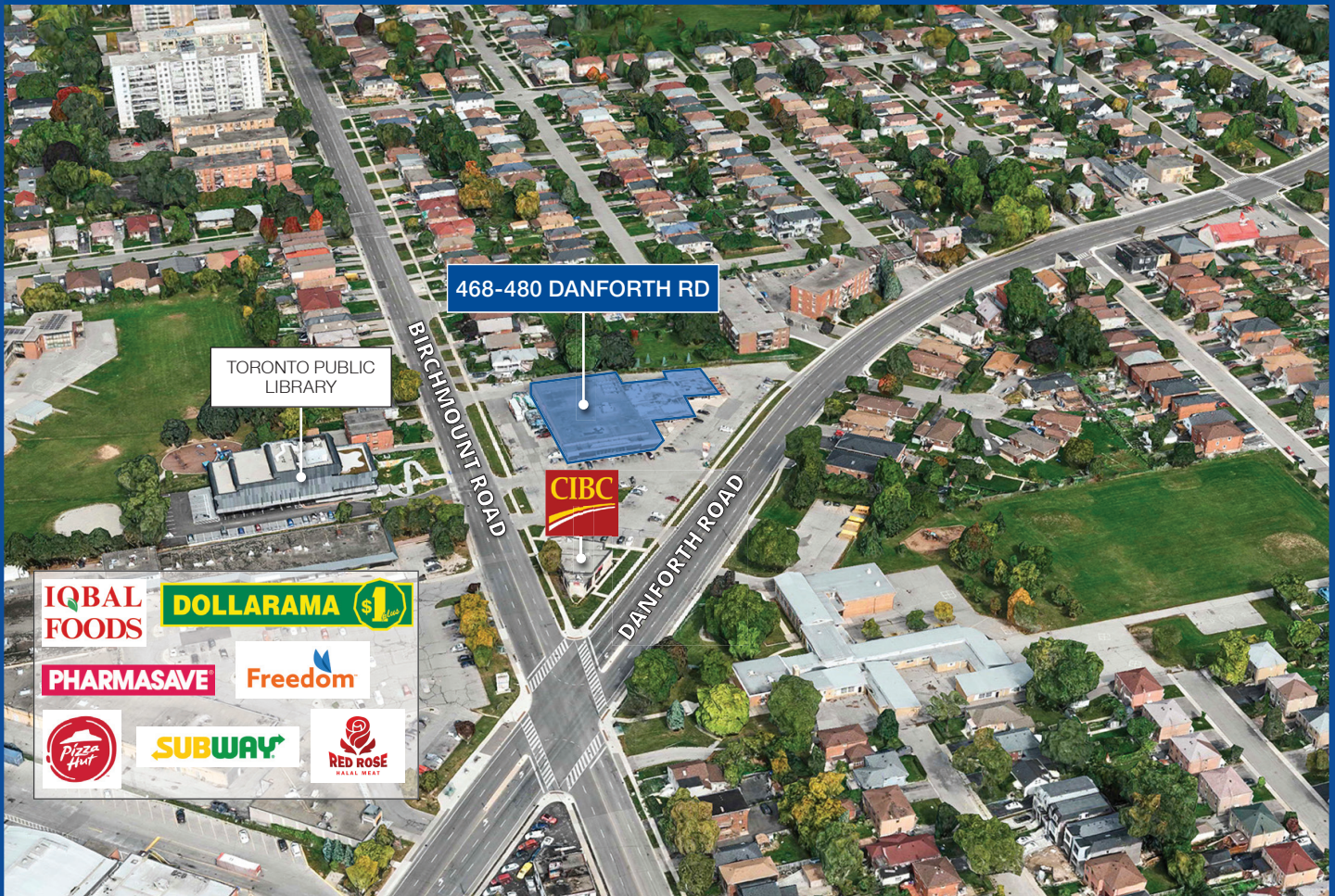


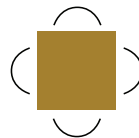
RETAIL SPACE FOR LEASE

468-480 DANFORTH RD
SCARBOROUGH, ON



Len Goudy

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



Goudy Real Estate Corp.

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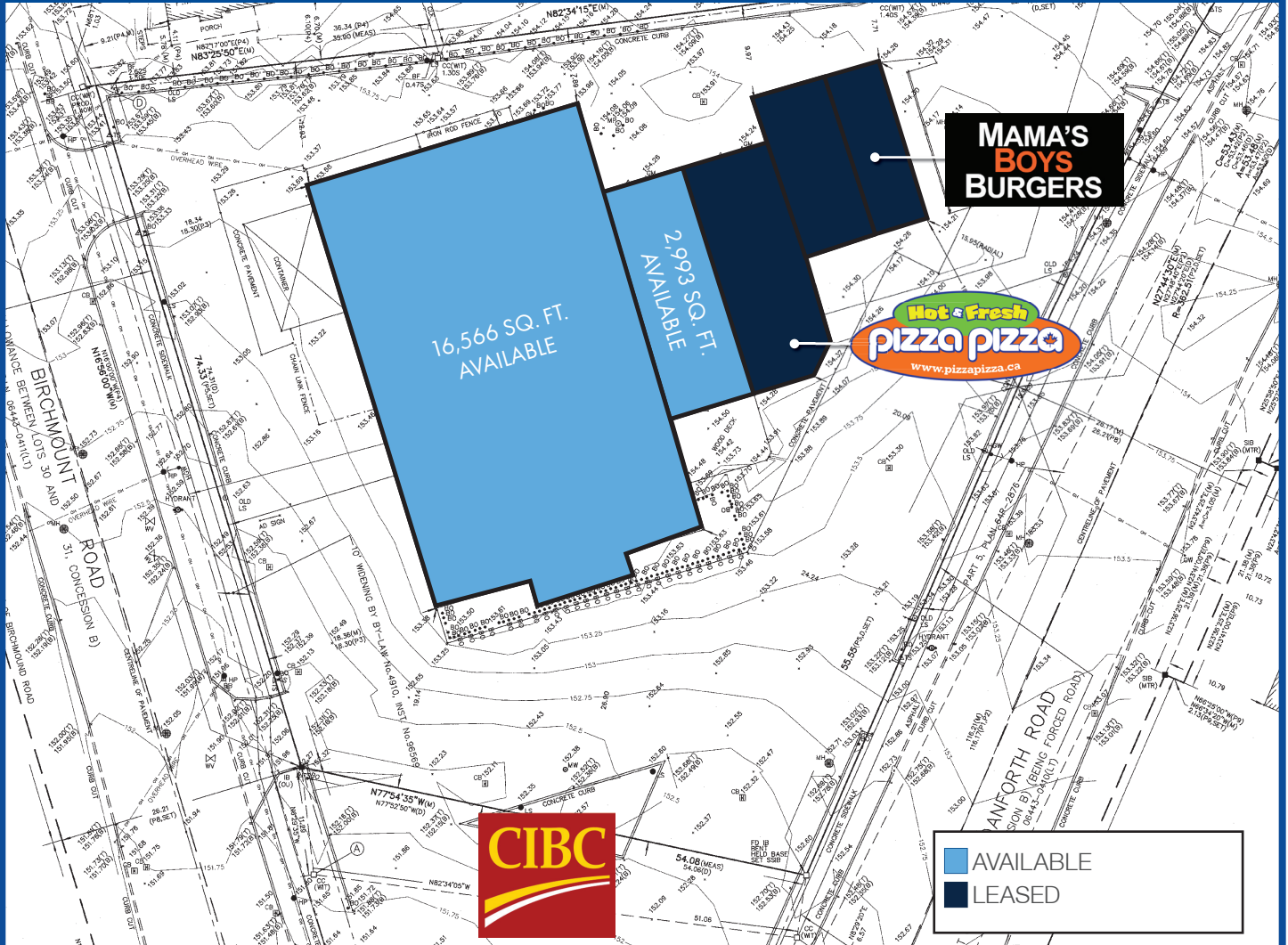
DC **DOV CAPITAL**
CORPORATION

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 The property may be withdrawn from the market at any time without notice.

SITE DETAILS & PLAN

468-480 DANFORTH RD



PLAZA DETAILS:

Located at the busy intersection of Birchmount Road and Danforth Road, co-tenants include Pizza Pizza and Mama's Burger Boys, neighbouring retailers include Subway, Dollarama, Panda Wok, Pizza Hut, CIBC, Freedom Mobile, Iqbal Foods Supermarket, and Pharmasave.

There is a population of over 132,000 within 3km, and over 308,000 within 5km.

Architectural floor plan of a building, likely a school or institutional facility, showing multiple rooms, corridors, and stairwells. The plan is divided into two main sections by a vertical "MATCH LINE".

Left Section:

- Top left: CONVEYOR BELT, DN 18R IN 10'0", UP 18R IN 9'0", UP 16R IN 9'0", CH 100'.
- Top middle: CH 79' (15'-10 1/2"), CH 79' (15'-10 1/2"), CH 93' (15'-10 1/2").
- Top right: CH 711' (8'-6"), CH 711' (8'-7"), CH 711' (11'-6"), CH 93' (17'-11 1/2").
- Bottom left: CH 132' (33'-2 1/2"), CH 132' (19'-4"), CH 132' (19'-4 1/2"), CH 132' (19'-2 1/2").
- Bottom middle: CH 100' (118'-3"), CH 132' (93'-5 1/2").
- Bottom right: CH 73' (UP 13R IN 8'2"), CH 711' (UP 13R IN 8'2").

Right Section:

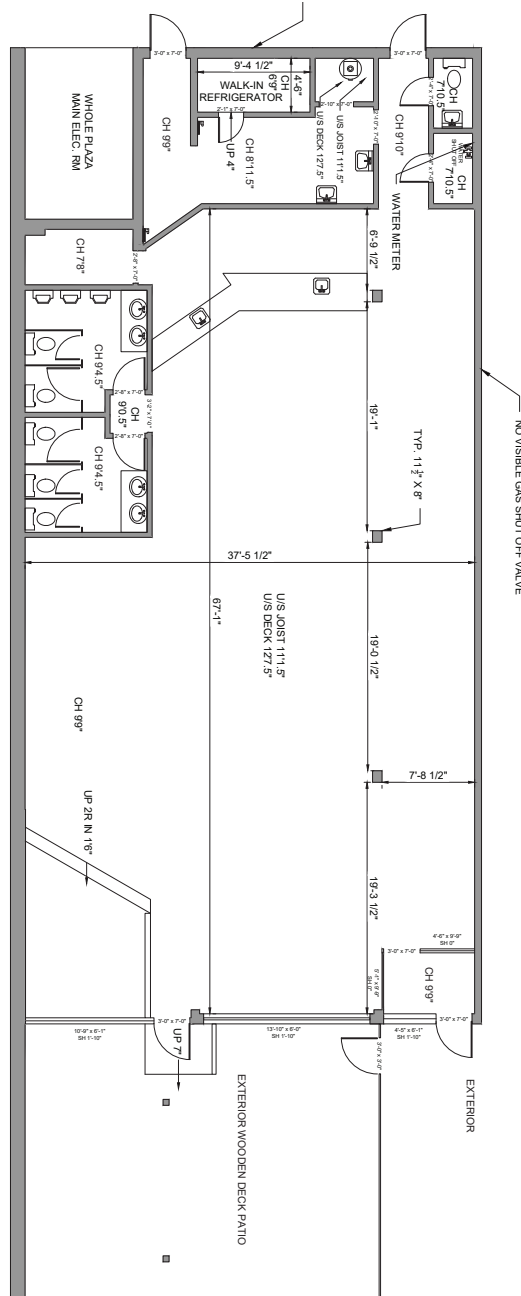
- Top: CH 88' (15'-7"), CH 88' (16'-7").
- Middle: CH 710' (11'-4 1/2"), CH 710' (11'-2"), CH 710' (11'-2"), CH 710' (11'-2"), CH 710' (11'-2").
- Bottom: CH 88' (9'-3 1/2"), CH 88' (9'-3 1/2"), CH 88' (9'-3 1/2").
- Far right: CH 88' (15'-7"), CH 88' (16'-7").

Stairwells are labeled with "UP" and "DN" directions and room numbers (e.g., UP 16R, DN 16R). Dimensions are provided for various rooms and corridors. A "MATCH LINE" is indicated on the right side of the plan. A "PLAYWOOD PARTITION" is shown in the bottom right corner.

\$10.20 PSF PA NET

FLOOR PLAN

472 DANFORTH RD



AVAILABLE UNIT DETAILS:

472 DANFORTH

2,993 SQ. FT.

RENT

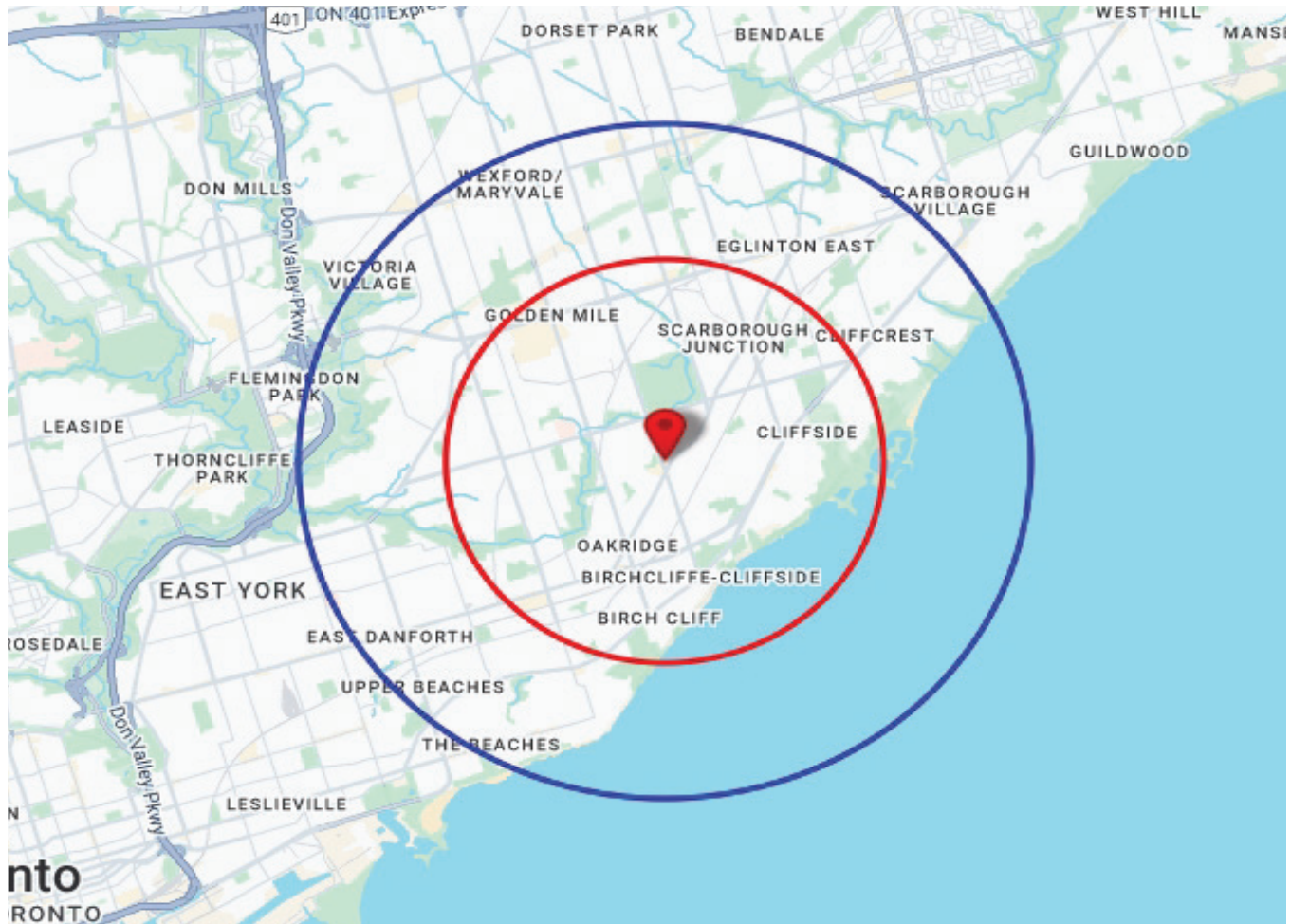
\$18.00 PSF PA NET

TMI

\$10.20 PSF PA NET

TRADE AREA MAP

468-480 DANFORTH RD



| 2024 Daytime Population | 468 Danforth Rd, Scarborough, ON M1K 1C7 0 - 3 km | | 468 Danforth Rd, Scarborough, ON M1K 1C7 0 - 5 km | |
|-----------------------------------|--|-------|--|-------|
| | | % | | % |
| Total Estimated Population | 132,317 | | 308,758 | |
| Total Daytime Population | 113,475 | | 264,578 | |
| Daytime Population at Home | 72,729 | 64.1% | 165,909 | 62.7% |
| 0 to 14 years | 19,691 | 17.4% | 45,264 | 17.1% |
| 15 to 64 years | 36,972 | 32.6% | 80,348 | 30.4% |
| 65 years and over | 16,066 | 14.2% | 40,297 | 15.2% |
| Daytime Population at Work | 40,608 | 35.8% | 98,170 | 37.1% |
| Work At Usual Place | 22,844 | 20.1% | 54,883 | 20.7% |
| Work Mobile | 4,481 | 3.9% | 10,724 | 4.1% |
| Work At Home | 13,282 | 11.7% | 32,563 | 12.3% |

Source: Sitewise

DEMOGRAPHICS

468-480 DANFORTH RD

| 2024 Demographic Snapshot | 468 Danforth Rd, Scarborough, ON M1K 1C7 0 - 3 km | | 468 Danforth Rd, Scarborough, ON M1K 1C7 0 - 5 km | |
|--|---|-------|---|-------|
| | | % | | % |
| Total Population | | | | |
| 2019 estimated | 122,659 | | 288,795 | |
| 2024 estimated | 132,317 | | 308,758 | |
| 2029 Projected | 137,392 | | 320,807 | |
| % Pop. Change (2019-2024) | 7.9% | | 6.9% | |
| % Pop. Change (2024-2029) | 3.8% | | 3.9% | |
| 2024 Total Population by Age | 132,317 | | 308,758 | |
| 0 to 4 years | 6,476 | 4.9% | 14,789 | 4.8% |
| 5 to 19 years | 21,577 | 16.3% | 50,099 | 16.2% |
| 20 to 24 years | 11,914 | 9.0% | 26,535 | 8.6% |
| 25 to 34 years | 19,436 | 14.7% | 43,747 | 14.2% |
| 35 to 44 years | 20,052 | 15.2% | 46,647 | 15.1% |
| 45 to 54 years | 16,470 | 12.4% | 38,904 | 12.6% |
| 55 to 64 years | 16,571 | 12.5% | 38,820 | 12.6% |
| 65 to 74 years | 11,420 | 8.6% | 27,931 | 9.0% |
| 75 years & over | 8,402 | 6% | 21,286 | 7% |
| Median Age | 38.3 | | 39.1 | |
| 2024 Total Census Families | 31,368 | | 74,312 | |
| Average Persons Per Family | 3.2 | | 3.2 | |
| Total Couples | 23,984 | 76.5% | 57,412 | 77.3% |
| Without children at home | 8,127 | 25.9% | 20,821 | 28.0% |
| With children at home | 15,857 | 50.6% | 36,591 | 49.2% |
| Lone-parent families | 7,384 | 23.5% | 16,901 | 22.7% |
| Children Per Census Family | 1.3 | | 1.3 | |
| 2024 Educational Attainment (15 years+) | 111,314 | | 260,467 | |
| Less than a bachelor degree | 72,370 | 65.0% | 165,358 | 63.5% |
| Bachelor degree & higher | 38,944 | 35.0% | 95,110 | 36.5% |
| 2024 Households | 48,262 | | 114,930 | |
| Persons per household | 2.72 | | 2.66 | |
| Average household income | \$ 106,242 | | \$ 120,328 | |
| 2024 Occupied Dwellings | 48,262 | | 114,930 | |
| Owned dwellings | 24,477 | 50.7% | 61,583 | 53.6% |
| Rented dwellings | 23,785 | 49.3% | 53,346 | 46.4% |

Source: Sitewise

DEMOGRAPHICS

468-480 DANFORTH RD

| 2024 Estimates Visible Minority | 468 Danforth Rd, Scarborough, ON M1K 1C7 0 - 3 km | | 468 Danforth Rd, Scarborough, ON M1K 1C7 0 - 5 km | |
|---|--|--------------|--|--------------|
| | | % | | % |
| 2024 Household Population by visible minority groups | 131,032 | %base | 305,708 | %base |
| Total visible minority population | 84,670 | 64.6% | 176,496 | 57.7% |
| Chinese | 6,981 | 5.3% | 15,730 | 5.1% |
| South Asian | 36,132 | 27.6% | 68,343 | 22.4% |
| Black | 16,178 | 12.3% | 33,046 | 10.8% |
| Filipino | 11,365 | 8.7% | 25,448 | 8.3% |
| Latin American | 2,341 | 1.8% | 6,034 | 2.0% |
| Southeast Asian | 1,378 | 1.1% | 2,852 | 0.9% |
| Arab | 1,533 | 1.2% | 4,322 | 1.4% |
| West Asian | 2,344 | 1.8% | 6,121 | 2.0% |
| Korean | 396 | 0.3% | 1,407 | 0.5% |
| Japanese | 629 | 0.5% | 1,308 | 0.4% |
| Visible minority, n.i.e. | 2,106 | 1.6% | 4,391 | 1.4% |
| Multiple visible minorities | 3,287 | 2.5% | 7,495 | 2.5% |
| Not a visible minority | 46,362 | 35.4% | 129,212 | 42.3% |

| 2027 Projections Visible Minority | 468 Danforth Rd, Scarborough, ON M1K 1C7 0 - 3 km | | 468 Danforth Rd, Scarborough, ON M1K 1C7 0 - 5 km | |
|---|--|--------------|--|--------------|
| | | % | | % |
| 2027 Household Population by visible minority groups | 134,354 | %base | 313,531 | %base |
| Total visible minority population | 88,892 | 66.2% | 186,340 | 59.4% |
| Chinese | 7,452 | 5.5% | 16,891 | 5.4% |
| South Asian | 38,572 | 28.7% | 73,231 | 23.4% |
| Black | 16,388 | 12.2% | 33,861 | 10.8% |
| Filipino | 11,743 | 8.7% | 26,351 | 8.4% |
| Latin American | 2,536 | 1.9% | 6,617 | 2.1% |
| Southeast Asian | 1,449 | 1.1% | 3,011 | 1.0% |
| Arab | 1,626 | 1.2% | 4,596 | 1.5% |
| West Asian | 2,596 | 1.9% | 6,810 | 2.2% |
| Korean | 434 | 0.3% | 1,533 | 0.5% |
| Japanese | 647 | 0.5% | 1,351 | 0.4% |
| Visible minority, n.i.e. | 2,104 | 1.6% | 4,404 | 1.4% |
| Multiple visible minorities | 3,345 | 2.5% | 7,684 | 2.5% |
| Not a visible minority | 45,462 | 33.8% | 127,191 | 40.6% |

Source: Sitewise