

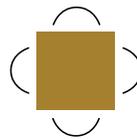
RETAIL SPACE FOR LEASE

8020 BATHURST STREET,
THORNHILL, ONTARIO



Len Goudy

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



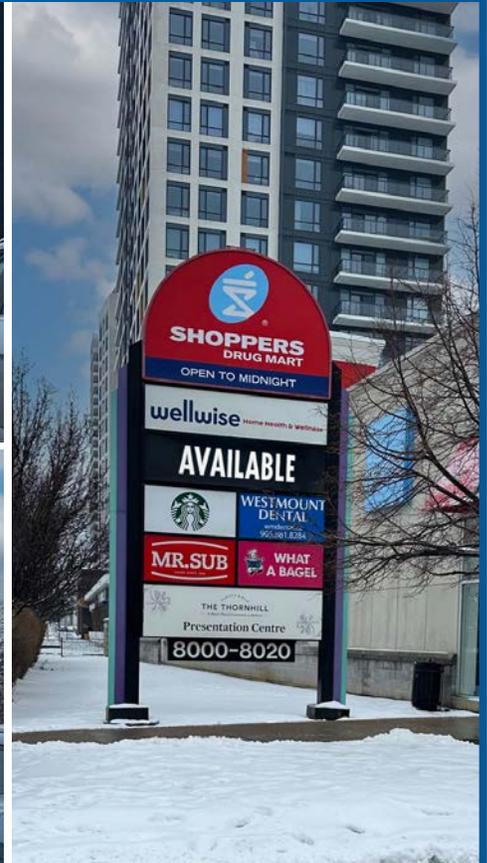
Goudy Real Estate Corp.
Real Estate Brokerage
Commercial Real Estate
Sales & Leasing

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

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 The property may be withdrawn from the market at any time without notice.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

8020 BATHURST STREET



DETAILS:

- Prime Retail Opportunity in a High-Income Trade Area Located directly across from the Jean Augustine Complex, this plaza benefits from excellent foot traffic generated by Westmount Collegiate, the Rosemount Community Centre, and the 386-seat City Playhouse.
- **Exceptional Demographics:** 95,725 residents within 3km.
- **Affluent Catchment:** Average household income of \$174,000+.
- **Strong Daytime Population:** Over 36,000 local workers.
- **High Visibility:** 35,734 vehicles daily at Bathurst & New Westminster Dr.
- This is a rare chance to secure a large retail space in a prestigious, high-traffic corridor.

AVAILABLE UNIT:

BLDG B: 13,446 s.f.

ASKING RENT: \$35.00 p.s.f. pa

T.M.I: \$12.00 p.s.f. (estimated but not warranted)

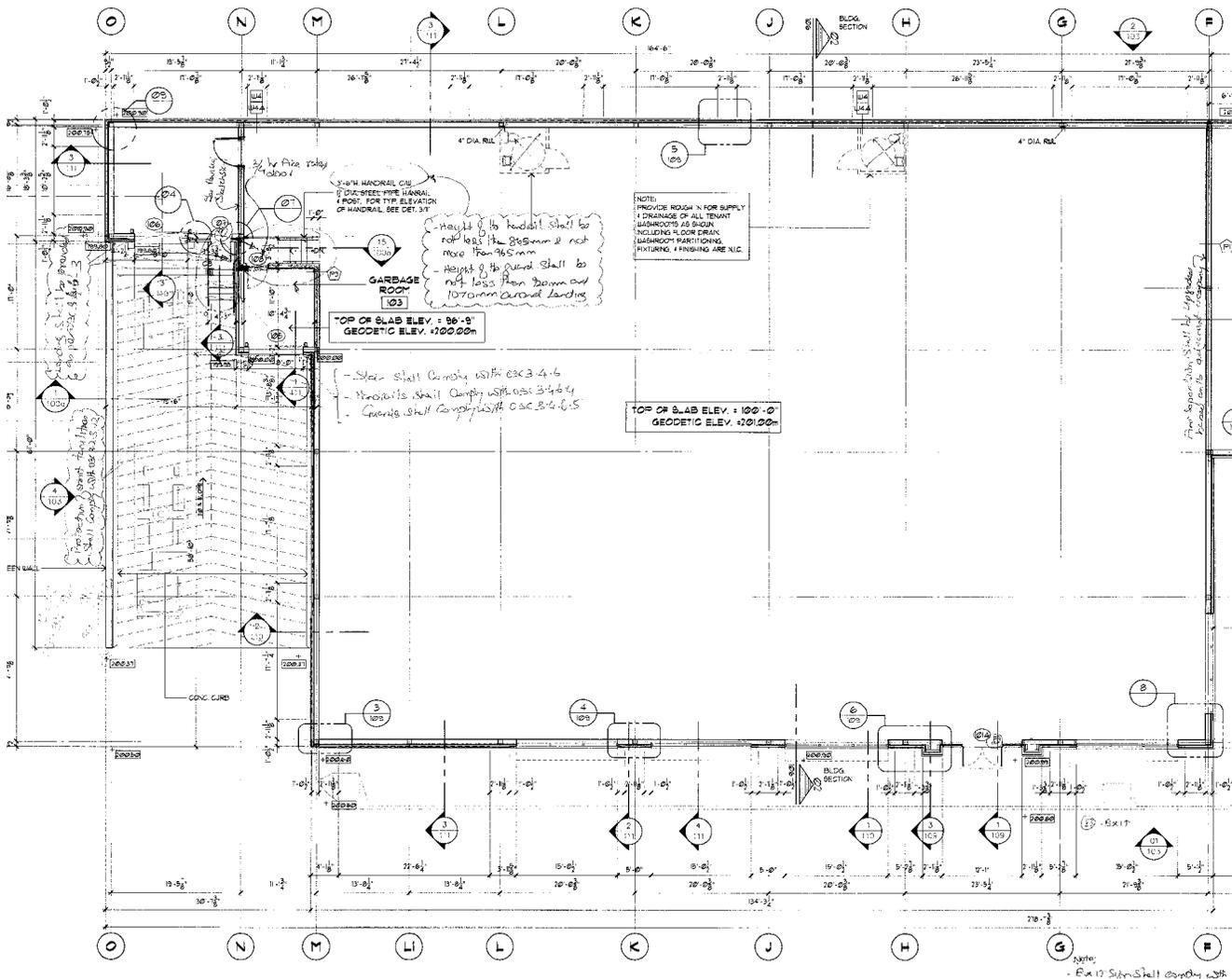
SITE PLAN

8020 BATHURST STREET



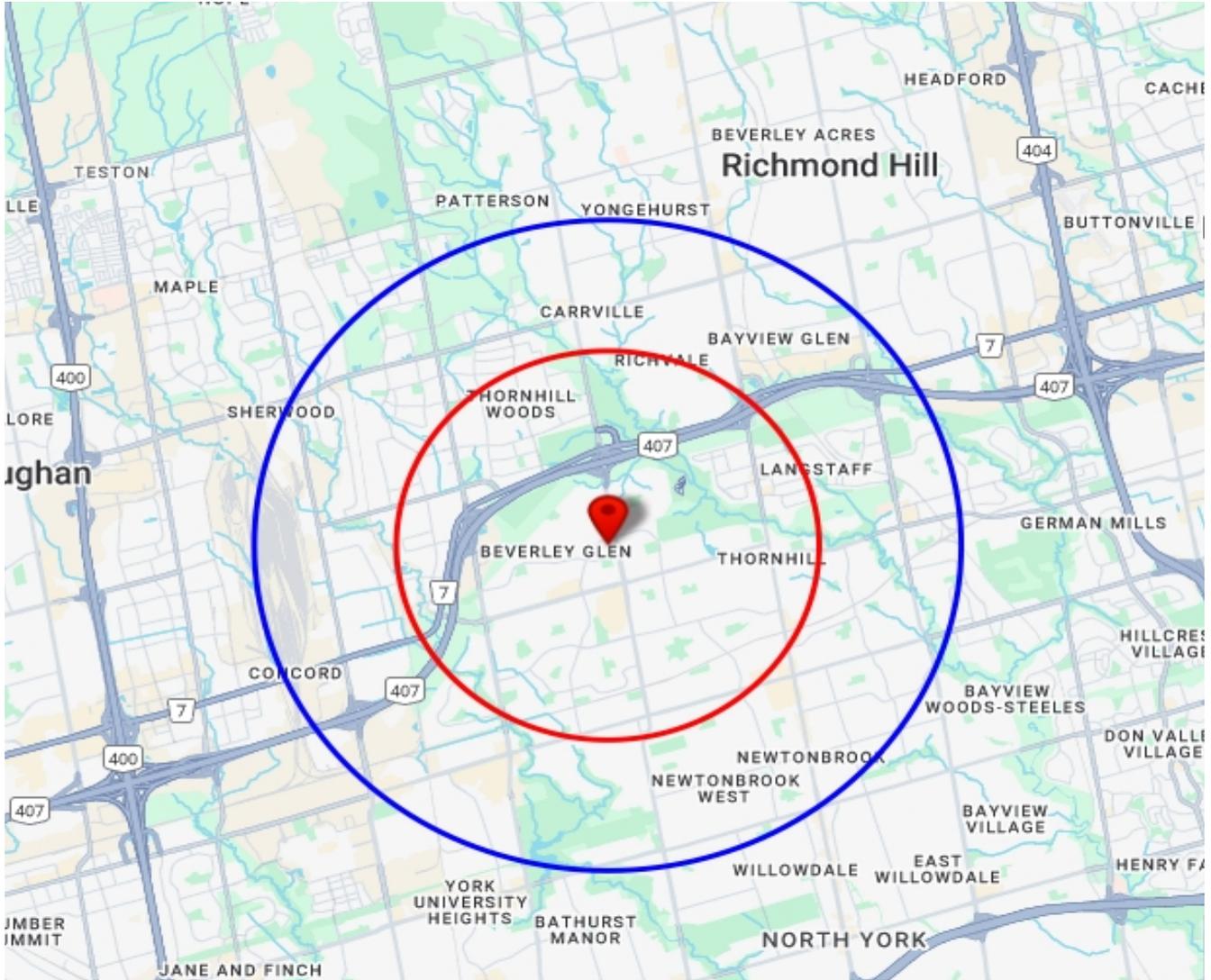
FLOOR PLAN - BUILDING B

8020 BATHURST STREET



TRADE AREA MAP

8020 BATHURST STREET



2025 Daytime Population	8020 Bathurst St, Thornhill, ON L4J 0B8 0 - 3 km		8020 Bathurst St, Thornhill, ON L4J 0B8 0 - 5 km	
		%		%
Total Estimated Population	95,725		246,359	
Total Daytime Population	82,480		260,999	
Daytime Population at Home	45,884	55.6%	115,377	44.2%
0 to 14 years	11,921	14.5%	30,474	11.7%
15 to 64 years	13,116	15.9%	39,794	15.2%
65 years and over	20,847	25.3%	45,110	17.3%
Daytime Population at Work	36,431	44.2%	143,748	55.1%
Work At Usual Place	20,759	25.2%	95,242	36.5%
Work Mobile	4,735	5.7%	20,403	7.8%
Work At Home	10,937	13.3%	28,103	10.8%

DEMOGRAPHICS SNAPSHOT

8020 BATHURST STREET

2025 Demographic Snapshot	8020 Bathurst St, Thornhill, ON L4J 0B8 0 - 3 km		8020 Bathurst St, Thornhill, ON L4J 0B8 0 - 5 km	
		%		%
Total Population				
2020 estimated	92,989		235,021	
2025 estimated	95,725		246,359	
2030 Projected	101,230		255,840	
% Pop. Change (2020-2025)	2.9%		4.8%	
% Pop. Change (2025-2030)	5.8%		3.8%	
2025 Total Population by Age	95,725		246,359	
0 to 4 years	3,330	3.5%	8,796	3.6%
5 to 19 years	14,535	15.2%	35,917	14.6%
20 to 24 years	6,254	6.5%	17,260	7.0%
25 to 34 years	10,913	11.4%	33,468	13.6%
35 to 44 years	10,787	11.3%	32,379	13.1%
45 to 54 years	11,889	12.4%	31,755	12.9%
55 to 64 years	13,801	14.4%	33,532	13.6%
65 to 74 years	13,365	14.0%	29,213	11.9%
75 years & over	10,853	11%	24,039	10%
Median Age	46.8		43.6	
2025 Total Census Families	26,108		64,987	
Average Persons Per Family	3.1		3.1	
Total Couples	22,589	86.5%	54,932	84.5%
Without children at home	9,136	35.0%	21,724	33.4%
With children at home	13,453	51.5%	33,208	51.1%
Lone-parent families	3,520	13.5%	10,055	15.5%
Children Per Census Family	1.1		1.1	
2025 Educational Attainment (15 years+)	83,444		213,778	
Less than a bachelor degree	43,480	52.1%	111,405	52.1%
Bachelor degree & higher	39,963	47.9%	102,373	47.9%
2025 Households	34,757		89,046	
Persons per household	2.74		2.74	
Average household income	\$ 174,960		\$ 153,563	
2025 Occupied Dwellings	34,757		89,046	
Owned dwellings	27,063	77.9%	63,271	71.1%
Rented dwellings	7,694	22.1%	25,775	28.9%
Dominant building type	Houses		Houses	
Dominant period of construction	1981-1990		1961-1980	

DEMOGRAPHICS

8020 BATHURST STREET

2025 Estimates Visible Minority	8020 Bathurst St, Thornhill, ON L4J 0B8 0 - 3 km		8020 Bathurst St, Thornhill, ON L4J 0B8 0 - 5 km	
		%		%
2025 Household Population by visible minority groups	95,370	%base	244,138	%base
Total visible minority population	40,217	42.2%	134,656	55.2%
Chinese	11,718	12.3%	38,301	15.7%
South Asian	4,435	4.7%	14,291	5.9%
Black	1,872	2.0%	6,244	2.6%
Filipino	5,037	5.3%	19,200	7.9%
Latin American	1,257	1.3%	4,273	1.8%
Southeast Asian	733	0.8%	2,370	1.0%
Arab	497	0.5%	1,972	0.8%
West Asian	7,484	7.8%	26,451	10.8%
Korean	5,087	5.3%	14,853	6.1%
Japanese	44	0.0%	363	0.1%
Visible minority, n.i.e.	867	0.9%	2,276	0.9%
Multiple visible minorities	1,187	1.2%	4,061	1.7%
Not a visible minority	55,153	57.8%	109,482	44.8%

2028 Projections Visible Minority	8020 Bathurst St, Thornhill, ON L4J 0B8 0 - 3 km		8020 Bathurst St, Thornhill, ON L4J 0B8 0 - 5 km	
		%		%
2028 Household Population by visible minority groups	98,180	%base	248,215	%base
Total visible minority population	43,710	44.5%	142,274	57.3%
Chinese	13,059	13.3%	41,311	16.6%
South Asian	4,706	4.8%	14,804	6.0%
Black	1,913	1.9%	6,266	2.5%
Filipino	5,182	5.3%	19,456	7.8%
Latin American	1,334	1.4%	4,429	1.8%
Southeast Asian	760	0.8%	2,422	1.0%
Arab	517	0.5%	2,026	0.8%
West Asian	8,499	8.7%	29,077	11.7%
Korean	5,545	5.6%	15,647	6.3%
Japanese	42	0.0%	358	0.1%
Visible minority, n.i.e.	903	0.9%	2,331	0.9%
Multiple visible minorities	1,251	1.3%	4,147	1.7%
Not a visible minority	54,470	55.5%	105,941	42.7%