

CONCORD

CITYPLACE

LEASING OPPORTUNITY
4G SPADINA AVE



Rendering of completed development

CONCORD
COMMERCIAL PROPERTIES

FOR LEASING INQUIRIES PLEASE CONTACT :
416.813.0999
RETAIL@CONCORDADEX.COM



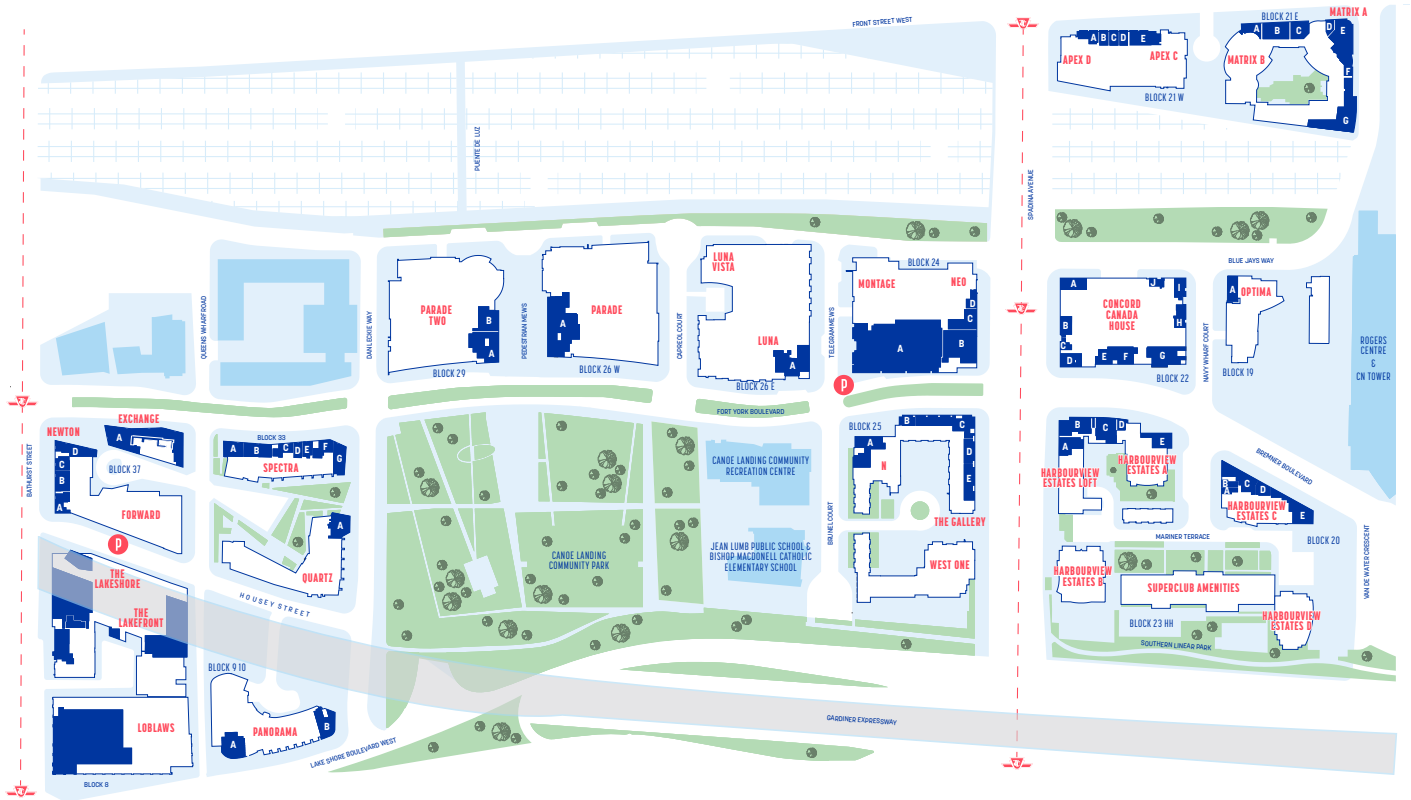
DEMOGRAPHICS	1 KM RADIUS	3 KM RADIUS	5 KM RADIUS
2024 Est. Population	57,359	254,614	484,655
HOUSEHOLD INFORMATION	1 KM RADIUS	3 KM RADIUS	5 KM RADIUS
Average Household Income	\$162,758	\$150,998	\$164,269
Person Per Household	2.5	2.5	2.5

Concord CityPlace is a thriving mixed use community in downtown Toronto with 30 residential towers, over 20,000 residents, 200,000SF of retail, 8 acre park, two schools, library, community centre, and transit connectivity.

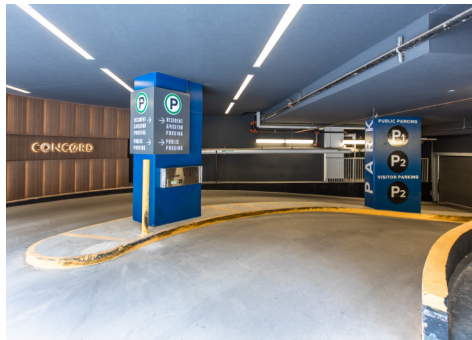
CityPlace is inhabited with a demographic where 68% are between 20 to 49 years old, with many singles and young couples that prefer super urban living and are upwardly mobile

CityPlace has a walk score of 96, and is bordered by the Harbourfront / Lake Ontario, Fort York tourist areas such as CN Tower (most visited tourist attraction in Canada), Rogers Centre and Ripley's Aquarium.

CONCORD CITYPLACE COMMUNITY MASTER PLAN



CityPlace has major retailers such as Starbucks, BMO, RBC, CIBC and Sobeys. LCBO, Shoppers Drug Mart and Loblaws. Strong support exists for the current grocery and restaurant offerings with residents placing a great emphasis on continuing to improve the retail landscape for food and drink. CityPlace food and beverage businesses service the surrounding trade areas of the King West office District, Fort York Neighbourhood and the Waterfront through online and app sales.



4G SPADINA AVE AT CONCORD CITYPLACE



UNIT D (GROUND FLOOR)

Occupancy: Immediate

Size: 1,638 sf

Lease Rate*: \$62 psf

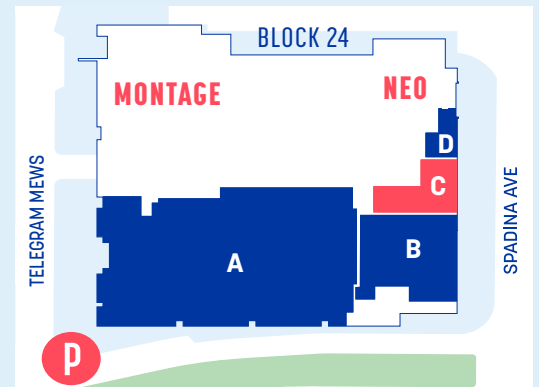
*Year 1 starting rate

Additional Rent:** \$27.14 psf

**2026 estimate

Target Uses:

- Beauty and Grooming (hair, nail, medical spa, premium eyewear)
- Health and Wellness (fitness, therapy, nutrition, massage, yoga studio)



All measurements are approximate. Lease Rates are subject to change without prior notice. Additional Rent may vary through time. Refer to lease agreement for detail definitions.



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WITHIN THE GTA



OUTSIDE OF THE GTA



HOSPITALITY



MIXED DEVELOPMENT

