

POSSESSION Q1 2021

DUNDAS + KIPLING STATION

RETAIL OFFERING



REZA AYEI
416 530 2438 X 216
REZA@MAINANDMAIN.CA

MAIN + MAIN | 109 ATLANTIC AVENUE | SUITE 302B | TORONTO, ON M6K 1X4 | MAINANDMAIN.CA

Fronting 150 feet on Dundas Street West



NOW RENTING
416.555.5555

5239



GROCERY



FARM BOY

It's all about the food.™



AVAILABLE

5239 DUNDAS STREET WEST

[Click Here to View Floor Plan](#)

[Click Here to View Teaser Prezi](#)



Looking north from Kipling Subway Station

Second Floor

LEASED

FARM BOY
It's all about the food.™

AVAILABLE

Main Floor

AVAILABLE

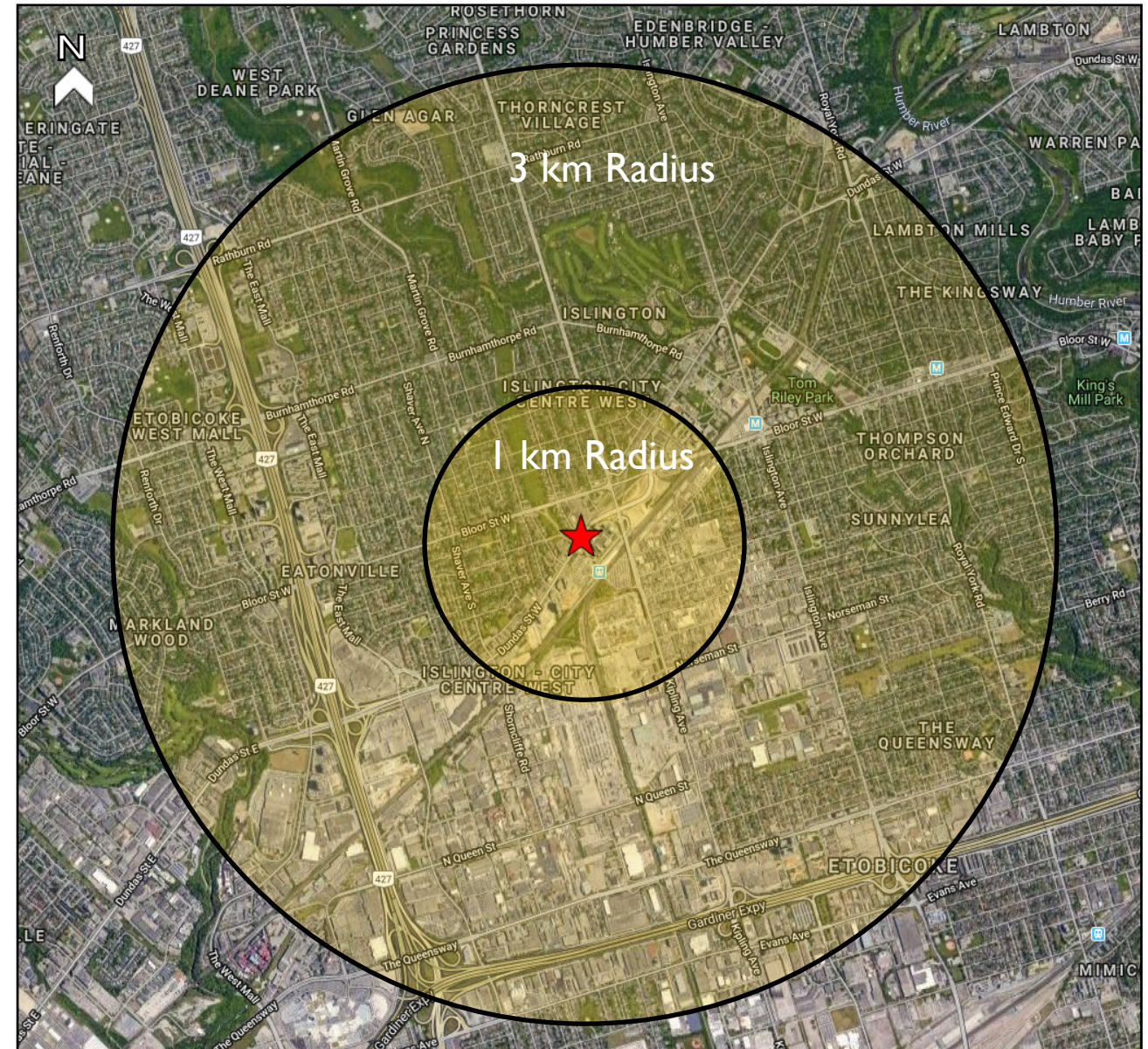
Concourse Floor

The image shows a modern multi-story building facade. A red semi-transparent overlay covers the second floor, with the word 'GROCERY' repeated in large letters across the front. The 'FARM BOY' logo, featuring a boy in a hat holding a basket of produce, is prominently displayed on the right side of this floor. Below the red overlay, a blue semi-transparent overlay covers the main floor and concourse floor. The word 'AVAILABLE' is written in large, bold, white letters with a black outline over these areas. The main floor has large glass windows, and the concourse floor is visible below it. The building is set against a clear blue sky with some light clouds. In the foreground, there are trees, a paved walkway, and a few people sitting on a bench. A car is visible on the left side of the image.

Demographics

| Population | 1 kilometer ring | 3 kilometer ring |
|------------------------------------|------------------|------------------|
| 2019 Population | 10,600 | 86,200 |
| Average age | 41.4 | 42.2 |
| Median age | 40.3 | 42.8 |
| < 15 years old | 1,264 | 12,260 |
| 15 - 25 years old | 1,033 | 9,364 |
| 25 - 35 years old | 1,783 | 12,048 |
| 35 - 45 years old | 1,516 | 11,285 |
| 45 - 55 years old | 1,426 | 12,485 |
| 55 - 65 years old | 1,207 | 11,283 |
| 65+ years old | 1,512 | 14,666 |
| Total Estimated Daytime Population | 19,913 | 105,319 |
| Daytime Population at Work | 8,354 | 72,023 |
| Daytime Population at Home | 11,559 | 33,296 |
| 2022 Projected | 11,500 | 89,600 |
| 2025 Projected | 12,400 | 93,000 |
| Households | | |
| Total households (2016) | 4,409 | 34,052 |
| Average household size | 2.2 | 2.4 |
| Average household spending | \$89,902 | \$108,688 |
| Income | | |
| Average Household Income | \$106,374 | \$128,404 |
| 2021 Projected | \$129,296 | \$155,141 |
| 2026 Projected | \$147,902 | \$175,420 |
| Average after-tax household income | \$84,021 | \$98,130 |
| Average per capita income | \$57,672 | \$65,271 |
| Household income growth (%) | 4.78% | 9% |

¹Demographic data is based on census information available from Statistics Canada collected by PiinPoint.





TTC
Kipling Station
58,100 daily subway passengers

TTC Parking
829 spaces

GO
Kipling GO Station
Union-Milton Line

miWAY
MiWay Transit planning
move to Kipling Station,
incorporating a new 14
bay bus terminal

Exit
Exit

TTC Parking
564 spaces

TTC Parking
72 spaces

DUNDAS STREET WEST

Traffic Count (2015)
51,934 cars daily
Pedestrian Count (2009)
4,508
(Source: City of Toronto, Transportation)

5,130 people

START their trip here every morning

(31.5% increase from 2012—2015)
• 70% Drive • 25% Transit • 4% Walk • 1% Bike

6,610 people

END their trip here every morning

(10.5% increase from 2012—2015)
• 81% Drive • 15% Transit • 3% Walk • 1% Bike

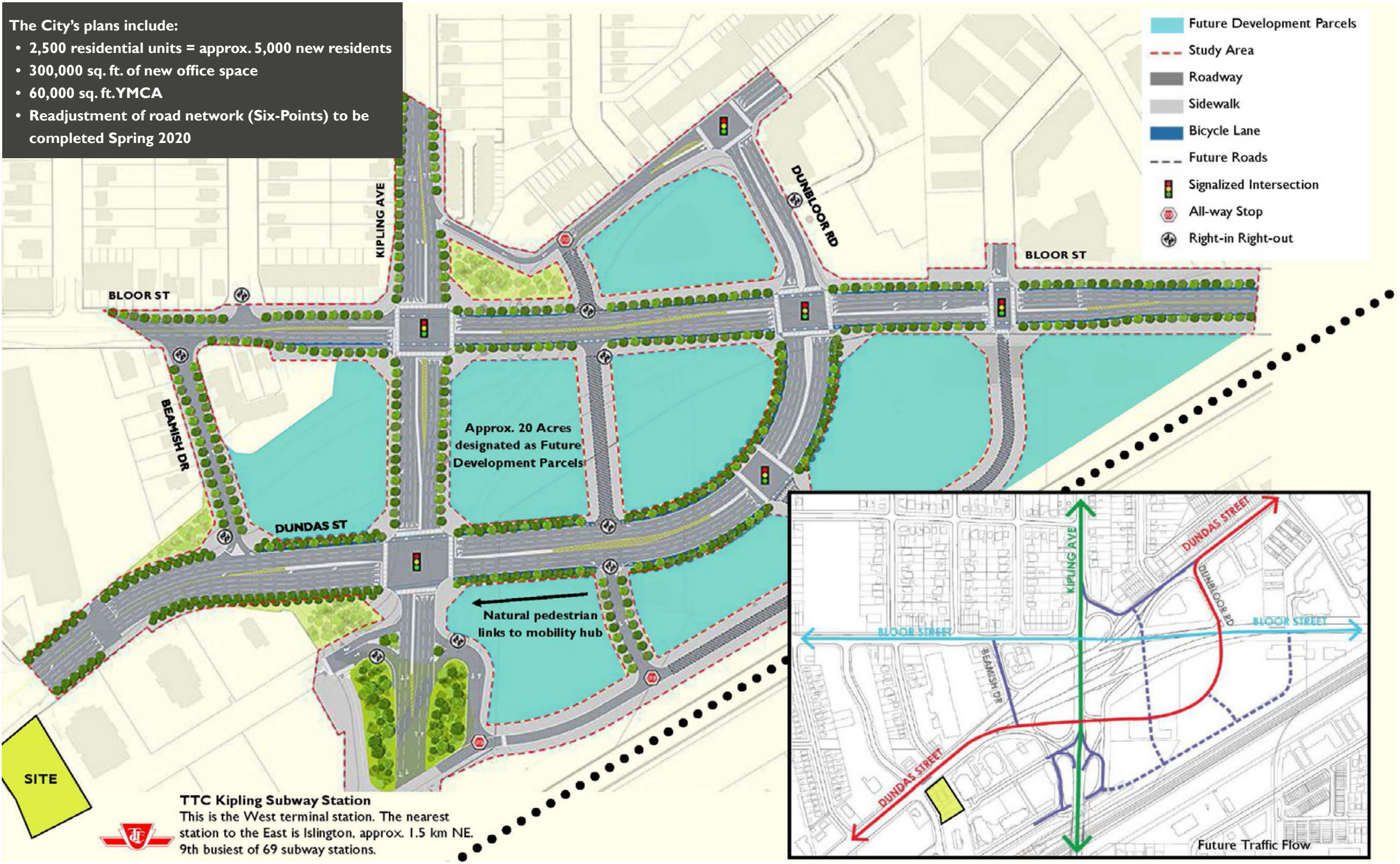
85% GO Train users

live within 4.2 km of station

Of GO users: • 33% Walk • 33% Drive • 24% Drop off
• 7% Transit • 1% Walk • 1% Bike

The City's plans include:

- 2,500 residential units = approx. 5,000 new residents
- 300,000 sq. ft. of new office space
- 60,000 sq. ft. YMCA
- Readjustment of road network (Six-Points) to be completed Spring 2020



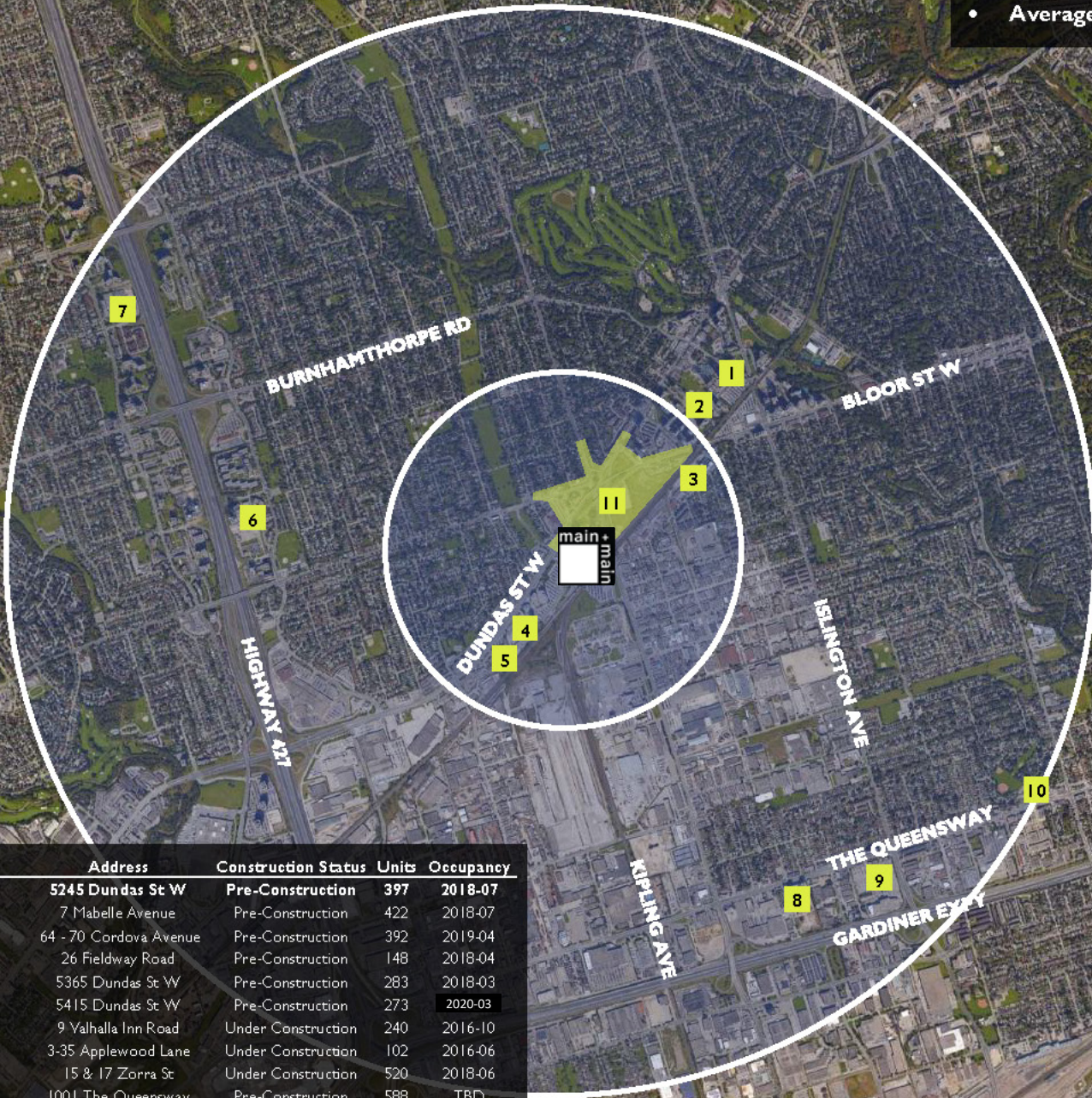
TTC Kipling Subway Station
 This is the West terminal Station. The nearest station to the East is Islington, approx. 1.5 km NE.
 9th busiest of 69 subway stations.



3km RADIUS

NEW DEVELOPMENTS IN THE AREA

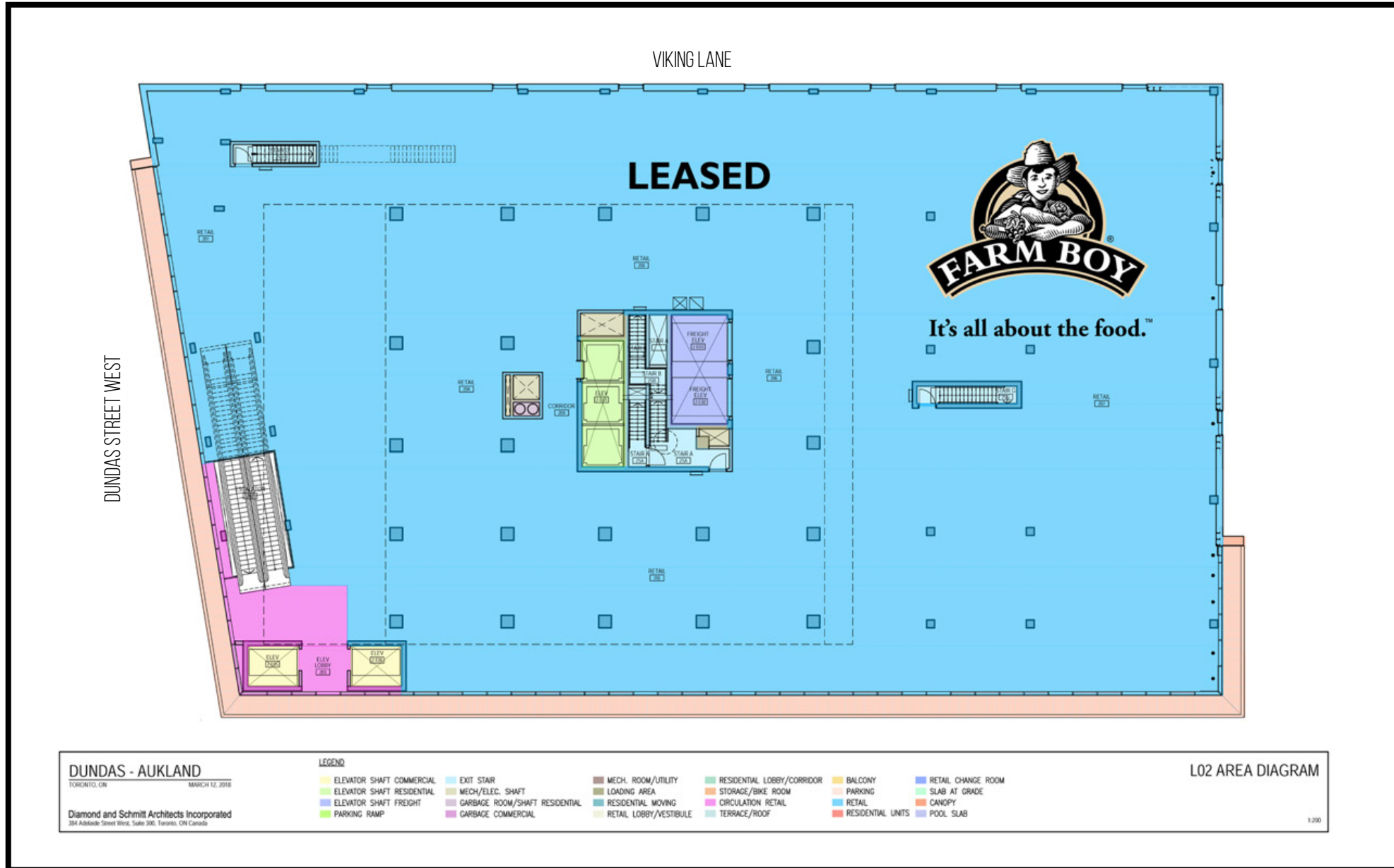
- Over 6,500 units in the development pipeline within 3km
- 4,228 units within 1km
- Average household size is 2.43 within 3km radius



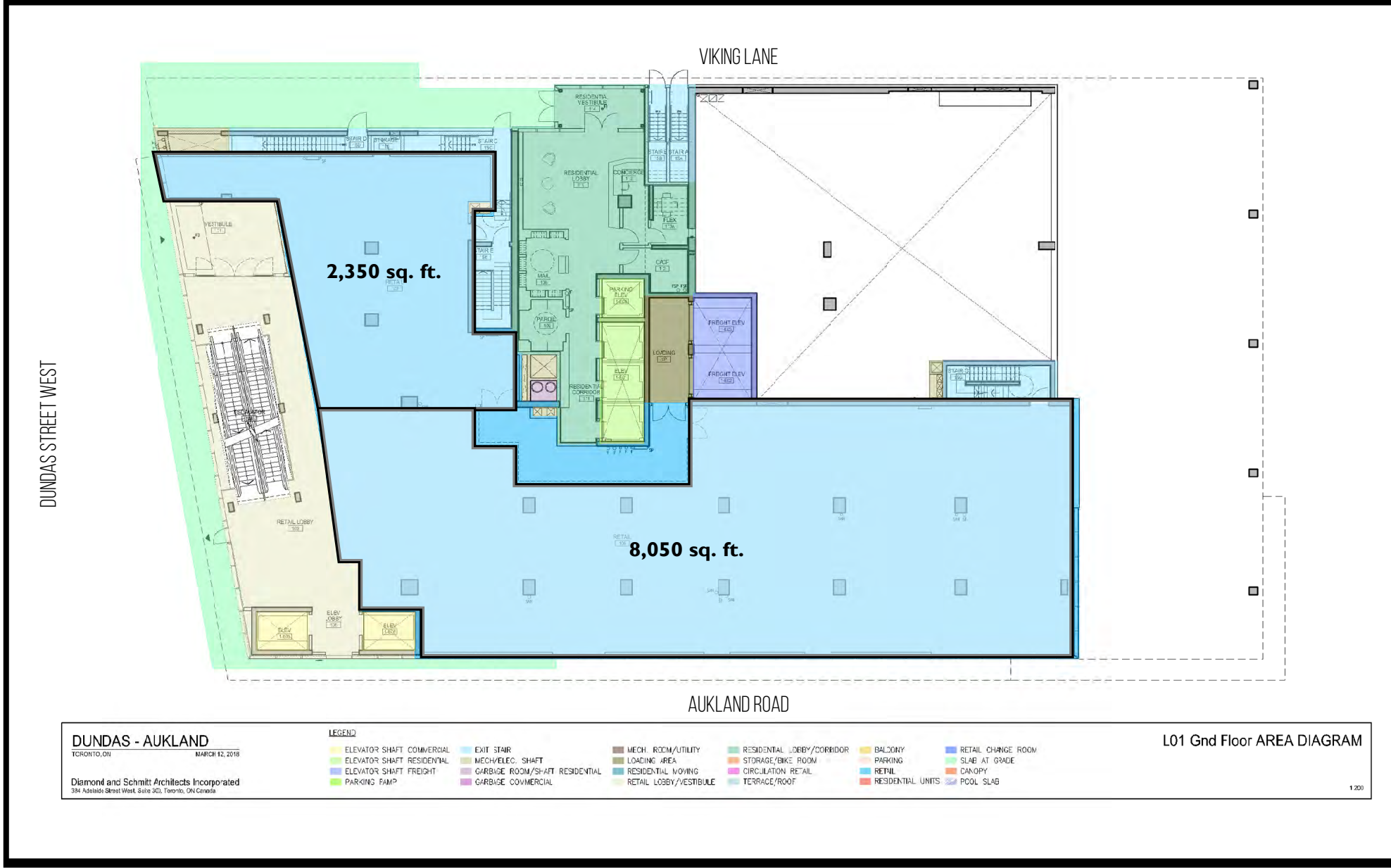
| Project | Developer | Address | Construction Status | Units | Occupancy |
|-------------------------------------|--|-------------------------|-------------------------|------------|----------------|
| Dundas & Kipling Station | Main and Main | 5245 Dundas St W | Pre-Construction | 397 | 2018-07 |
| 1 | Islington Terrace | 7 Mabelle Avenue | Pre-Construction | 422 | 2018-07 |
| 2 | Bloorvista at Islington Village | 64 - 70 Cordova Avenue | Pre-Construction | 392 | 2019-04 |
| 3 | Connexion at Islington | 26 Fieldway Road | Pre-Construction | 148 | 2018-04 |
| 4 | Kip District (Phase 1 of 5) | 5365 Dundas St W | Pre-Construction | 283 | 2018-03 |
| 5 | Pinnacle Etobicoke (Tower 1 of 8) | 5415 Dundas St W | Pre-Construction | 273 | 2020-03 |
| 6 | One Valhalla - Triumph (Phase 3) | 9 Valhalla Inn Road | Under Construction | 240 | 2016-10 |
| 7 | Dwell City Towns | 3-35 Applewood Lane | Under Construction | 102 | 2016-06 |
| 8 | Park Towers Condos at IQ - West & East | 15 & 17 Zorra St | Under Construction | 520 | 2018-06 |
| 9 | 1001 The Queensway | 1001 The Queensway | Pre-Construction | 588 | TBD |
| 10 | Qube Condos on the Queensway | 760 The Queensway | Standing Inventory | 74 | 2015-04 |
| 11 | Six Points Reconfiguration | Various | Planned | 2,500 | 2020-04 |
| 12 | Kip District (Phases 2 to 5) | 5365 Dundas St W | Planned | 900 | 2019-09 |

Total: 6,839

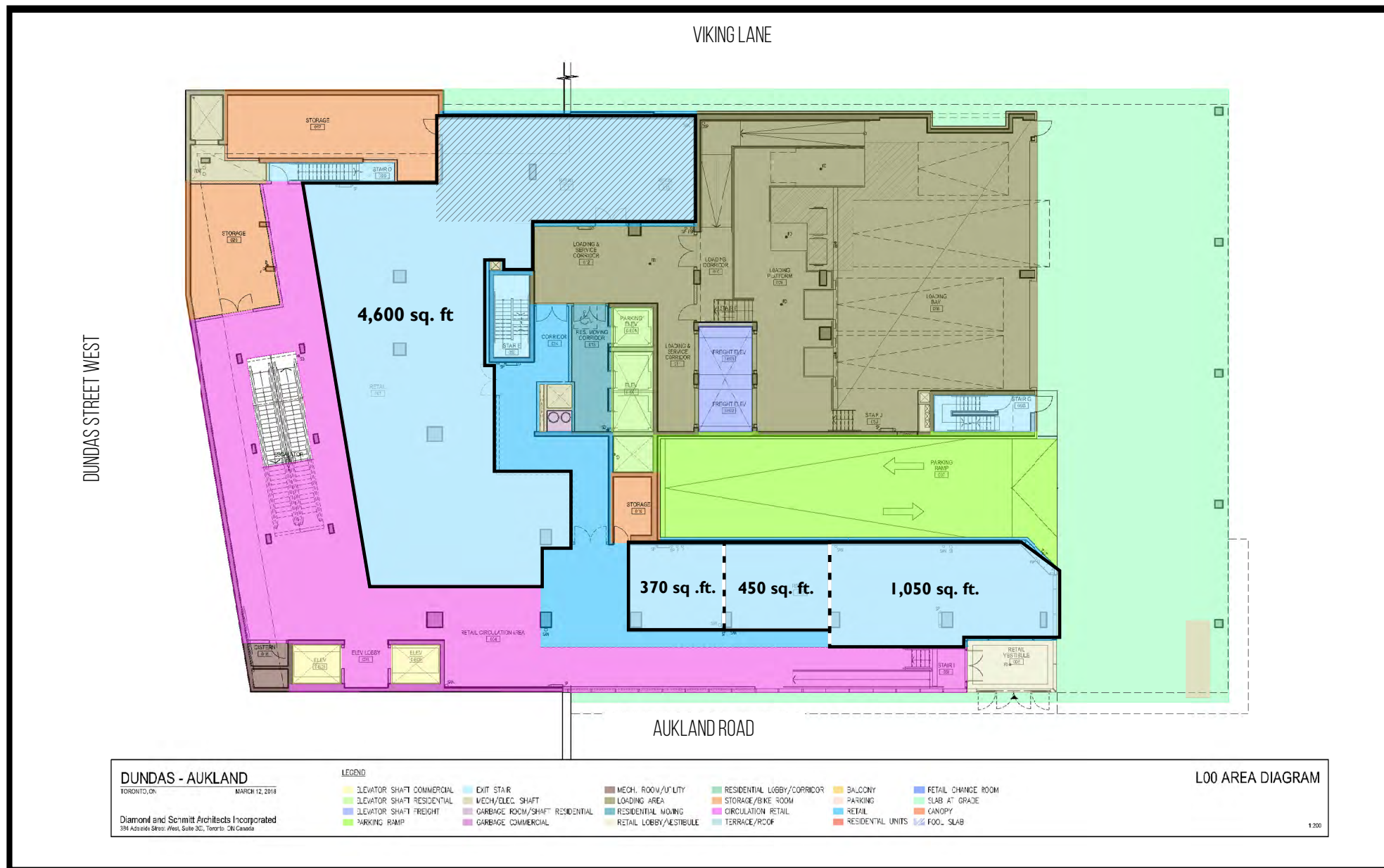
Second Floor Plan



Ground Floor Plan



Retail Concourse at grade with TTC



Level 01 | Underground Parking Plan: 40+ parking stalls



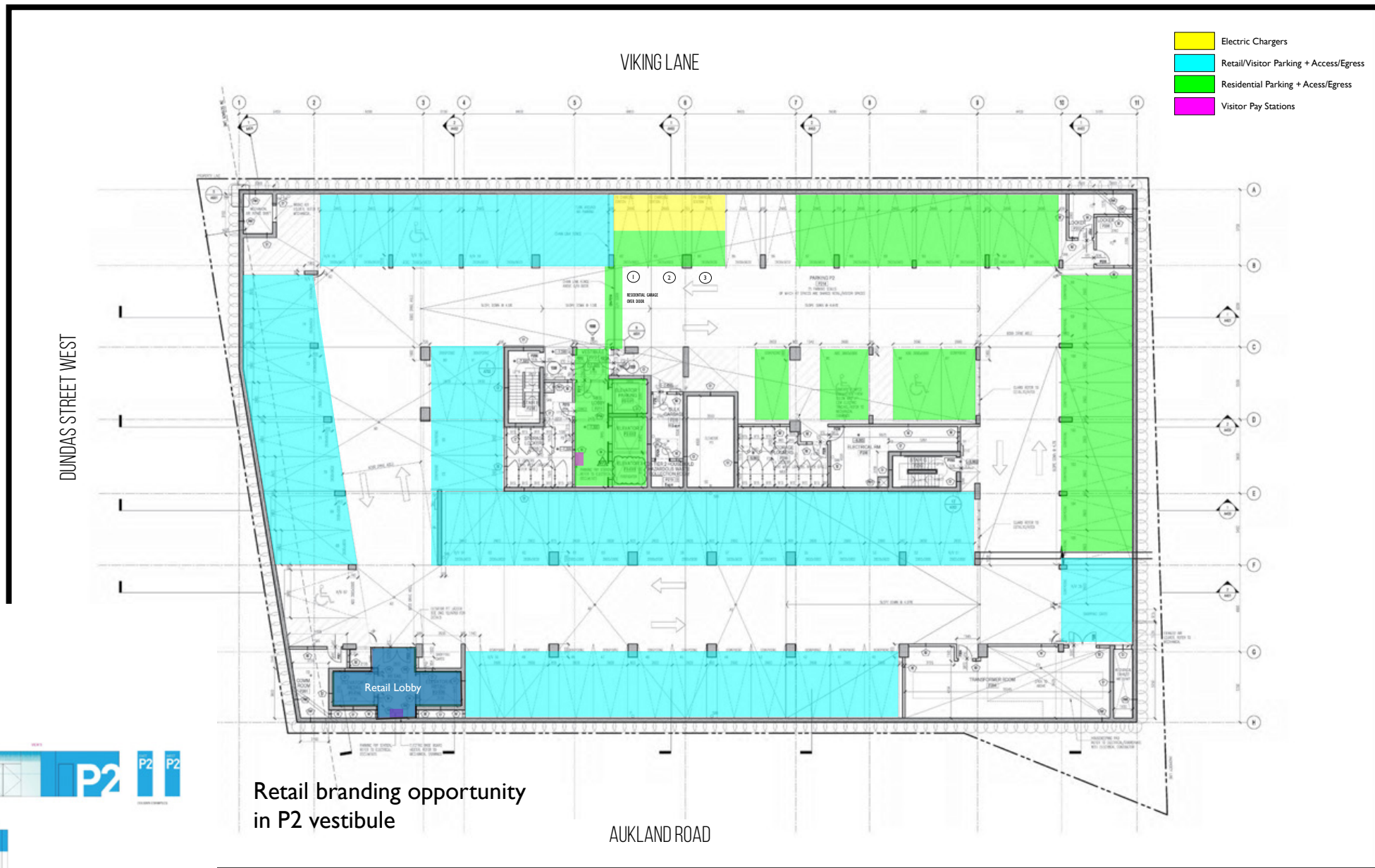
RETAIL VESTIBULE OPTION 3



Final walls of the vestibule are shown to illustrate the parking stalls and access points. The final walls are shown in red. The walls are shown in red. The walls are shown in red.



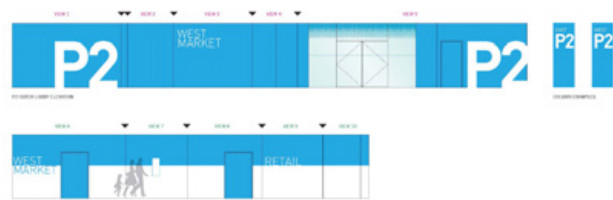
Level 02 | Underground Parking Plan: 40+ parking stalls




RETAIL VESTIBULE OPTION 1



These walls of the vestibule are shown to illustrate the location of the vestibule. Their exact location and size will be determined during the design process.



Retail branding opportunity in P2 vestibule

main +

main