



NOW RENTING
416.555.5555

5239

369 DUNDAS STREET WEST

GROCERY



NOW RENTING

PRODUCE

GROCERY

GROCERY

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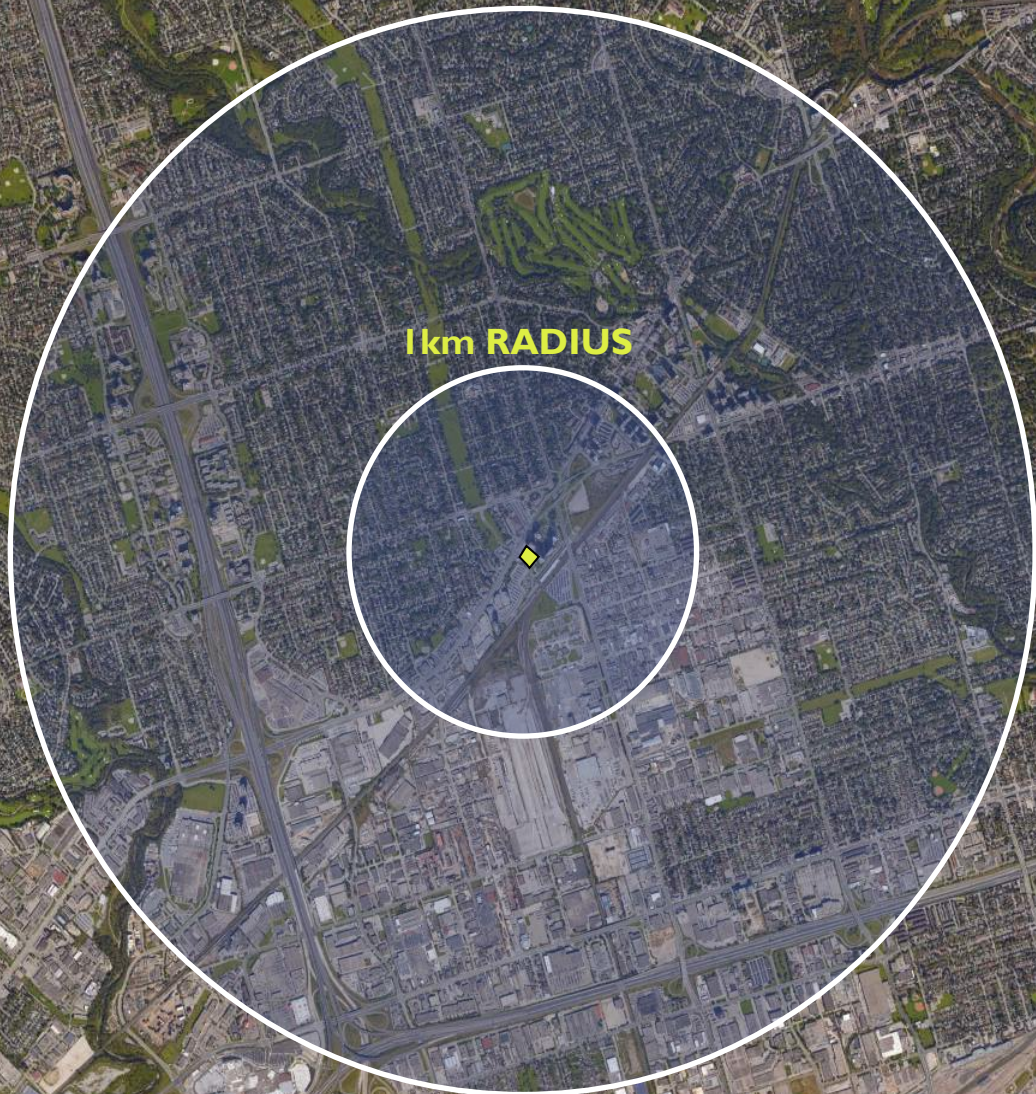
DEMOGRAPHICS

	1 kilometer ring	3 kilometer ring
POPULATION		
2011 estimated	8,486	76,390
2016 estimated	9,975	83,561
< 15 years old	1,287	12,451
15 - 24 years old	998	9,777
25 - 34 years old	1,835	11,949
35 - 44 years old	1,746	11,531
45 - 54 years old	1,536	12,868
55 - 64 years old	1,167	10,696
65+ years old	1,406	14,289
Median Age	39.7	41.7
2016 Total Estimated Daytime Population	20,633	93,965
Daytime Population at Work	16,032	51,305
Daytime Population at Home	4,601	42,660
2021 projected	11,573	88,661
2026 projected	13,404	93,935
Change in Population (%)		
2011 to 2016	17.6%	9.4%
2016 to 2021	16.0%	6.1%
2021 to 2026	15.8%	5.9%
HOUSEHOLDS		
Total Households		
2011 estimated	3,807	30,652
2016 estimated	4,695	34,324
Persons per household	2.12	2.43
2021 projected	5,678	37,497
2026 projected	6,791	40,672
Change in Households (%)		
2011 to 2016	23.3%	12.0%
2016 to 2021	20.9%	9.2%
2021 to 2026	19.6%	8.5%
INCOME		
Average Household Income		
2011 estimated	\$93,928	\$119,698
2016 estimated	\$109,373	\$137,508
2021 projected	\$129,296	\$155,141
2026 projected	\$147,902	\$175,420
Change in Average Household Income (\$)		
2011 to 2016	\$15,445	\$17,810
2016 to 2021	\$19,923	\$17,633
2021 to 2026	\$18,606	\$20,279
Income Per Capita		
2011 estimated	\$48,264	\$56,907
2016 estimated	\$59,102	\$66,373
2021 projected	\$72,834	\$77,102
2026 projected	\$87,852	\$89,461
Change in Per Capita Income (\$)		
2011 to 2016	\$10,837	\$9,466
2016 to 2021	\$13,732	\$10,729
2021 to 2026	\$15,018	\$12,359



3km RADIUS

1km RADIUS





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DUNDAS & KIPLING STATION TORONTO

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

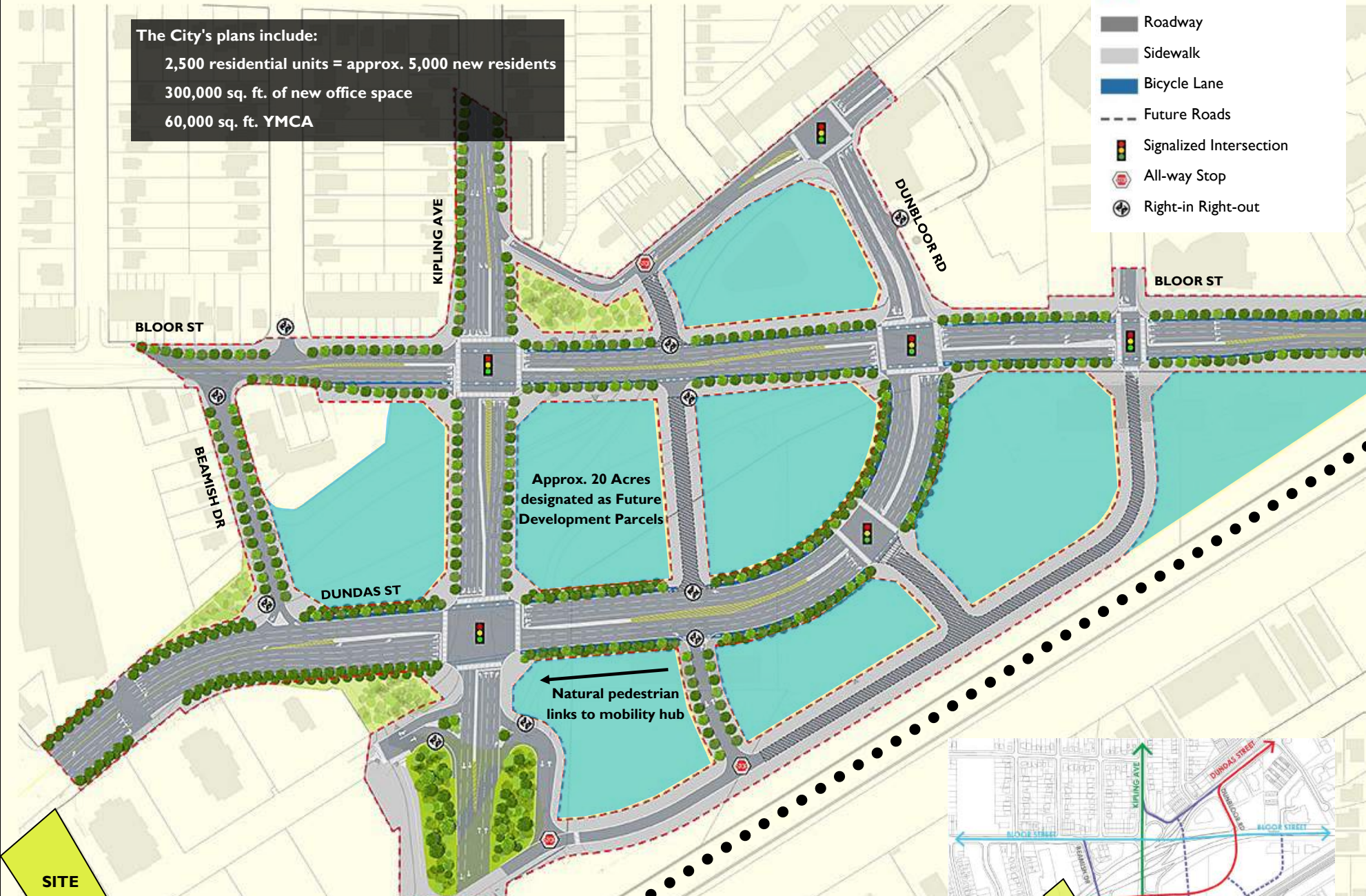
85% GO Train users

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

- Future Development Parcels
- Study Area
- Roadway
- Sidewalk
- Bicycle Lane
- Future Roads
- Signalized Intersection
- All-way Stop
- Right-in Right-out



Approx. 20 Acres designated as Future Development Parcels

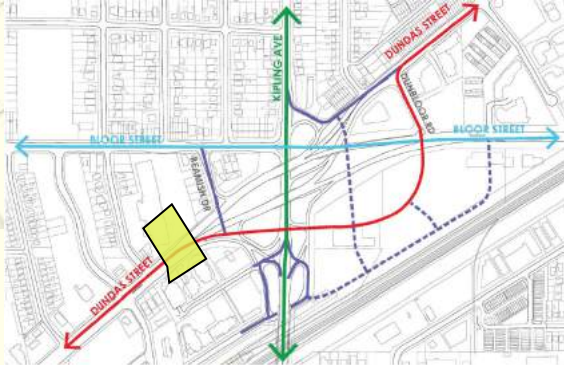
Natural pedestrian links to mobility hub



SITE



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.



Future Traffic Flow

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

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	Tridel	7 Mabelle Avenue	Pre-Construction	422	2018-07
2	Bloorvista at Islington Village	Tridel	64 - 70 Cordova Avenue	Pre-Construction	392	2019-04
3	Connexion at Islington	North Star Homes	26 Fieldway Road	Pre-Construction	148	2018-04
4	Kip District (Phase 1 of 5)	Concert Properties	5365 Dundas St W	Pre-Construction	283	2018-03
5	Pinnacle Etobicoke (Tower 1 of 8)	Pinnacle International	5415 Dundas St W	Pre-Construction	273	TBD
6	One Valhalla - Triumph (Phase 3)	Edilcan Development Corp	9 Valhalla Inn Road	Under Construction	240	2016-10
7	Dwell City Towns	Menkes	3-35 Applewood Lane	Under Construction	102	2016-06
8	Park Towers Condos at IQ - West & East	Remington Group	15 & 17 Zorra St	Under Construction	520	2018-06
9	1001 The Queensway	RioCan	1001 The Queensway	Pre-Construction	588	TBD
10	Qube Condos on the Queensway	First Avenue Properties	760 The Queensway	Standing Inventory	74	2015-04
11	Six Points Reconfiguration	Land Owned by City of Toronto	Various	Planned	2,500	TBD
12	Kip District (Phases 2 to 5)	Concert Properties	5365 Dundas St W	Planned	900	TBD
Total:				6,839		



NEARBY FOOD STORES

Supermarket /
Grocery Store

Convenience /
Fruit & Veg /
Butchers

Medium Rare Premium
Meat Boutique
1,100 sq.ft.
4946 Dundas St W

Rabba Fine Foods
2,500 sq. ft.
4869 Dundas St W

Sobeys (Proposed)
3300 Bloor St W
1.5 km drive

Loblaws
380 The East Mall
2.6 km drive

Valley Farm Produce
900 sq.ft.
5230 Dundas St W

M&M Food Mart
1,300 sq.ft.
5230 Dundas St W

Global Cheese
2,000 sq.ft.
224 Norseman St

No Frills
1020 Islington Ave
2.5 km drive

Metro
250 The East Mall
2.0 km drive

Food Basics
5559 Dundas St W
2.0 km drive

1km RADIUS



BURNHAMTHORPE RD

HIGHWAY 427

BLOOR ST W


DUNDAS ST W

KILLING AVE

ISLINGTON AVE

BLOOR ST W

NEARBY FITNESS USES

 Fitness use

1km RADIUS



Goodlife Fitness

Goodlife Fitness

Fit4Less

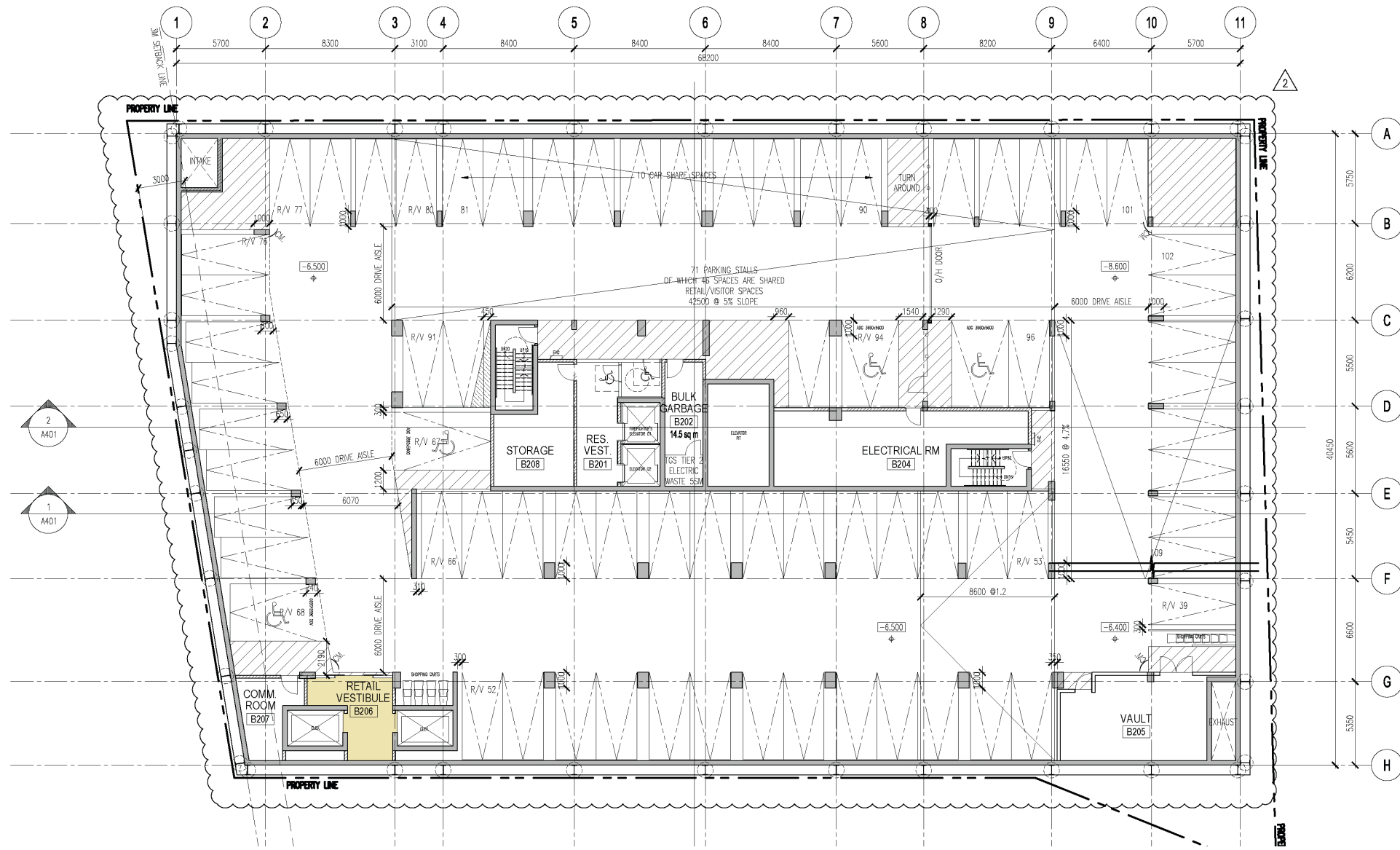
Fit I Bootcamp

Curves

Torque Barbell Club

Kingsway Boxing Club





P2 FLOOR PLAN