



1602 The Queensway, Etobicoke, Ontario

# Exceptional Opportunity in the Heart of Etobicoke

For Sublease 

# Property Details

**+/- 28,394 sq. ft.**

SIZE OF PREMISES

## Contact Agent

BASE RENT

**\$5.83 /sq.ft./annum**

PROPERTY TAXES (EST. 2026)

**\$3.24 /sq.ft./annum**

COMMON AREA MAINTENANCE

**\$0.53 /sq.ft./annum**

GENERAL MAINTENANCE

**\$1.57 /sq.ft./annum**

UTILITIES (POWER & GAS)

**December 14, 2033**

LEASE EXPIRY

# Features

- Prime retail location at The Queensway & Hwy 427 with exceptional exposure and access to the QEW/ Gardiner Expressway
- Approx. 28,394 SF available with lease term extending to December 14, 2033
- Surrounded by major national retailers including Canadian Tire, Rona+, IKEA, Walmart, Marshalls, and Sherway Gardens
- Over 41,000 vehicles daily along The Queensway corridor with signalized access
- Prominent fascia and pylon signage opportunities with additional visibility from the QEW
- Located within a dense commercial and employment node with strong surrounding residential demographics



# Highlights



**Located In**

MAJOR RETAIL HUB



**Dominant**

SIGNAGE OPPORTUNITIES



**Excellent Access**

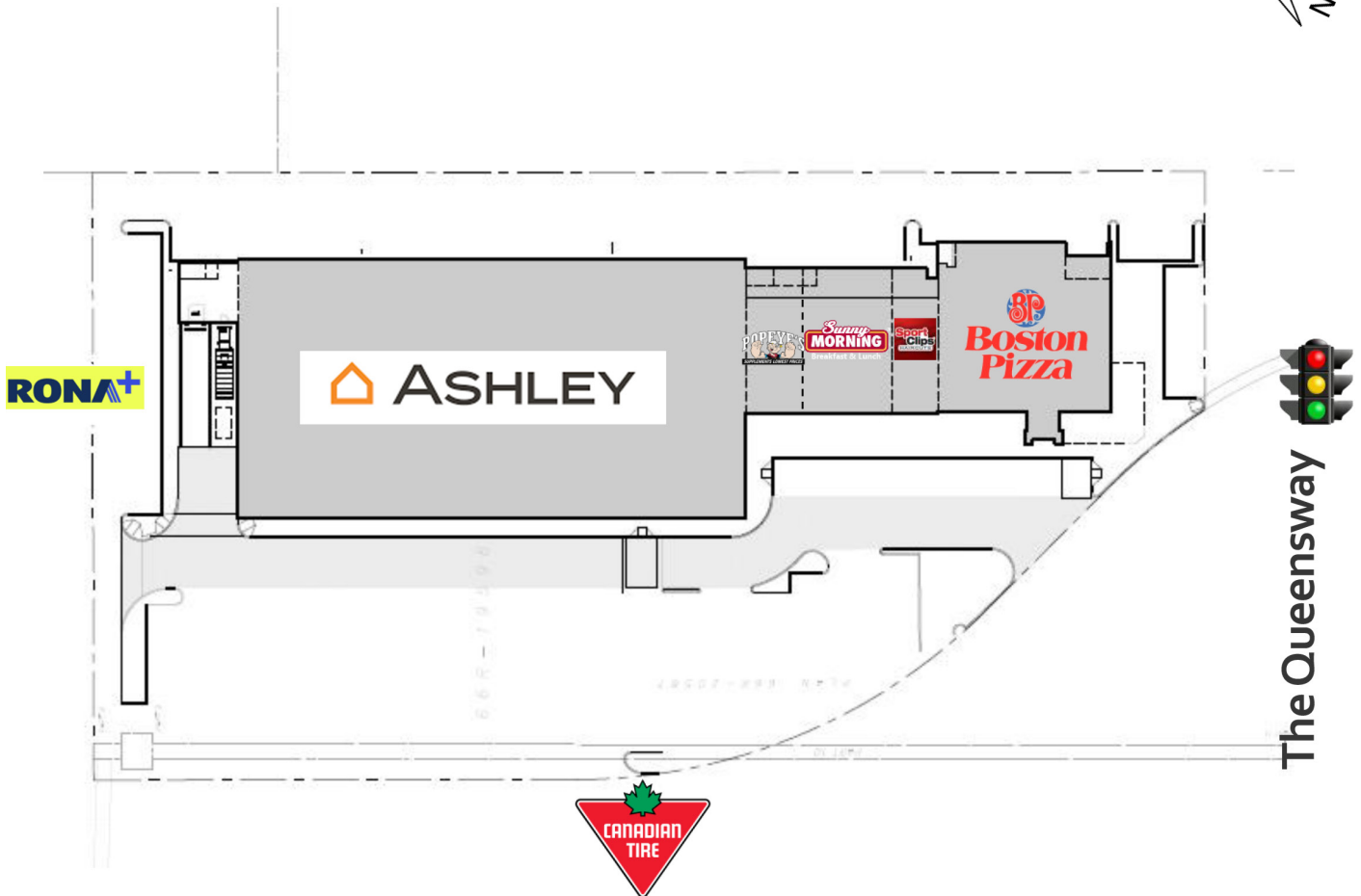
TO PUBLIC TRANSIT



**Ample On-site**

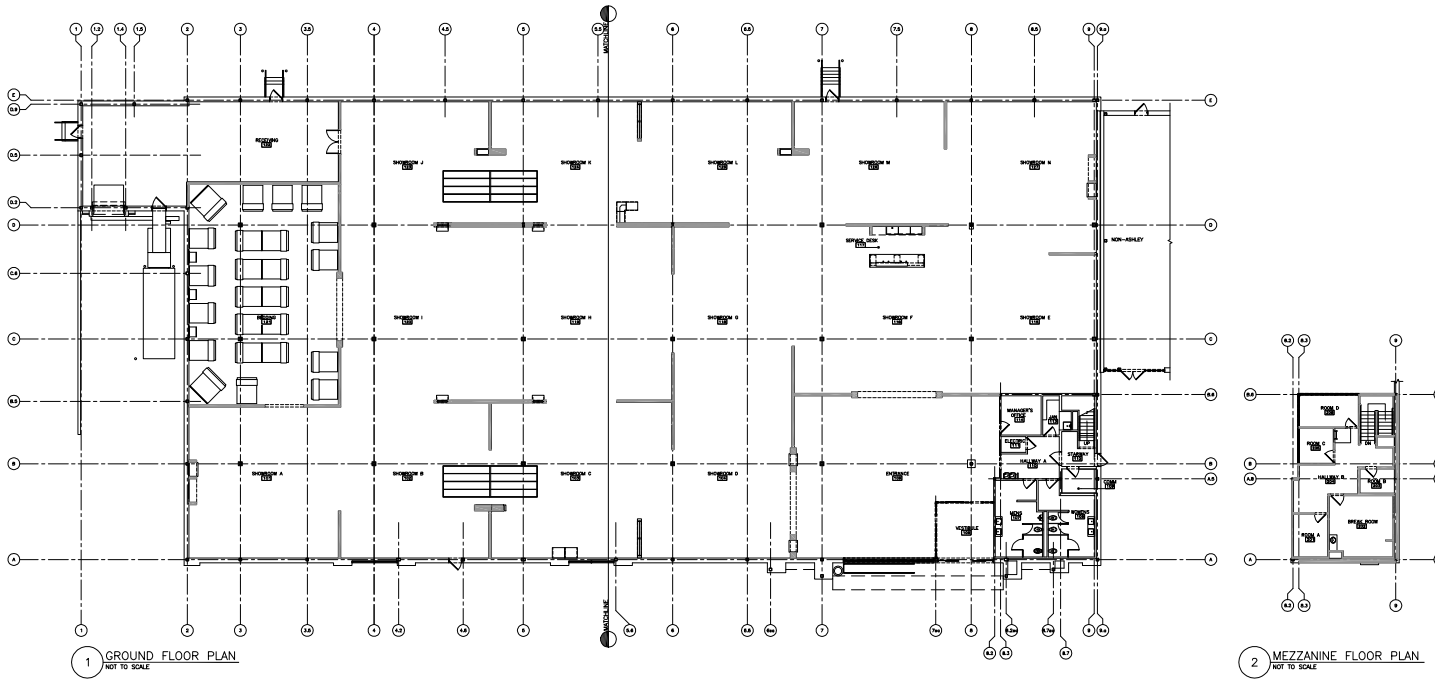
PARKING

# Site Plan



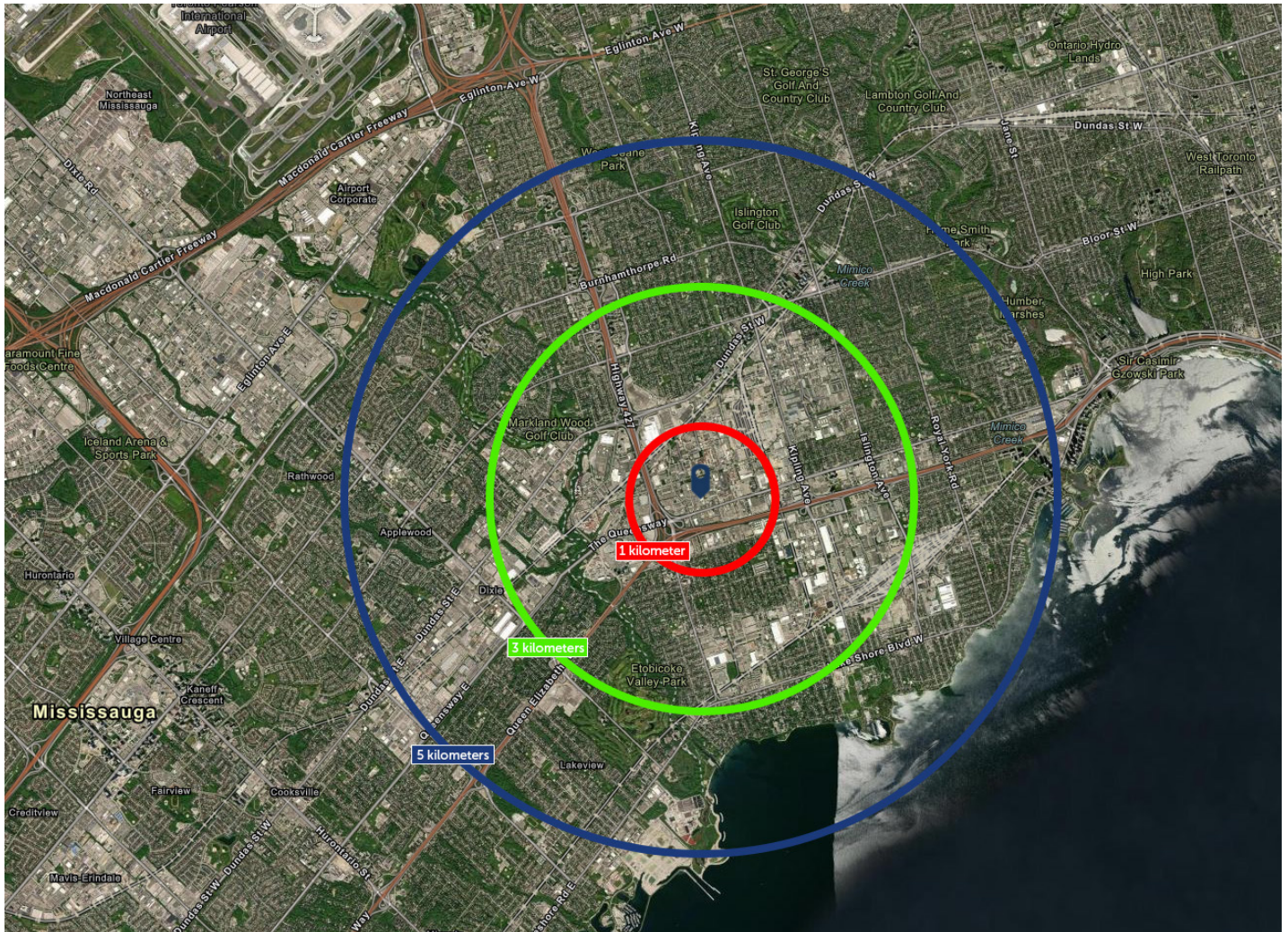
# Floor Plan




TORONTO (QUEENSWAY), ON



**SHOWROOM DIAGRAM- FOR REFERENCE ONLY**

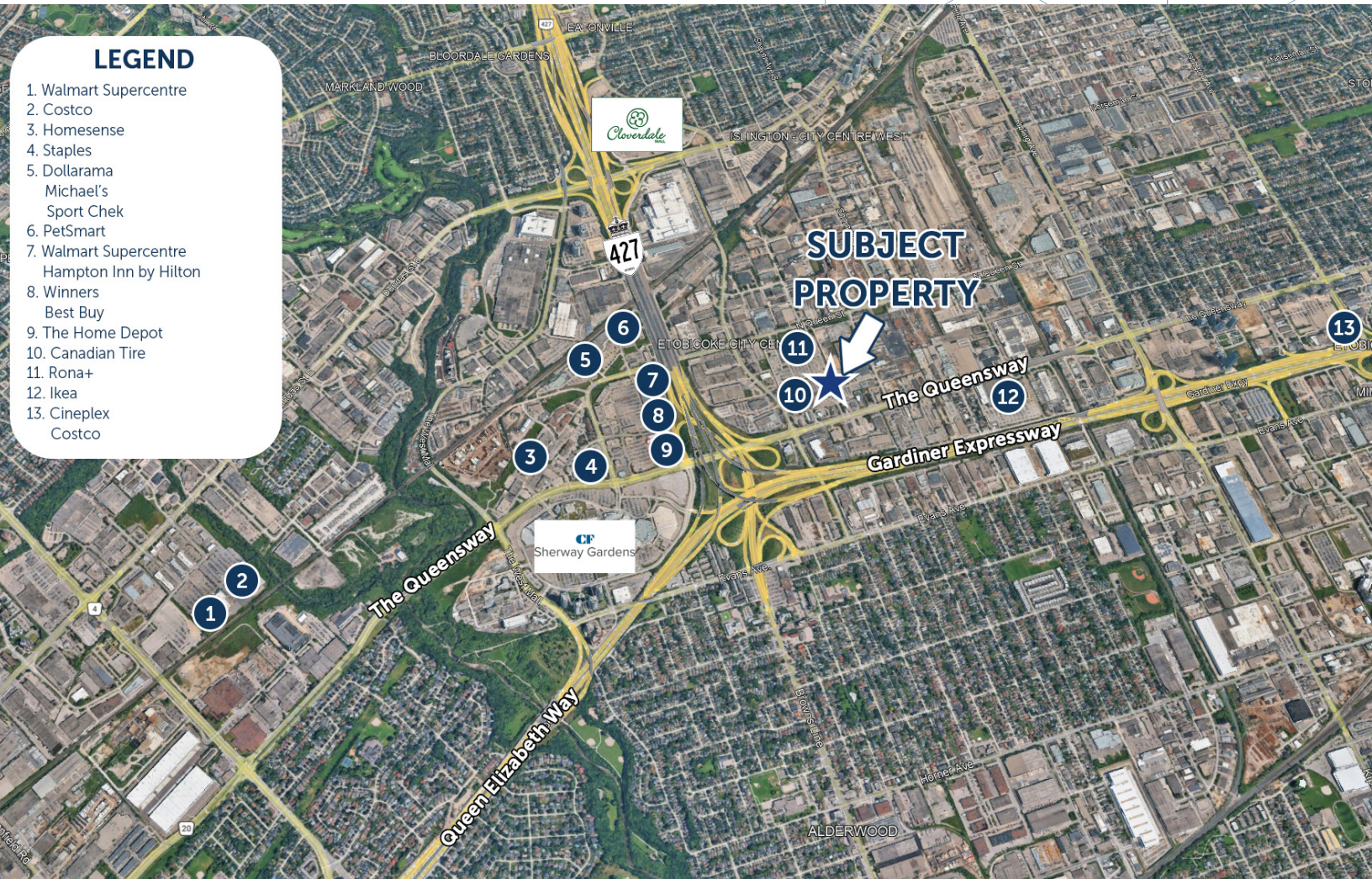
# Demographics



2025 Demographics			
	1 KM	3 KM	5 KM
 TOTAL POPULATION	1,389	71,804	269,590
 AVG. HOUSEHOLD INCOME	\$151,288	\$142,723	\$150,167
 MEDIAN AGE	41.8	39.0	40.0

### LEGEND

1. Walmart Supercentre
2. Costco
3. Homesense
4. Staples
5. Dollarama  
Michael's  
Sport Chek
6. PetSmart
7. Walmart Supercentre  
Hampton Inn by Hilton
8. Winners  
Best Buy
9. The Home Depot
10. Canadian Tire
11. Rona+
12. Ikea
13. Cineplex  
Costco



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