

6 GIBBS ROAD

RETAIL FOR LEASE IN ETOBICOKE



CBRE

THE OFFERING

PROPERTY OVERVIEW

Strategically situated within the Valhalla Development, this spacious and bright retail property captures the spirit of convenience and community. The mixed-use site features over 1,650 residential units and easy access to Highway 427.

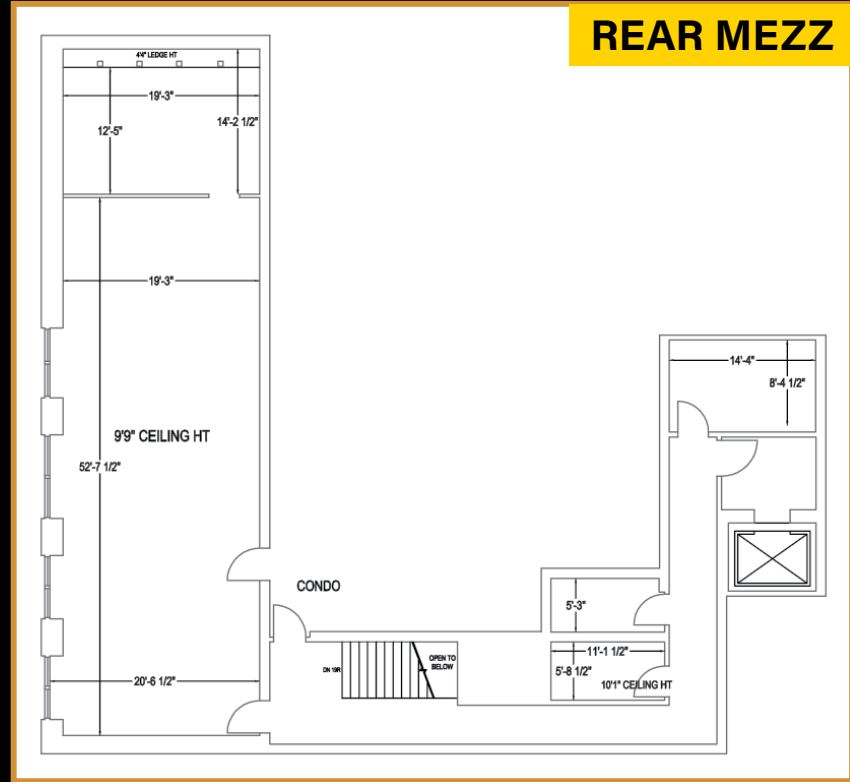
Ample parking spots available in P1, creating an environment of accessibility and abundance where all needs and desires are fulfilled.

UNIT SPECIFICATIONS

Address	6 Gibbs Rd, Etobicoke ON
Unit Net Rent - GR-08	\$24.50 Per Sq. Ft.
Unit Net Rent - GR-09	\$32.00 Per Sq. Ft.
EST. TMI (2026)	\$10.50 Per Sq. Ft.
Parking	160 Visitor & Resident Spots
Clear Height	20 - 22 Ft.



REAR MEZZ



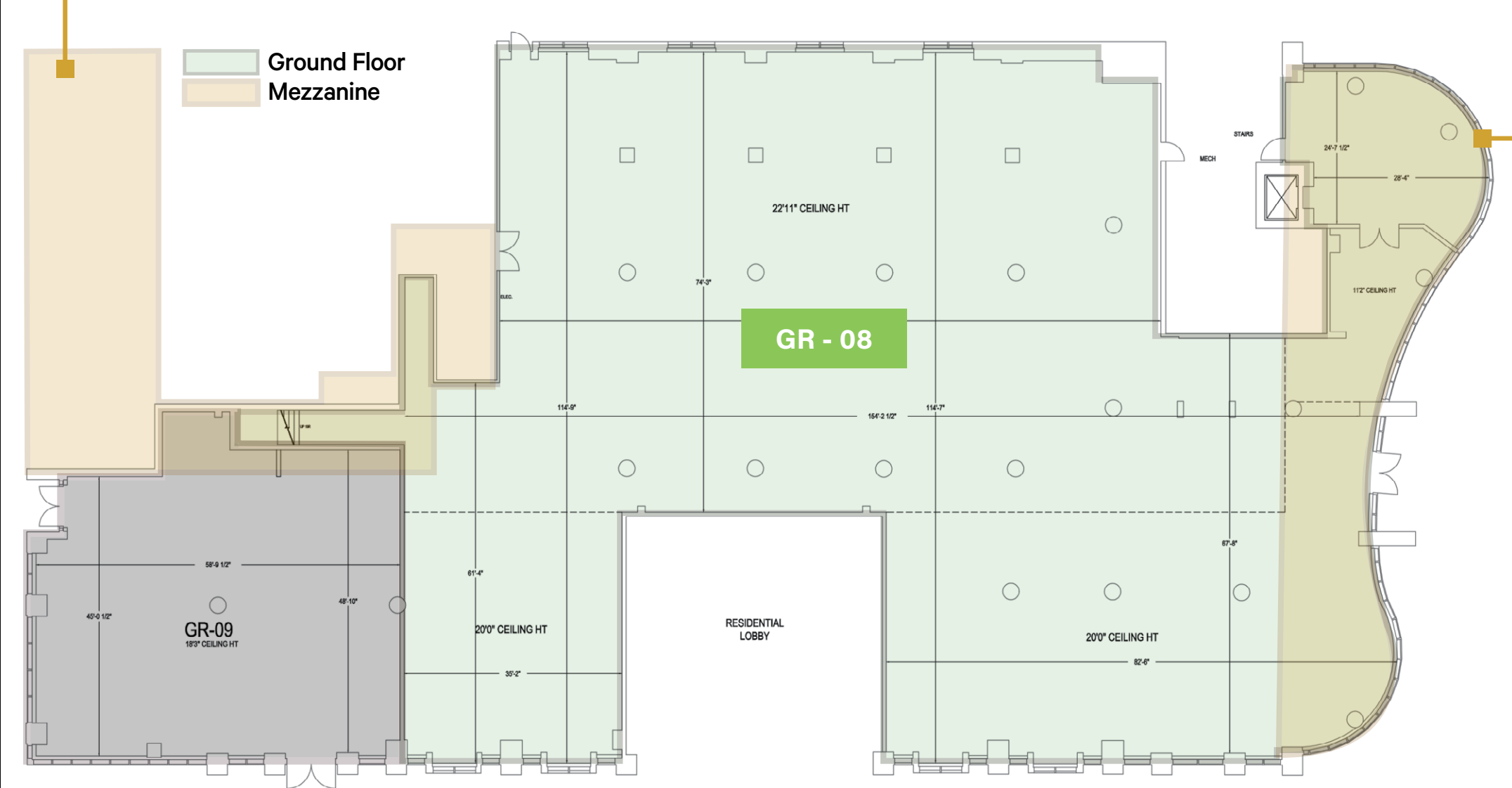
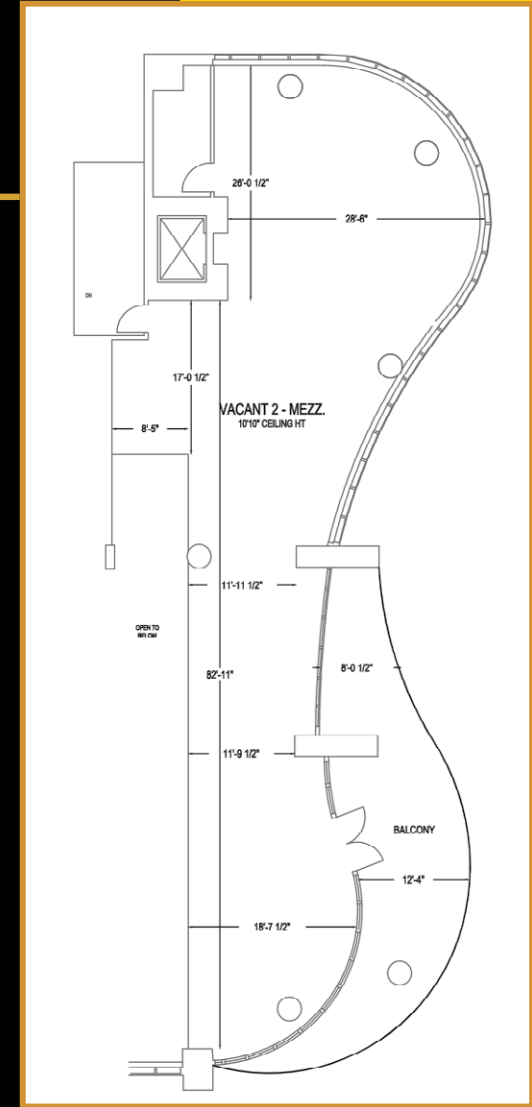
**UNIT GR - 08
SPECIFICATIONS**

Ground Floor	15,599 Sq. Ft.
Mezzanine	5,056 Sq. Ft.
Total	20,655 Sq. Ft.

CLICK BELOW FOR VIRTUAL TOUR OF THE UNIT

VIRTUAL TOUR
GR-08

**VACANT MEZZ
+ BALCONY**



UNIT **GR - 09** SPECIFICATIONS

GR-09 3,136 Sq. Ft.

CLICK BELOW FOR VIRTUAL TOUR OF THE UNIT

VIRTUAL TOUR
GR-09



LOCATION & AMENITIES



TRAFFIC COUNT

42,057

Cars Per Day
Bloor Street W



DRIVE TIME DISTANCE

4 Mins

Cloverdale Mall

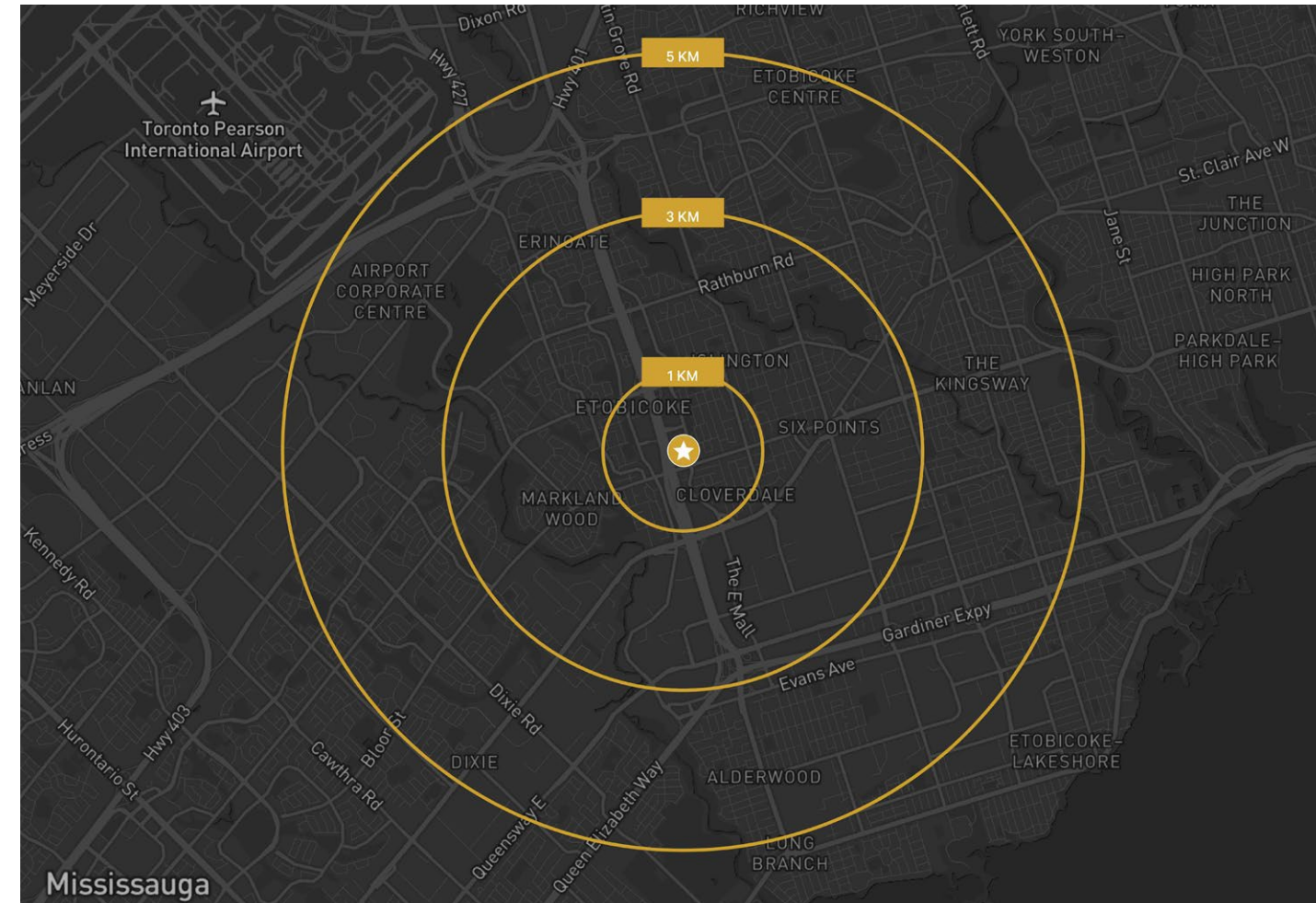
5 Mins

Sherway Gardens



ZONING & PERMITTED USES

DEMOGRAPHIC ANALYSIS



CLICK TO VIEW
CR 4.0 (X140)
ZONING BY-LAW

CLICK TO VIEW
CITY OF TORONTO
ZONING DEFINITIONS

PERMITTED COMMERCIAL USES INCLUDING BUT NOT LIMITED TO:

- Ambulance Depot
- Art Gallery
- Artist Studio
- Automated Banking Machine
- Community Centre
- Education Use
- Financial Institution
- Massage Therapy
- Medical Office
- Office
- Performing Arts Studio
- Personal Service Shop
- Pet Services
- Software Development and Processing
- Veterinary Hospital
- Wellness Centre
- Amusement Arcade (23,47)
- Club (1)
- Day Nursery (27)
- Drive Through Facility (37)
- Eating Establishment (1,33)
- Hotel (4)
- Outdoor Patio (21)
- Retail Service (17)
- Retail Store (5)
- Service Shop (6)
- Take-out Eating Establishment (1)
- Vehicle Dealership (26)
- Vehicle Service Shop (13,39)
- Vehicle Washing Establishment (25)

*BUYERS/TENANTS ARE RESPONSIBLE FOR CONFIRMING ZONING AND PERMITTED USES.

	TOTAL POPULATION 2025	POPULATION GROWTH 2025-2030	DAYTIME POPULATION 2025	HOUSEHOLD INCOME 2025
1 KM	17,755	4.7%	13,452	\$136,370
3 KM	102,875	2.5%	110,470	\$143,595
5 KM	241,524	2.1%	279,510	\$170,924



GR-08



GR-09

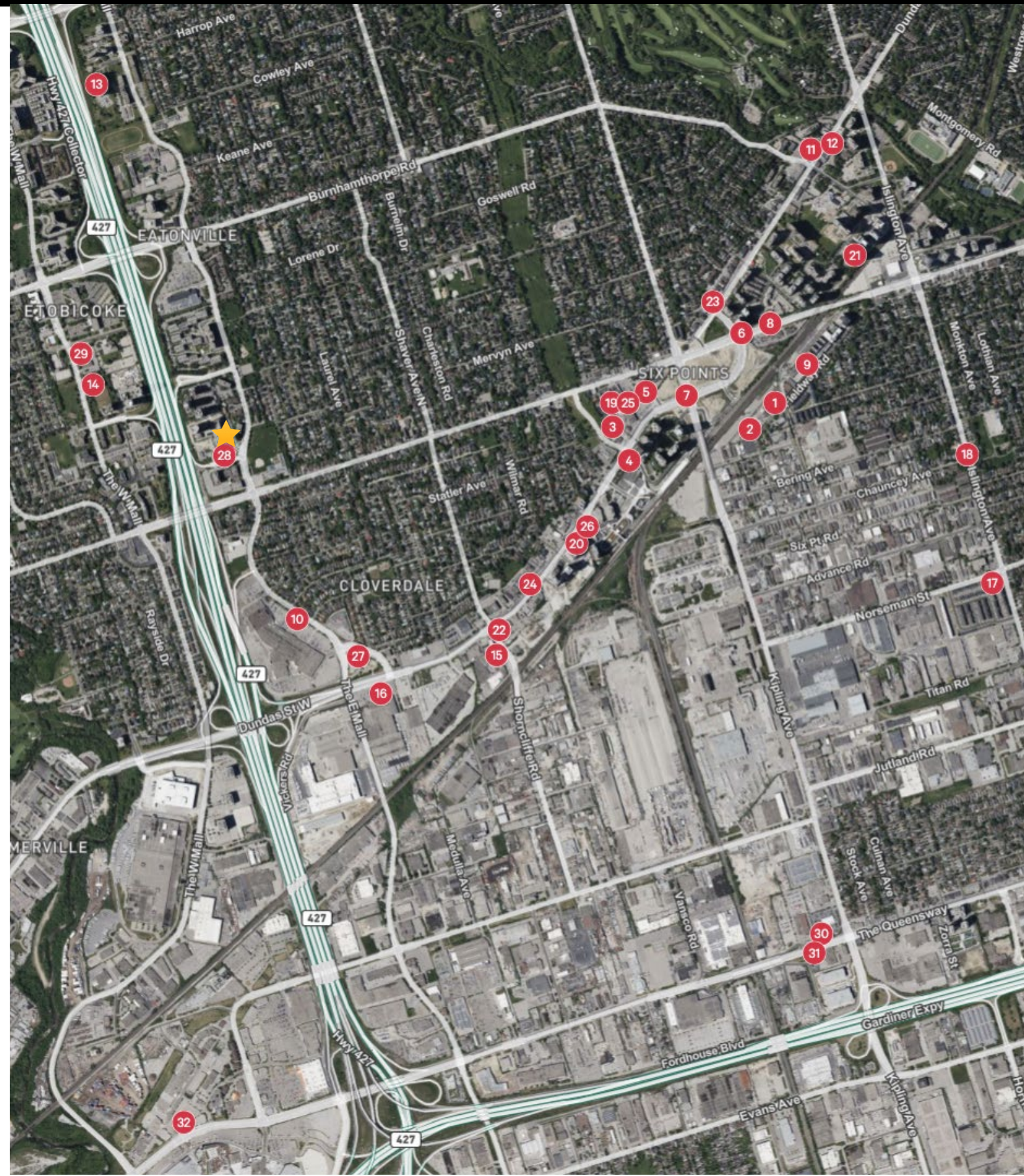


DEVELOPMENT MAP WITHIN 3KM

	ADDRESS	STATUS	NO. OF UNITS	NO. OF PEOPLE / HOUSEHOLD	TOTAL NO. OF NEW RESIDENTS
1	50 Fieldway Rd	Approved	520	2.47	1,284
2	60-70 Fieldway Rd	Approved	398	2.48	987
3	8-26 Jopling Ave	Approved	746	2.50	1,865
4	5251 Dundas St W	Application	572	2.50	1,430
5	4-10 Beamish Dr	Appealed	520	2.50	1,300
6	Bloor St W & Dundas St W	Approved	814	2.48	2,019
7	Kipling & Dundas St W	Approved	391	2.49	974
8	Resurrection Rd & Bloor St W	Approved	171	2.49	426
9	36-38 Fieldway Rd	Approved	135	2.47	333
10	250 The East Mall	Application	4,047	2.46	9,956
11	4884-4896 Dundas St W	Application	225	2.51	565
12	4875 Dundas St W	Application	488	2.51	1,225
13	5 Capri Rd	Application	805	2.62	2,109
14	361 The West Mall - 24 Eva Rd	Approved	495	2.58	1,277
15	5555 Dundas St W - 10 Shorncliffe Rd	Approved	2,000	2.43	4,860
16	5559 Dundas St W - 25 Vickers Rd	Approved	1,434	2.43	3,485
17	1040-1048 Islington Ave	Application	175	2.38	417
18	3326 Bloor St W - 1126 Islington Ave	Approved	472	2.44	1,152
19	5-9 Jopling Ave S	Approved	434	2.50	1,085
20	5363-5365 Dundas St W	Approved	417	2.47	1,030
21	25 Mabelle Ave	Approved	580	2.47	1,433
22	5415-5487 Dundas St W	Approved	472	2.44	1,152
23	5410-5146 Dundas St W	Application	2,467	2.51	6,192
24	5448-5450 Dundas St W	Pre-application	518	2.47	1,279
25	5230 Dundas St W	Application	2,342	2.51	5,878
26	5359 Dundas St W	Application	668	2.48	1,657
27	2-10 The East Mall Cres	Application	606	2.43	1,473
28	2 Gibbs Rd	Approved	741	2.51	1,860
29	375-385 The West Mall	Approved	638	2.58	1,646
30	1306-1310 The Queensway	Approved	840	2.36	1,982
31	1325-1367 The Queensway	Approved	552	2.35	1,297
32	1750-1900 The Queensway	Approved	1,935	2.59	5,012

TOTAL: 68,640

★ Subject Site



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