



SHERBOURNE &
QUEENS QUAY
TORONTO, ON

Monde Condos TORONTO

FIRST GULF

Monde Condos

Retail

Over 10,000 sf of ground floor retail space in an urban, mixed-use condo.

- Located at Sherbourne and Queens Quay in Toronto's vibrant and growing waterfront community.
- 39-storey, 513-unit mixed-use condominium with 10,000 sq. ft. of prime ground-floor retail.
- Part of the Waterfront Toronto revitalization program, connecting retailers to a dynamic residential and commercial district.
- Designed by world-renowned architect Moshe Safdie with modern, high-profile street presence.
- LEED® Gold certified for sustainability and environmental performance.

NEIGHBOURHOOD DEMOGRAPHICS



**6,021
VEHICLES PER DAY***
Average Daily Traffic Count along
Lake Shore Blvd.



**TRADE AREA
POPULATION****
within 1 km - 39,846
within 5 km - 539,932
within 10 km - 1,338,151



**10 YEAR PROJECTED
POP. GROWTH****
within 1 km - 38%
within 5 km - 23%
within 10 km - 17%



**AVERAGE
HOUSEHOLD INCOME****
within 1 km - \$144,814
within 5 km - \$146,785
within 10 km - \$156,845



**TRADE AREA
HOUSEHOLDS****
within 1 km - 23,321
within 5 km - 283,095
within 10 km - 618,936

**ESRI Business Analyst, 2025



* CITY OF TORONTO TRAFFIC SAFETY UNIT 2016
** ENVIRONICS ANALYTICS 2018
*** ESTIMATED FIGURES BASED ON NEW CONDO AND
OFFICE PROJECTS - URBAN TORONTO DATABASE

Site Plan



AVAILABILITIES

UNIT	TENANT	AREA (SF)
A1-2	Kinetic Labs	1,700
A3-4	Popeye's Chicken	1,720
A5	Sugar Beach Cannabis	976
A6	Convenience Store	968
A7	Pizzaville	1,131
A8	Dental Office	1,084
A9	AVAILABLE	840
TOTAL:		8,419

UNIT	TENANT	AREA (SF)
B1	AVAILABLE	1,155
B2	AVAILABLE	673
TOTAL:		1,828



FOR MORE INFORMATION, PLEASE CONTACT

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