

CONCØRD

PARK PLACE

LEASING OPPORTUNITY
86 ESTHER SHINER BOULEVARD,
NORTH YORK



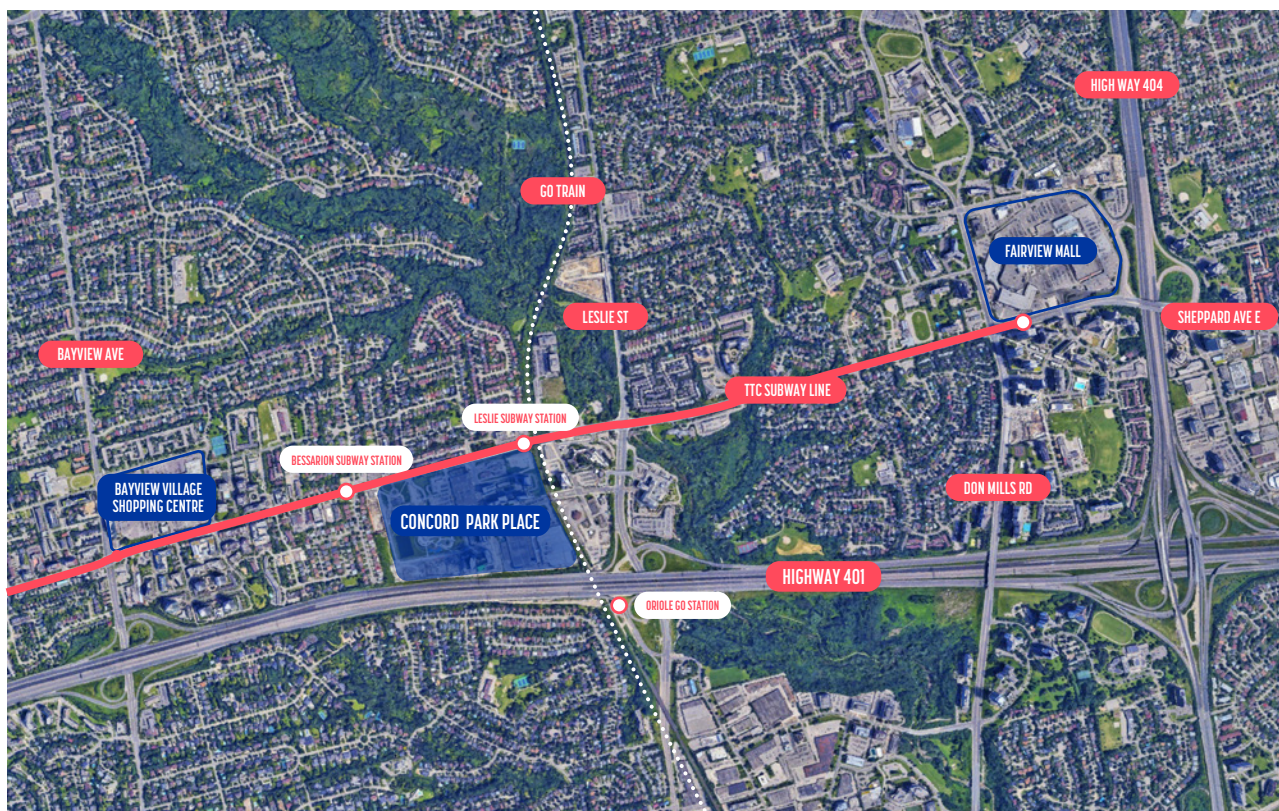
Rendering of completed development

CONCØRD
COMMERCIAL PROPERTIES

FOR LEASING INQUIRIES PLEASE CONTACT :

416.813.0999

RETAIL@CONCORDADEX.COM



DEMOGRAPHICS	1 KM RADIUS	3 KM RADIUS	5 KM RADIUS
2024 Est. Population	13,650	120,571	324,902
HOUSEHOLD INFORMATION	1 KM RADIUS	3 KM RADIUS	5 KM RADIUS
Average Household Income	\$130,819	\$140,035	\$142,280
Person Per Household	2.5	2.5	2.5

With major highways and the TTC subway nearby, as well as regional retailers Ikea and Canadian Tire on site, this location presents a prime retail opportunity and is an enviable retail hub.

The community demographics are evenly distributed age profiles with 42% of the population between ages 20 - 49.

CONCORD PARK PLACE COMMUNITY MASTER PLAN



60,000 sf
of office space



200,000 sf
of retail space



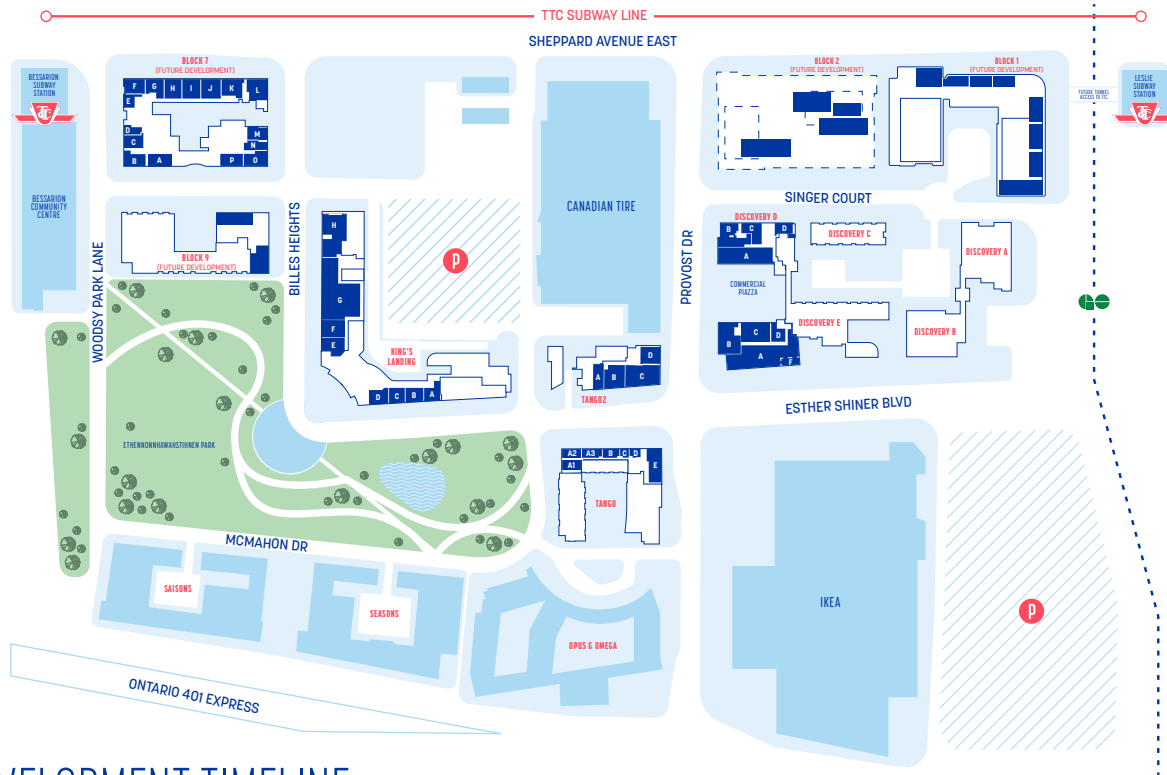
8
acres of park



\$90m
4-storey community
centre, with pool
and library



45 Acre
master-planned high-rise
community in the heart of
North York

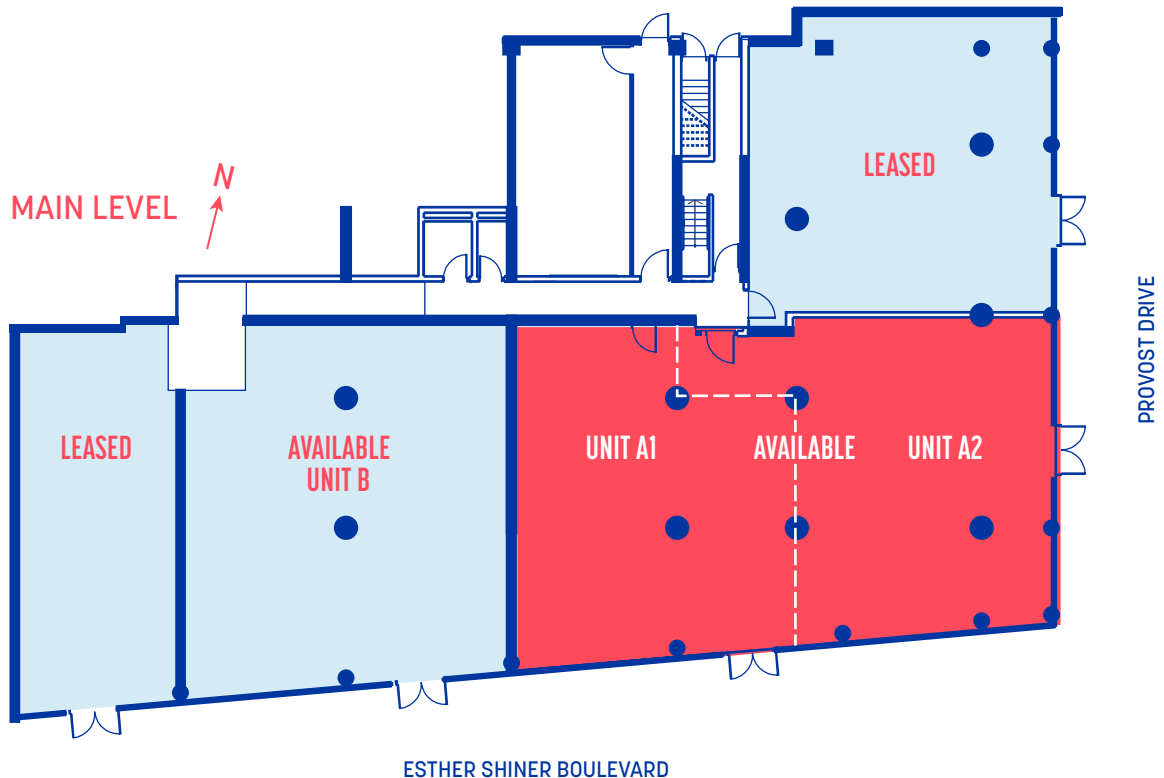


DEVELOPMENT TIMELINE

BLOCK #	# OF UNITS	ESTIMATED OCCUPANCY
19/20: Discovery	1,131	Occupied
17/18: Tango/Tango2	685	Occupied
13: Opus/Omega	740	Occupied
12: Seasons	692	Occupied
11: Saisons	419	Occupied
15: King's Landing	865	2026
9: Future Development	867	TBD
7: Future Development	800	2031*
2: Future Development	950	2030*
1: Future Development	798	TBD

*Approximate Timeline

86 ESTHER SHINER BOULEVARD AT CONCORD PARK PLACE



UNIT C (GROUND FLOOR)

Occupancy: Immediate

Unit Size:

3,029 sf (Starting Rate: \$35.00 psf)

*Year 1 starting rate

Partitioned Unit Sizes:

A1: 1,463 sf (Starting Rate: \$50.00 psf)

A2: 1,566 sf (Starting Rate: \$47.00 psf)

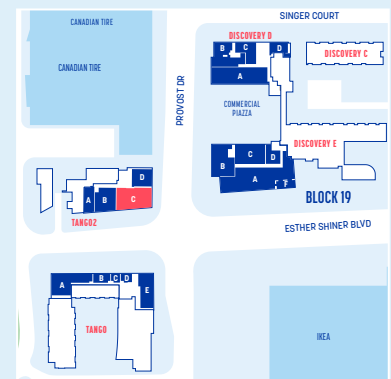
*Year 1 starting rate

Additional Rent:** \$13.80 psf

**2026 estimate

Target Uses:

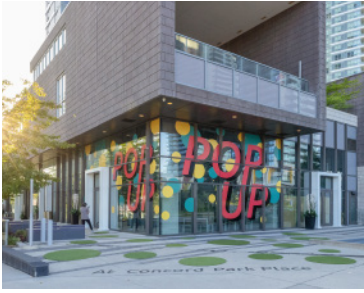
- Upscaling tiling, flooring, wallpaper store
- Upscale condo furniture, lighting Store
- Upscale bath or kitchen specialty store



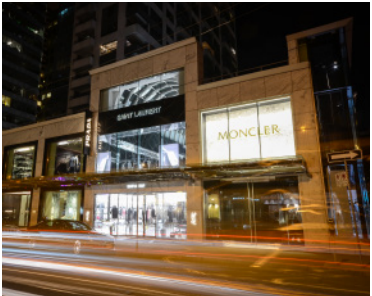
All measurements are approximate. Lease Rates are subject to change without prior notice. Additional Rent may vary through time. Refer to lease agreement for detail definitions.



WITHIN THE GTA



OUTSIDE OF THE GTA



HOSPITALITY



MIXED DEVELOPMENT

