

IMMEDIATE OCCUPANCY



VIDA

AT BAYVIEW VILLAGE

RETAIL/COMMERCIAL
OPPORTUNITY

WITHIN AN URBAN SOPHISTICATED
VIBRANT CONDOMINIUM RESIDENCE





RESIDENTIAL

RESIDENTIAL

RETAIL/COMMERCIAL
LEVEL 2

RETAIL/COMMERCIAL
LEVEL 1



SHEPPARD AVENUE EAST

SHEPPARD AVENUE EAST

Artist's Concept

A UNIQUE PURCHASING OPPORTUNITY

VIDA represents an unparalleled opportunity to showcase your brand within the desirable neighbourhood of Bayview Village. Individual storefront and personal service condominium suites are available for lease.

Located just a block east of the upscale Bayview Village Shopping Centre and the Bayview/Yonge TTC station, this site scores high on a walkability and accessibility rating and has over 45 public parking spaces on site.

Built and managed by Castle Group Developments, an award-winning developer known for its commitment to architectural excellence and design, the retail and office premises at VIDA provide excellent exposure and access to a high density, affluent consumer base.

- Coffee House / Café
- Hair Salon
- Spa / Esthetics
- Nail Salon
- Medical Offices
- Dental Offices
- Pet Grooming
- Chiropractor
- Specialty Barber
- Physiotherapist
- Financial Services
- Sports Clinic
- Yoga Studio
- Optical Services
- Life Counseling
- Legal Services
- Accounting Services
- Banking Services
- Pharmacy
- Health Store
- Fitness Training
- Meditation Studio
- Learning Centre
- Health & Wellness



VIDA Internal Courtyard View and Lobby

THE TRADE AREA

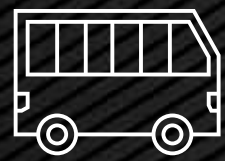
VIDA is located central to a number of Toronto's most affluent residential communities, with above average per capita income levels in the trade area. It is also situated in a high growth area with a number of major residential projects planned/in the works/proposed.



WALK SCORE:

81

VERY WALKABLE



TRANSIT SCORE:

71

EXCELLENT TRANSIT



DAYTIME AREA POPULATION:

334,946



AVERAGE AREA HOUSEHOLD INCOME:

\$126,338



A HIGH GROWTH MARKET

Within the next two years 3,785 new households and over 6,000 new neighbours will be added to the immediate trade area.

DISTANCE	1 KM	3 KM	5 KM
POPULATION (EST.)	18,608	157,577	340,549
0 TO 4 YEARS	4.3%	4.6%	4.6%
5 TO 19 YEARS	10.9%	12.5%	13.5%
20 TO 24 YEARS	6.6%	7.8%	7.7%
25 TO 34 YEARS	19.7%	18.4%	15.8%
35 TO 44 YEARS	17.2%	15.5%	14.4%
45 TO 54 YEARS	12.6%	13.1%	13.8%
55 TO 64 YEARS	11.4%	11.8%	12.4%
65 TO 74 YEARS	9.1%	8.6%	9.1%
75 YEARS & OLDER	8.0%	8.0%	9.0%
MEDIAN AGE	39.4	39	40.7
HOUSEHOLDS	8,416	65,901	136,136
PERSONS PER HOUSEHOLD	2.19	2.37	2.48
AVG. HOUSEHOLD INCOME	\$119,869	\$118,611	\$126,338
DAYTIME POPULATION*	26,881	149,579	334,946

DISTANCE	1 KM	3 KM	5 KM
POPULATION INCREASE 2018/23	7.6%	4.2%	4.5%

PRIZM5 Social Groups:

DISTANCE	1 KM	3 KM	5 KM
U4 URBAN YOUNGER DIVERSE	66.9%	56.1%	46.3%
U2 URBAN UPSCALE DIVERSE	15.4%	20.9%	26.8%
U3 URBAN YOUNG	7.8%	10.3%	6.6%
U1 URBAN ELITE	7.7%	8.7%	12.8%
U5 URBAN DOWNSCALE	1.2%	1.3%	2.6%

5,000+
NEW CONDOMINIUM UNITS ARE EITHER UNDER CONSTRUCTION OR IN PRE-DEVELOPMENT IN THE BAYVIEW VILLAGE AREA

*Source: Sitewise 05/19 | *At Home and at Work

PRIME RETAIL/ COMMERCIAL FLOOR PLANS

- Unparalleled frontage on Sheppard Avenue
- Amazing exposure and signage opportunity
- Suitable for most uses
- Direct access to public transportation
- Rapidly growing area
- 42 retail commercial underground parking stalls



GROUND FLOOR





- Bright and airy office suites
- Suitable for a variety of professionals
- May be combined for larger use
- Convenient access by parking elevator from P-1

SECOND FLOOR



All dimensions, specifications, drawings, renderings and floor plans are approximate and are subject to change without notice. Actual dimensions and square footage may vary from that stated herein. Floor plans are not to scale. Window and door locations, size and type may vary without notice. Bulkheads required for construction purposes have not been indicated.

JOIN A PRESTIGIOUS AND UPSCALE NEIGHBOURHOOD

There's no finer address than Sheppard and Bayview. This affluent neighbourhood is a shopping mecca and is a one-minute drive from the 401 and steps to the Bayview subway station, giving shoppers easy access to the area.

1. Bayview Village

Home to over 110 one-of-a-kind and luxury merchants, Bayview Village is one of Canada's most prestigious shopping centres catering to discerning foodies/fashionistas/decoristas seeking unique merchandise in an inviting, upscale environment. Anchored by Loblaws, Pusateri's, LCBO and Shoppers Drug Mart.

2. Ikea

3. Canadian Tire

4. Mark's

5. LifeLabs Medical Laboratory Service

6. North York General Hospital

7. MEC North York

8. Toronto Sheppard YMCA Centre

9. Bite-Rite Denture Clinic

10. Toronto North Animal Hospital

11. Romanovsky and Associates Public Accountant

12. BuyNCell

13. CORE Performance Therapy Wellness

14. Bayview Village Veterinary Clinic

15. Ultimate Diagnostics Inc

16. Rexall

17. RONA

18. Just Drums

19. Sherwin-Williams Paint Store

20. Sobie's Barbecues

21. Invictus Game Station

22. The Beer Store

23. Whole Foods Market

24. Yonge Sheppard Centre

Winners

Koodo

Dollarama

GNC

25. Empress Walk

Cineplex

LCBO

Best Buy

Walking On A Cloud

26. North York Centre

Toronto Public Library

Rexall

Starbucks

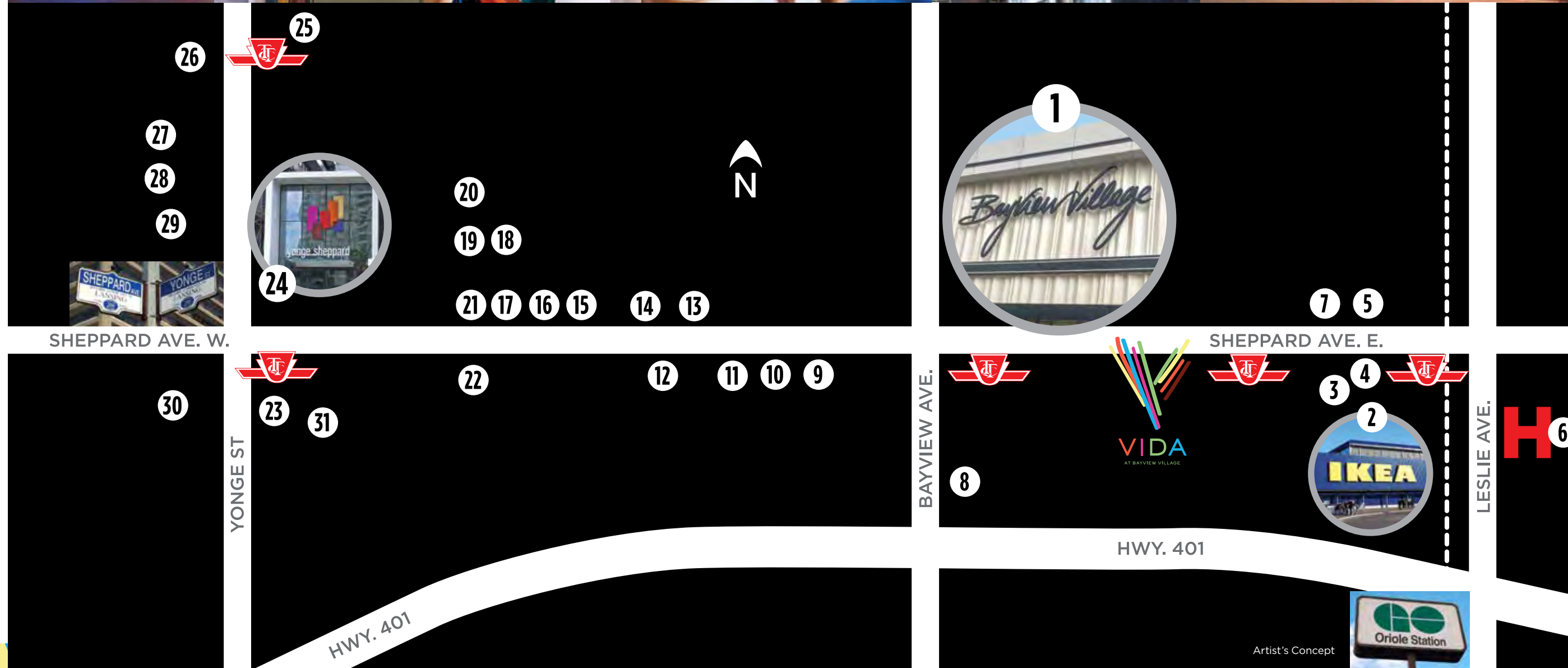
27. Douglas Snow Aquatic Centre

28. Toronto Centre for the Arts

29. Shoppers Drug Mart

30. LCBO

31. ServiceOntario



ABOUT THE BUILDER

Castle Group Developments is a highly creative development team committed to exceeding today's condominium buyers' expectations. By delivering excellence in design and craftsmanship, Castle Group provides a higher end product and value offering with a standard of living that is beyond compare.

Our team combines distinguished architecture and livable interior designs with impressive amenities created to offer years of enjoyment for our purchasers. Collectively we bring integrity, creativity, and vision to each and every community we build. Investing in people and neighbourhoods for the long term. Witness Castle Group's signature style in our highly successful Bellair Gardens, a luxurious boutique condominium in one of Toronto's premium neighbourhoods or in our flagship community of Tuscany Gates, offering European inspired living in Mississauga.

Attention to "Lifestyle and Value" remain the primary focus in all of our projects. We want to offer lifestyle experiences which are part of the city but not in the heart of the city. Visit our latest completed project, The Palm Condominium Residences, conveniently located across from the Finch Subway Station where the whole city is in the palm of your hands. Or visit our current project in North York, VIDA at Bayview Village, a building designed with modern urban architecture and a vibrancy that speaks to residents on a personal level. Fun, lively and stylish, VIDA is a condominium that is as convenient as it is prestigious.



THE PALM
NORTH YORK | COMPLETED



TUSCANY GATES
MISSISSAUGA | COMPLETED



BELLAIR GARDENS
YORK MILLS TORONTO | COMPLETED



VIDA

AT BAYVIEW VILLAGE

YOUR BUSINESS WILL BENEFIT
FROM THE VIDA LIFESTYLE

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.



CASTLE GROUP
DEVELOPMENTS

Your Home Is Your Castle.