

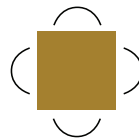
RETAIL SPACE FOR LEASE

468-480 DANFORTH RD
SCARBOROUGH, ON



Len Goudy

Broker of Record
Goudy Real Estate Corp.
Real Estate Brokerage
(416) 830-0880



Goudy Real Estate Corp.

Real Estate Brokerage

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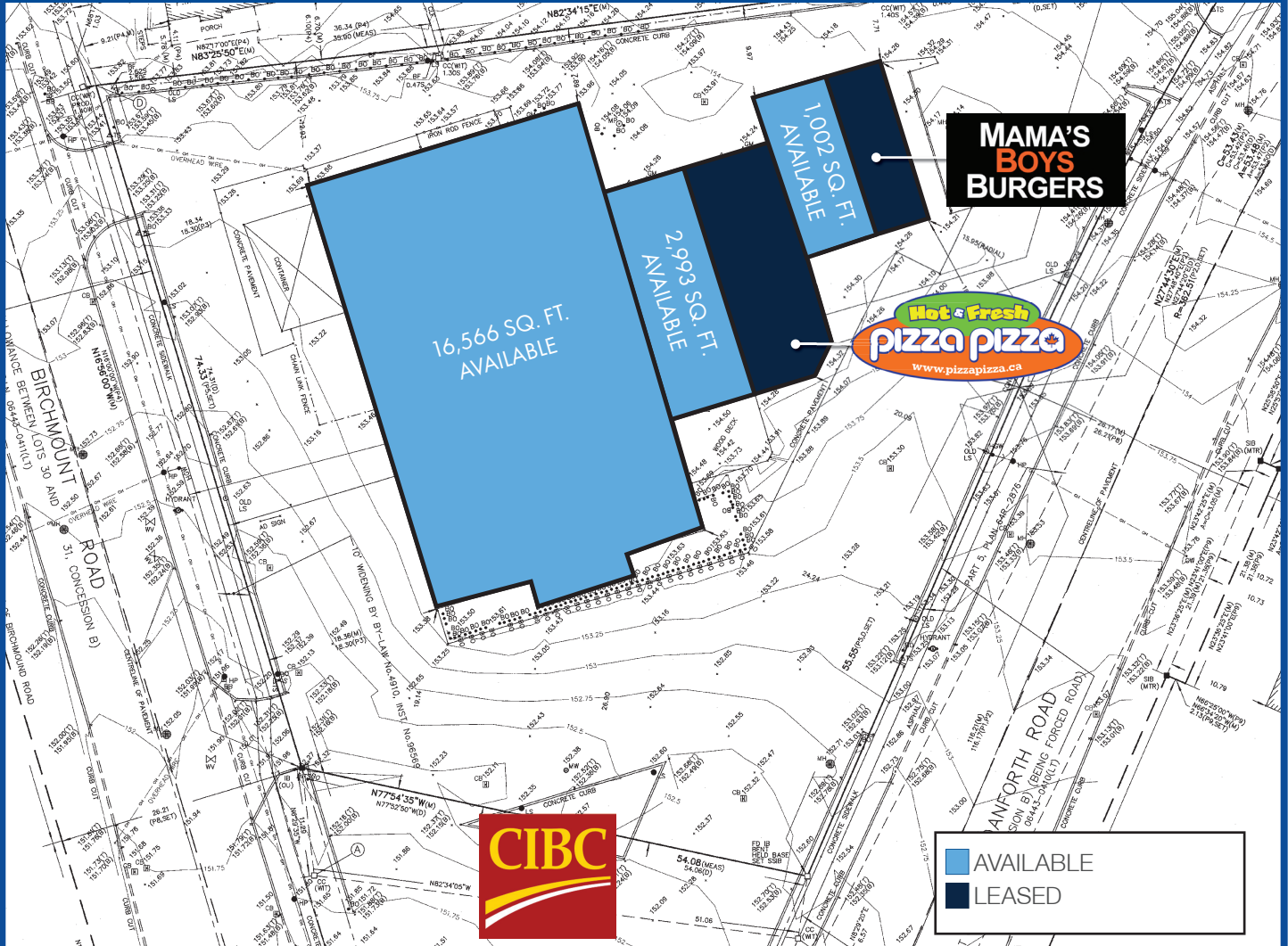
DC **DOV CAPITAL**
CORPORATION

Asset Managers
Tel: (416) 633-8108

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SITE DETAILS & PLAN

468-480 DANFORTH RD



Note: This site plan is provided for illustrative purposes only. This drawing is not to scale.

PLAZA DETAILS:

Located at the busy intersection of Birchmount Road and Danforth Road, co-tenants include Pizza Pizza and Mama's Burger Boys, neighbouring retailers include Subway, Dollarama, Panda Wok, Pizza Hut, CIBC, Freedom Mobile, Iqbal Foods Supermarket, and Pharmasave.

There is a population of over 132,000 within 3km, and over 308,000 within 5km.

FLOOR PLAN

468 DANFORTH RD



AVAILABLE UNIT DETAILS:

468 DANFORTH

16,566 SQ. FT. (INCLUDING 1,682 SQ. FT. OF MEZZANINE LEVEL)
5,049 SQ. FT. BASEMENT

RENT

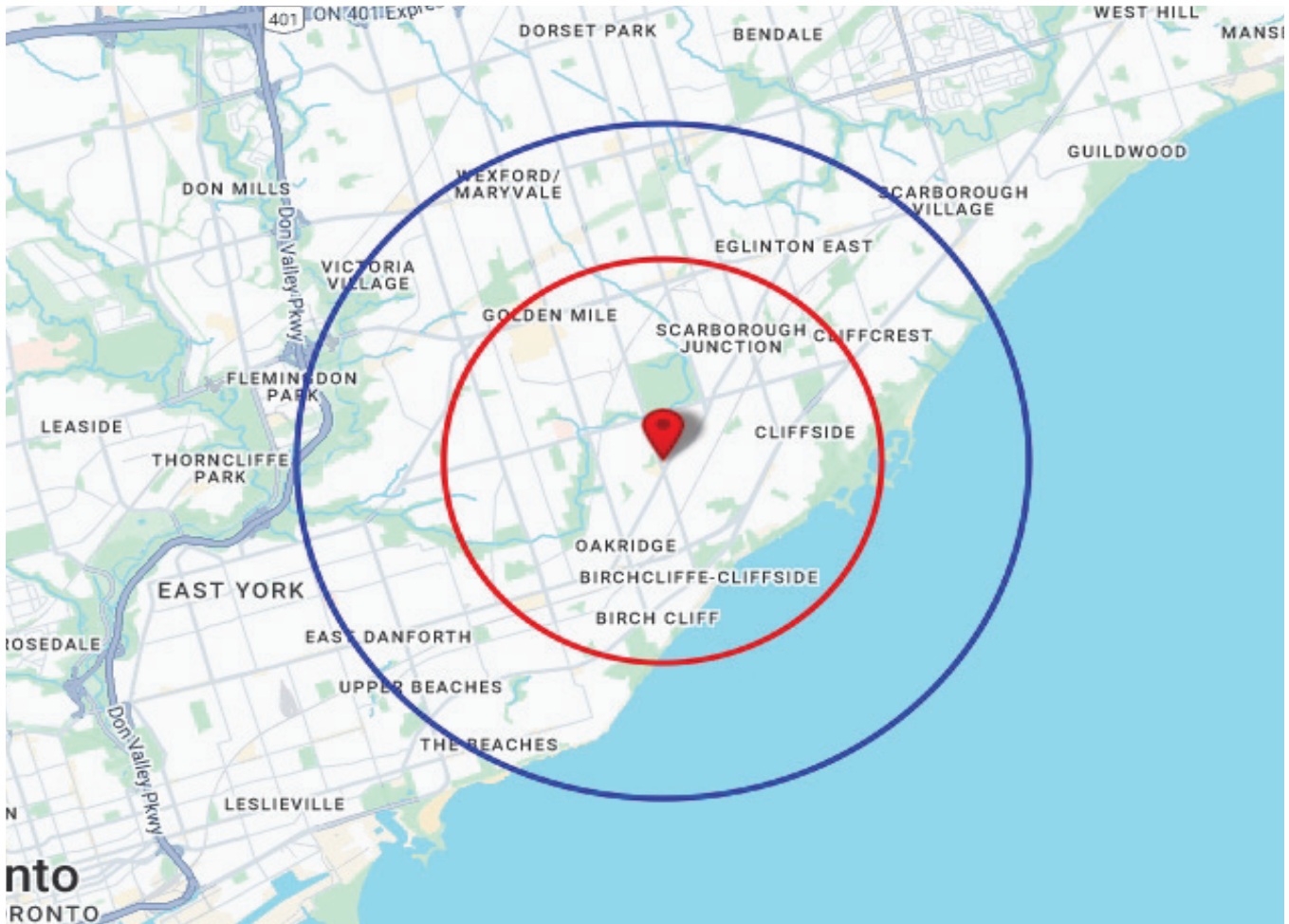
RENT IS ON MAIN FLOOR & MEZZANINE ONLY: \$15.00 PSF PA NET

TMI (2026 Estimate)

\$12.12 PSF PA NET

TRADE AREA MAP

468-480 DANFORTH RD



2024 Daytime Population	468 Danforth Rd, Scarborough, ON M1K 1C7 0 - 3 km		468 Danforth Rd, Scarborough, ON M1K 1C7 0 - 5 km	
		%		%
Total Estimated Population	132,317		308,758	
Total Daytime Population	113,475		264,578	
Daytime Population at Home	72,729	64.1%	165,909	62.7%
0 to 14 years	19,691	17.4%	45,264	17.1%
15 to 64 years	36,972	32.6%	80,348	30.4%
65 years and over	16,066	14.2%	40,297	15.2%
Daytime Population at Work	40,608	35.8%	98,170	37.1%
Work At Usual Place	22,844	20.1%	54,883	20.7%
Work Mobile	4,481	3.9%	10,724	4.1%
Work At Home	13,282	11.7%	32,563	12.3%

Source: Sitewise

DEMOGRAPHICS

468-480 DANFORTH RD

2024 Demographic Snapshot	468 Danforth Rd, Scarborough, ON M1K 1C7 0 - 3 km		468 Danforth Rd, Scarborough, ON M1K 1C7 0 - 5 km	
		%		%
Total Population				
2019 estimated	122,659		288,795	
2024 estimated	132,317		308,758	
2029 Projected	137,392		320,807	
% Pop. Change (2019-2024)	7.9%		6.9%	
% Pop. Change (2024-2029)	3.8%		3.9%	
2024 Total Population by Age	132,317		308,758	
0 to 4 years	6,476	4.9%	14,789	4.8%
5 to 19 years	21,577	16.3%	50,099	16.2%
20 to 24 years	11,914	9.0%	26,535	8.6%
25 to 34 years	19,436	14.7%	43,747	14.2%
35 to 44 years	20,052	15.2%	46,647	15.1%
45 to 54 years	16,470	12.4%	38,904	12.6%
55 to 64 years	16,571	12.5%	38,820	12.6%
65 to 74 years	11,420	8.6%	27,931	9.0%
75 years & over	8,402	6%	21,286	7%
Median Age	38.3		39.1	
2024 Total Census Families	31,368		74,312	
Average Persons Per Family	3.2		3.2	
Total Couples	23,984	76.5%	57,412	77.3%
Without children at home	8,127	25.9%	20,821	28.0%
With children at home	15,857	50.6%	36,591	49.2%
Lone-parent families	7,384	23.5%	16,901	22.7%
Children Per Census Family	1.3		1.3	
2024 Educational Attainment (15 years+)	111,314		260,467	
Less than a bachelor degree	72,370	65.0%	165,358	63.5%
Bachelor degree & higher	38,944	35.0%	95,110	36.5%
2024 Households	48,262		114,930	
Persons per household	2.72		2.66	
Average household income	\$ 106,242		\$ 120,328	
2024 Occupied Dwellings	48,262		114,930	
Owned dwellings	24,477	50.7%	61,583	53.6%
Rented dwellings	23,785	49.3%	53,346	46.4%

Source: Sitewise

DEMOGRAPHICS

468-480 DANFORTH RD

2024 Estimates Visible Minority	468 Danforth Rd, Scarborough, ON M1K 1C7 0 - 3 km		468 Danforth Rd, Scarborough, ON M1K 1C7 0 - 5 km	
		%		%
2024 Household Population by visible minority groups	131,032	%base	305,708	%base
Total visible minority population	84,670	64.6%	176,496	57.7%
Chinese	6,981	5.3%	15,730	5.1%
South Asian	36,132	27.6%	68,343	22.4%
Black	16,178	12.3%	33,046	10.8%
Filipino	11,365	8.7%	25,448	8.3%
Latin American	2,341	1.8%	6,034	2.0%
Southeast Asian	1,378	1.1%	2,852	0.9%
Arab	1,533	1.2%	4,322	1.4%
West Asian	2,344	1.8%	6,121	2.0%
Korean	396	0.3%	1,407	0.5%
Japanese	629	0.5%	1,308	0.4%
Visible minority, n.i.e.	2,106	1.6%	4,391	1.4%
Multiple visible minorities	3,287	2.5%	7,495	2.5%
Not a visible minority	46,362	35.4%	129,212	42.3%

2027 Projections Visible Minority	468 Danforth Rd, Scarborough, ON M1K 1C7 0 - 3 km		468 Danforth Rd, Scarborough, ON M1K 1C7 0 - 5 km	
		%		%
2027 Household Population by visible minority groups	134,354	%base	313,531	%base
Total visible minority population	88,892	66.2%	186,340	59.4%
Chinese	7,452	5.5%	16,891	5.4%
South Asian	38,572	28.7%	73,231	23.4%
Black	16,388	12.2%	33,861	10.8%
Filipino	11,743	8.7%	26,351	8.4%
Latin American	2,536	1.9%	6,617	2.1%
Southeast Asian	1,449	1.1%	3,011	1.0%
Arab	1,626	1.2%	4,596	1.5%
West Asian	2,596	1.9%	6,810	2.2%
Korean	434	0.3%	1,533	0.5%
Japanese	647	0.5%	1,351	0.4%
Visible minority, n.i.e.	2,104	1.6%	4,404	1.4%
Multiple visible minorities	3,345	2.5%	7,684	2.5%
Not a visible minority	45,462	33.8%	127,191	40.6%

Source: Sitewise