

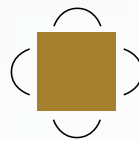
RETAIL SPACE FOR LEASE

5981 STEELES AVE E.
SCARBOROUGH, ON



Len Goudy

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



Goudy Real Estate Corp.
Real Estate Brokerage
Commercial Real Estate
Sales & Leasing

505 Hood Rd., Unit 20, Markham, ON L3R 5V6 | (905) 477-3000

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SITE DETAILS

5981 STEELES AVE E.



PLAZA DETAILS:

Great opportunity to secure a prime location with very strong branded co-tenants including Wal-Mart, Rona, LCBO, Royal Bank, Scotia Bank, Bank of Montreal, Freedom Mobile, Petvalu, BodyBrite, Barburrito, Kanda Optical, Dentist, Chatime, China Cottage, Pizza Nova, Mr. Greek Express, and Hero Burger.

Prime site with solid population including daytime population. With over 51,000 cars per day on Markham Road plus in excess of 24,000 cars per day on Steeles Avenue East.

AVAILABLE UNIT DETAILS:

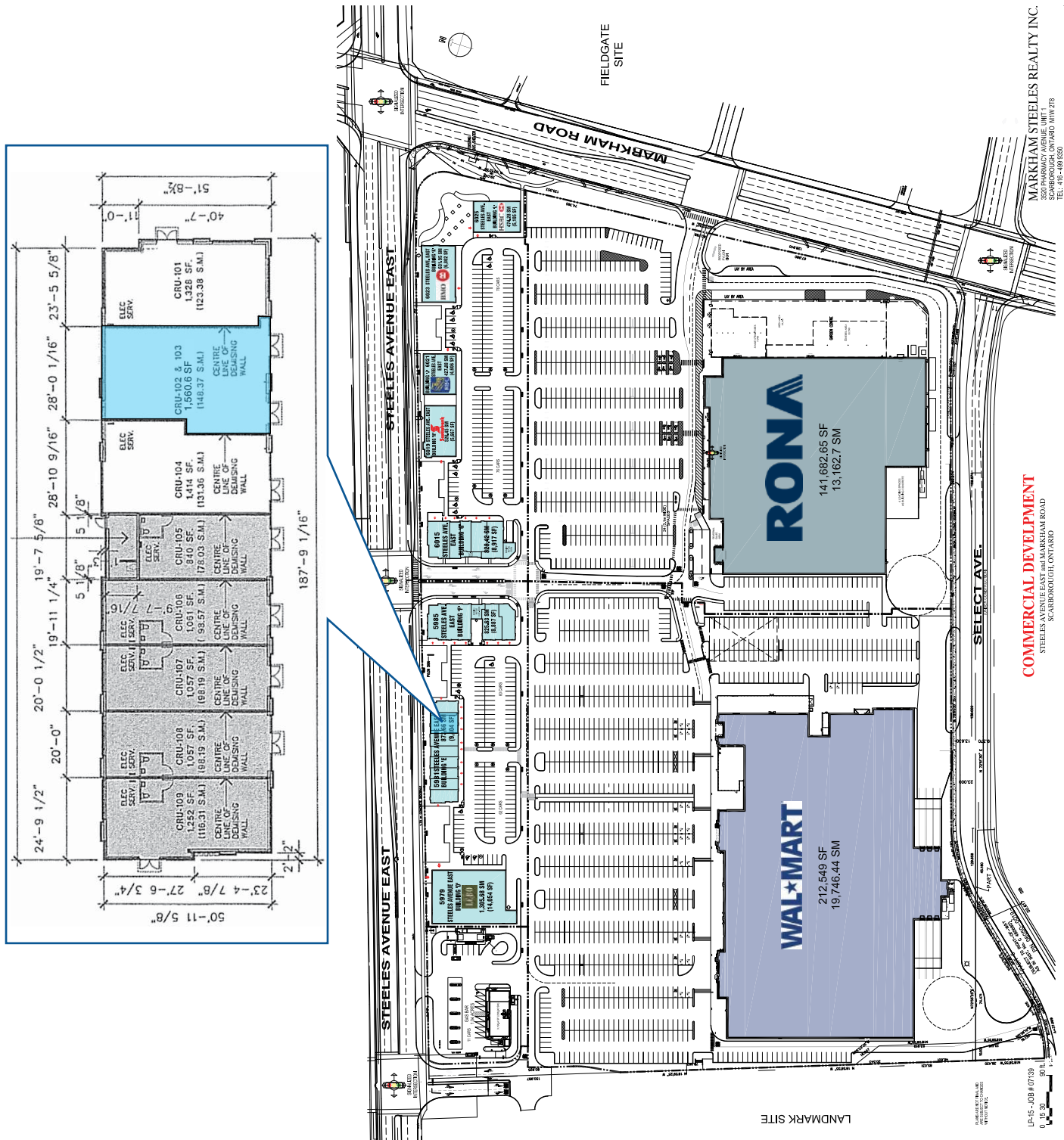
CRU 102 & 103	1,560.6 SQ. FT.
RENT	\$40 PSF PA NET
TMI	\$18.67 PSF PA NET



VIDEO
WALK-THRU

SITE PLAN

5981 STEELES AVE E.



MARKHAM STEELES REALTY INC.
 1000 SHEPPARD AVENUE EAST, SUITE 100
 SCARBOROUGH, ONTARIO M1V 2T8
 TEL: 416-499-8300

COMMERCIAL DEVELOPMENT
 STEELES AVENUE EAST, MARKHAM ROAD
 SCARBOROUGH, ONTARIO

LANDMARK SITE

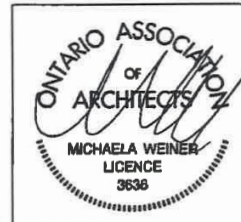
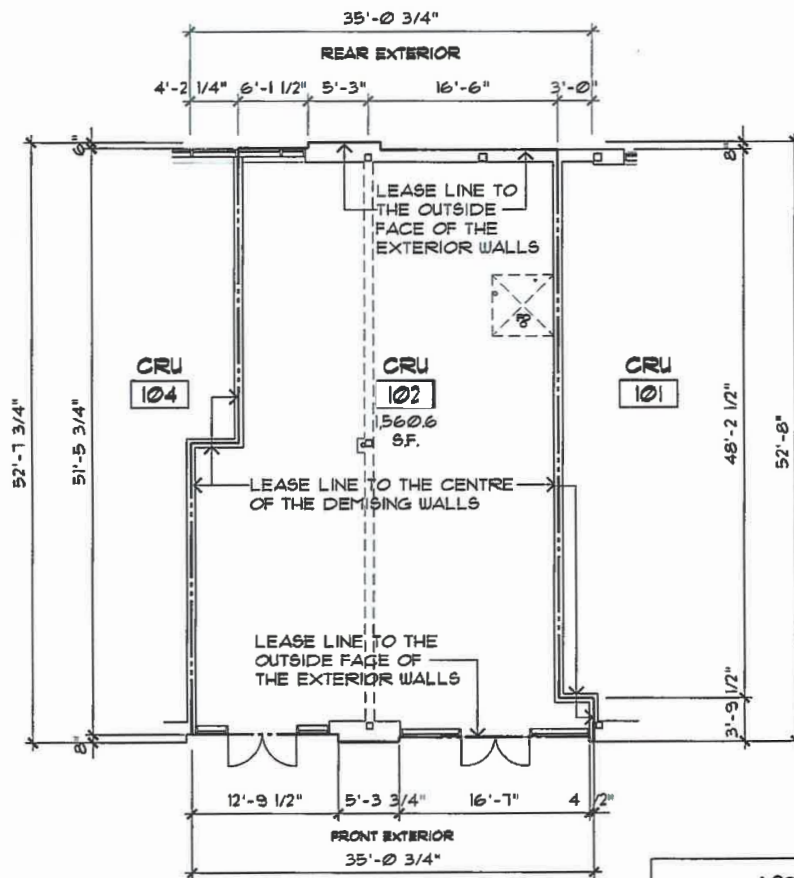
LP-15-028 #0739
 04/15/2015

AREA CERTIFICATE - BUILDING E

5981 STEELES AVE E.

WE HEREBY CERTIFY TO THE BEST OF OUR KNOWLEDGE THAT THE RENTABLE AREA KNOWN AS CRU 102 OF BUILDING 'E' AT MARKHAM - STEELES CENTRE IS 1,560.6 S.F. (145.0 S.M.) THIS AREA WAS CALCULATED BASED UPON ARCHITECTURAL WORKING DRAWINGS AND SITE MEASUREMENTS, AS SHOWN BELOW:

SIGNATURE  OF **PETROFF PARTNERSHIP ARCHITECTS**
PETROFF

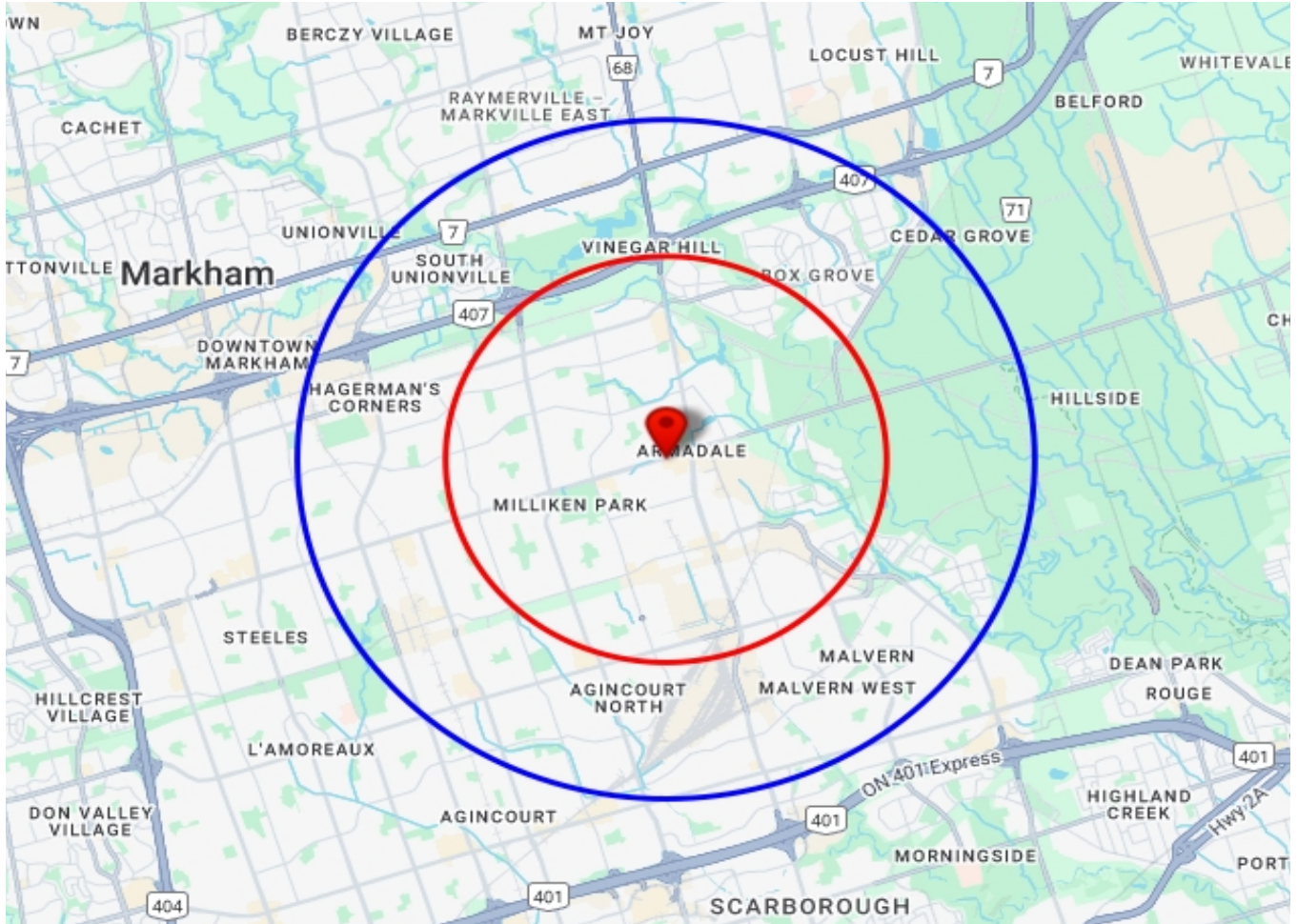


NOTE: PETROFF PARTNERSHIP ARCHITECTS ARE NOT CERTIFIED SURVEYORS.

PETROFF PARTNERSHIP ARCHITECTS PETROFF	AREA CERTIFICATE MARKHAM - STEELES CENTRE 5981 STEELES AVENUE EAST SCARBOROUGH, ONTARIO FOR: MARKHAM STEELES REALTY INC. ISSUED: 2016-02-03 DWN. BY: CAF CHK. BY: PF DATE: 2016-01-25	PROJECT NO. 09033.00 SCALE: 3/32" = 1'-0" DWG. NO. CRU 102
260 TOWN CENTRE BLVD. SUITE 300 MARKHAM ONTARIO CANADA L3R 8H8 TEL. 905.470.7000 FAX. 905.470.2500		

TRADE AREA MAP

5981 STEELES AVE E.



2024 Daytime Population	5981 Steeles Ave E, Toronto, ON M1V 5P7 0 - 3 km		5981 Steeles Ave E, Toronto, ON M1V 5P7 0 - 5 km	
		%		%
Total Estimated Population	99,498		240,145	
Total Daytime Population	96,215		231,502	
Daytime Population at Home	56,387	58.6%	136,027	58.8%
0 to 14 years	13,442	14.0%	32,035	13.8%
15 to 64 years	25,456	26.5%	60,855	26.3%
65 years and over	17,488	18.2%	43,138	18.6%
Daytime Population at Work	39,650	41.2%	98,668	42.6%
Work At Usual Place	25,386	26.4%	63,051	27.2%
Work Mobile	5,201	5.4%	14,186	6.1%
Work At Home	9,063	9.4%	21,432	9.3%

DEMOGRAPHICS

5981 STEELES AVE E.

2024 Demographic Snapshot	5981 Steeles Ave E, Toronto, ON M1V 5P7 0 - 3 km		5981 Steeles Ave E, Toronto, ON M1V 5P7 0 - 5 km	
		%		%
Total Population				
2019 estimated	97,684		230,982	
2024 estimated	99,498		240,145	
2029 Projected	104,184		253,101	
% Pop. Change (2019-2024)	1.9%		4.0%	
% Pop. Change (2024-2029)	4.7%		5.4%	
2024 Total Population by Age	99,498		240,145	
0 to 4 years	4,003	4.0%	9,409	3.9%
5 to 19 years	15,116	15.2%	36,669	15.3%
20 to 24 years	8,069	8.1%	19,842	8.3%
25 to 34 years	15,658	15.7%	35,934	15.0%
35 to 44 years	12,343	12.4%	29,638	12.3%
45 to 54 years	10,611	10.7%	26,792	11.2%
55 to 64 years	13,998	14.1%	32,901	13.7%
65 to 74 years	11,713	11.8%	27,364	11.4%
75 years & over	7,986	8%	21,596	9%
Median Age	40.1		40.9	
2024 Total Census Families	22,838		56,430	
Average Persons Per Family	3.7		3.6	
Total Couples	20,694	90.6%	49,278	87.3%
Without children at home	6,117	26.8%	15,956	28.3%
With children at home	14,578	63.8%	33,322	59.1%
Lone-parent families	2,144	9.4%	7,152	12.7%
Children Per Census Family	1.5		1.4	
2024 Educational Attainment (15 years+)	85,685		206,434	
Less than a bachelor degree	60,219	70.3%	142,588	69.1%
Bachelor degree & higher	25,466	29.7%	63,845	30.9%
2024 Households	27,432		70,726	
Persons per household	3.61		3.37	
Average household income	\$ 123,455		\$ 120,852	
2024 Occupied Dwellings	27,432		70,726	
Owned dwellings	22,587	82.3%	55,993	79.2%
Rented dwellings	4,845	17.7%	14,733	20.8%
Dominant building type	Houses		Houses	
Dominant period of construction	1981-1990		1981-1990	

Source: Sitewise

DEMOGRAPHICS

5981 STEELES AVE E.

2024 Estimates Visible Minority	5981 Steeles Ave E, Toronto, ON M1V 5P7 0 - 3 km		5981 Steeles Ave E, Toronto, ON M1V 5P7 0 - 5 km	
		%		%
2024 Household Population by visible minority groups	99,122	%base	238,408	%base
Total visible minority population	95,046	95.9%	218,378	91.6%
Chinese	40,936	41.3%	94,392	39.6%
South Asian	38,053	38.4%	75,644	31.7%
Black	4,935	5.0%	16,297	6.8%
Filipino	4,425	4.5%	12,525	5.3%
Latin American	685	0.7%	2,113	0.9%
Southeast Asian	760	0.8%	2,343	1.0%
Arab	539	0.5%	1,824	0.8%
West Asian	994	1.0%	2,298	1.0%
Korean	160	0.2%	610	0.3%
Japanese	57	0.1%	225	0.1%
Visible minority, n.i.e.	1,320	1.3%	3,854	1.6%
Multiple visible minorities	2,181	2.2%	6,254	2.6%
Not a visible minority	4,076	4.1%	20,030	8.4%

2027 Projections Visible Minority	5981 Steeles Ave E, Toronto, ON M1V 5P7 0 - 3 km		5981 Steeles Ave E, Toronto, ON M1V 5P7 0 - 5 km	
		%		%
2027 Household Population by visible minority groups	101,766	%base	245,810	%base
Total visible minority population	98,039	96.3%	227,155	92.4%
Chinese	42,178	41.4%	98,674	40.1%
South Asian	39,825	39.1%	79,605	32.4%
Black	4,835	4.8%	16,235	6.6%
Filipino	4,449	4.4%	12,701	5.2%
Latin American	713	0.7%	2,240	0.9%
Southeast Asian	755	0.7%	2,371	1.0%
Arab	549	0.5%	1,903	0.8%
West Asian	1,108	1.1%	2,558	1.0%
Korean	163	0.2%	658	0.3%
Japanese	57	0.1%	224	0.1%
Visible minority, n.i.e.	1,289	1.3%	3,793	1.5%
Multiple visible minorities	2,117	2.1%	6,192	2.5%

Source: Sitewise