

# RETAIL SPACE FOR LEASE

HIGHLAND CREEK VILLAGE PLAZA  
364 & 366 OLD KINGSTON ROAD  
SCARBOROUGH, ON

SIX SOCIAL  
LOUNGE & GRILL

HIGHLAND CREEK  
VILLAGE PLAZA

## ABOUT THE PROPERTY

Highland Creek Village Plaza is a 1.08 acre corner lot at the intersection of Old Kingston Road & Morrish Road, in the heart of Scarborough. It is in close proximity to both The University of Toronto Scarborough Campus and Centennial College.

Surrounded by many major arterial thoroughfares, the plaza is easily accessible by car and offers on site parking. There are approximately 11,588 cars counted per day in the area. It is also conveniently accessible by public transit which is serviced 7 days a week by the TTC.

Originally built in 1947, the plaza has become a destination for residents in the neighbourhood. The latest renovations were completed in 2006.

## AVAILABILITY

- Units 364 and 366 are available, and can be subdivided. Total 3,386 square feet
- Unit 221 - 1,121 square feet
- TMI is approximately \$8.94 psf
- Rent starting at \$24 psf net



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Broker of Record

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# MERCHANDISING PLAN - HIGHLAND CREEK VILLAGE PLAZA



## AREA DETAILS

The Highland Creek Village has over 30,000 residents living within a 2 km radius of the site with an average household income of \$126,000 per annum. The daytime worker population is over 6,500 within 2km. Over 7,600 residents live within a 1km radius of the site, which is expected to increase by 5.26% over the next 5 years.

Proposed upcoming development in the area include two 8-storey residential buildings located at 1625 Military Trail and 6000 Kingston Road, bringing approximately 600 units to the area with tremendous amenities and views of the Highland Creek conservation area.

The University of Toronto Scarborough Campus (UTSC) is approximately a two minute drive from the Highland Creek Village Plaza. Currently the University has a student population of 19,000 and plans to expand this to 45,000. The UTSC Master Plan brings a range of development to the campus including new academic and research facilities, additional housing, a multi-purpose public transportation hub, and commercial partnerships with the local community.





## UNIVERSITY OF TORONTO EXPANSION

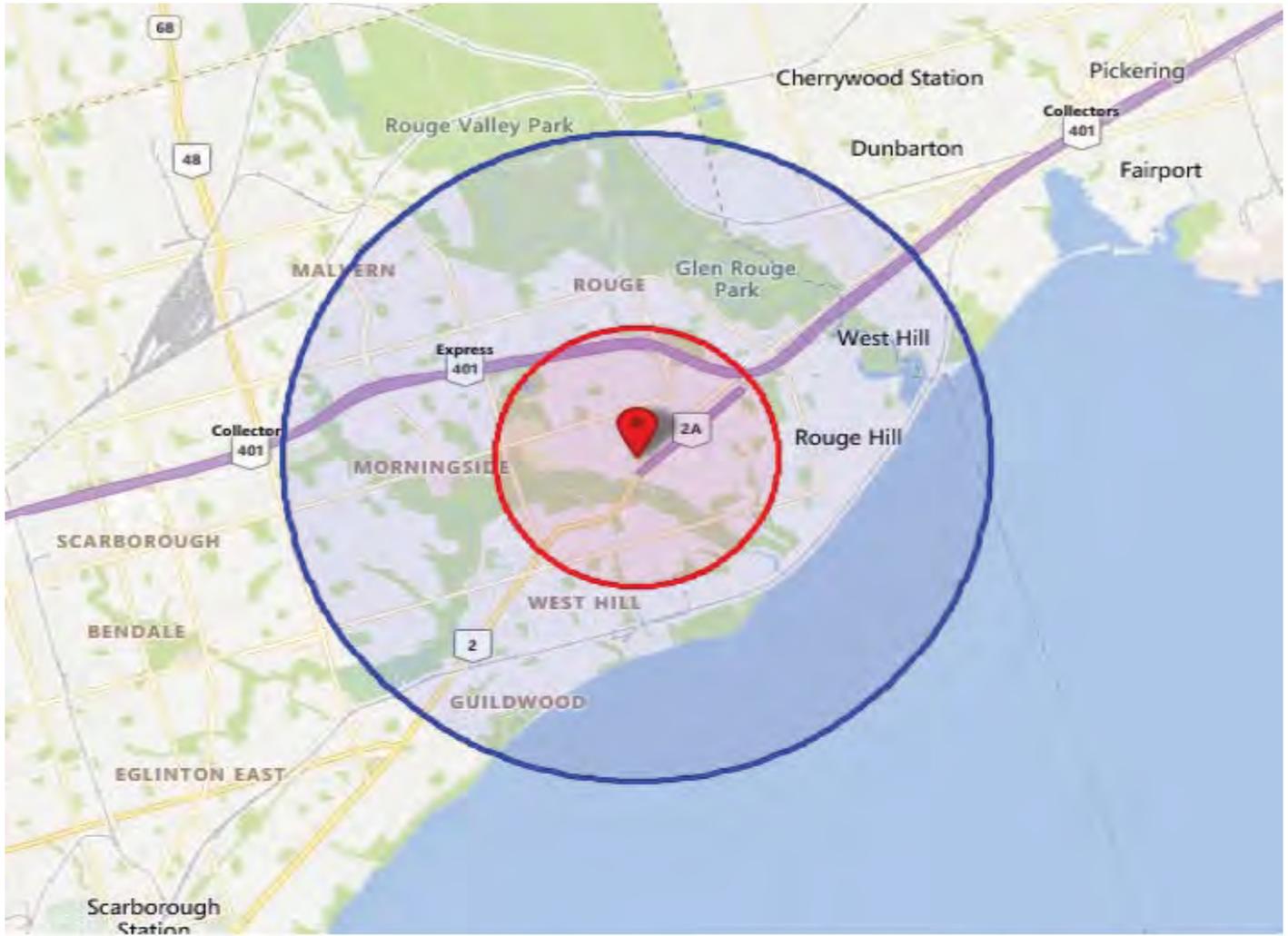
In response to the Province's postsecondary education enrollment targets, the University of Toronto Scarborough Campus has put together the UTSC Master Plan. Following extensive consultation, the Master Plan sets out how the University plans to expand its current campus and renew its relationship with the community, transportation, and surrounding ravine lands.

### HIGHLIGHTS:

- New academic and research facilities
- Investment in university housing to meet the needs of a larger student body
- Hotel-conference centre located close to the Toronto Pan Am Sports Centre and Highway 401
- Realigning Military Trail to create refined street network, campus core, and intergrate rapid transit
- A central, multi-purpose public transportation hub located at Ellesmere Road and the re-located Military Trail
- Commercial partnerships with the local community



# POPULATION AREA MAP



2019 Daytime Population	378 Old Kingston Rd, Scarborough, ON M1C 1B6 0 - 2 km		378 Old Kingston Rd, Scarborough, ON M1C 1B6 0 - 5 km	
		%		%
<b>Total Estimated Population</b>	<b>30,465</b>		<b>173,254</b>	
<b>Total Daytime Population</b>	<b>22,964</b>		<b>136,070</b>	
Daytime Population at Home	16,401	71.4%	94,395	69.4%
0 to 14 years	3,963	17.3%	26,660	19.6%
15 to 64 years	7,061	30.7%	42,074	30.9%
65 years and over	5,377	23.4%	25,661	18.9%
Daytime Population at Work	6,563	28.6%	41,675	30.6%
Work At Usual Place	5,159	22.5%	33,542	24.7%
Work Mobile	608	2.6%	4,264	3.1%
Work At Home	796	3.5%	3,869	2.8%

# AREA DEMOGRAPHICS

2019 Demographic Snapshot	378 Old Kingston Rd, Scarborough, ON M1C 1B6 0 - 2 km		378 Old Kingston Rd, Scarborough, ON M1C 1B6 0 - 5 km	
		%		%
<b>Total Population</b>				
2014 estimated	29,201		167,836	
2019 estimated	30,465		173,254	
2024 Projected	32,423		180,882	
% Pop. Change (2014-2019)	4.3%		3.2%	
% Pop. Change (2019-2024)	6.4%		4.4%	
<b>2019 Total Population by Age</b>	<b>30,465</b>		<b>173,254</b>	
0 to 4 years	1,285	4.2%	8,961	5.2%
5 to 19 years	4,404	14.5%	27,836	16.1%
20 to 24 years	2,565	8.4%	14,188	8.2%
25 to 34 years	3,859	12.7%	22,656	13.1%
35 to 44 years	3,490	11.5%	21,925	12.7%
45 to 54 years	4,078	13.4%	22,912	13.2%
55 to 64 years	4,705	15.4%	24,968	14.4%
65 to 74 years	3,690	12.1%	17,479	10.1%
75 years & over	2,389	8%	12,329	7%
<b>Median Age</b>	<b>43.9</b>		<b>40.8</b>	
<b>2019 Total Census Families</b>	<b>7,900</b>		<b>43,756</b>	
Average Persons Per Family	3.4		3.4	
Total Couples	6,750	85.5%	34,177	78.1%
Without children at home	2,382	30.2%	11,304	25.8%
With children at home	4,368	55.3%	22,872	52.3%
Lone-parent families	1,149	14.5%	9,580	21.9%
Children Per Census Family	1.4		1.5	
<b>2019 Educational Attainment (15 years+)</b>	<b>26,235</b>		<b>144,625</b>	
Less than a bachelor degree	18,277	69.7%	105,963	73.3%
Bachelor degree & higher	7,958	30.3%	38,662	26.7%
<b>2019 Households</b>	<b>9,481</b>		<b>56,681</b>	
Persons per household	3.19		3.02	
Average household income	\$ 126,334		\$ 102,470	
<b>2019 Occupied Dwellings</b>	<b>9,481</b>		<b>56,681</b>	
Owned dwellings	8,381	88.4%	39,672	70.0%
Rented dwellings	1,100	11.6%	17,009	30.0%
Dominant building type	Houses		Houses	