

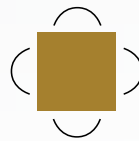
RETAIL SPACE FOR LEASE

8020 BATHURST STREET,
THORNHILL, ONTARIO



Len Goudy

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



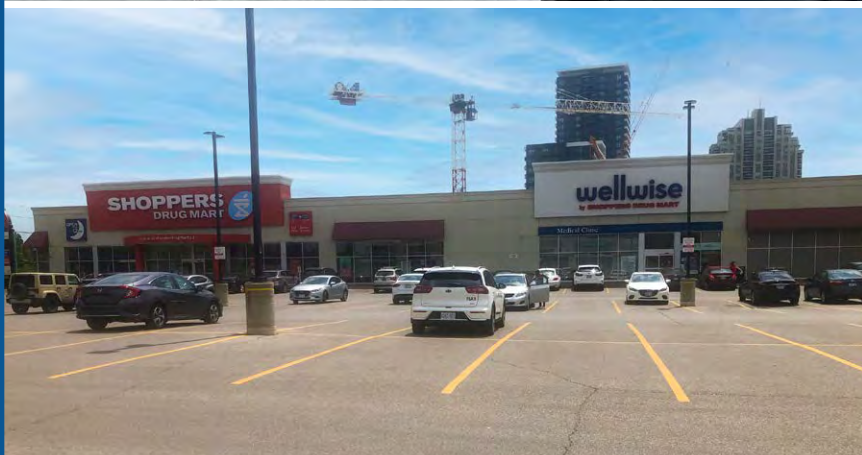
Goudy Real Estate Corp.
Real Estate Brokerage
Commercial Real Estate
Sales & Leasing

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

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SITE DETAILS AND CHARACTERISTICS

8020 BATHURST STREET



DETAILS:

- The available unit is situated between Organic Garage and Maker Pizza. The plaza faces New Westminster and the Jean Augustine Complex which includes Westmount Collegiate Institute with an enrolment of approximately 1,200. Rosemount Community Centre with its hockey sized ice arena, gym, recreational facilities is part of the Complex. City Playhouse which is a 386 seat Community based theatre is a key part of the Complex.
- The new Daniel's project on the adjacent lands will have over 750 new condo units when completed .
- There are 99,000 people living within 3kms with an average income of over \$140,000. With almost 24,000 workers within this trade area.
- In summary this is a unique opportunity to locate at the centre of a very large growing trade area with a high income. Truly a unique opportunity.

AVAILABLE UNITS:

UNIT 4A: 3,355 s.f. (available August 1, 2022)

ASKING RENT: \$45.00 p.s.f.

T.M.I.: \$14.65 p.s.f.

UNIT C-102: 1,539.5 s.f. (available November 1, 2022)

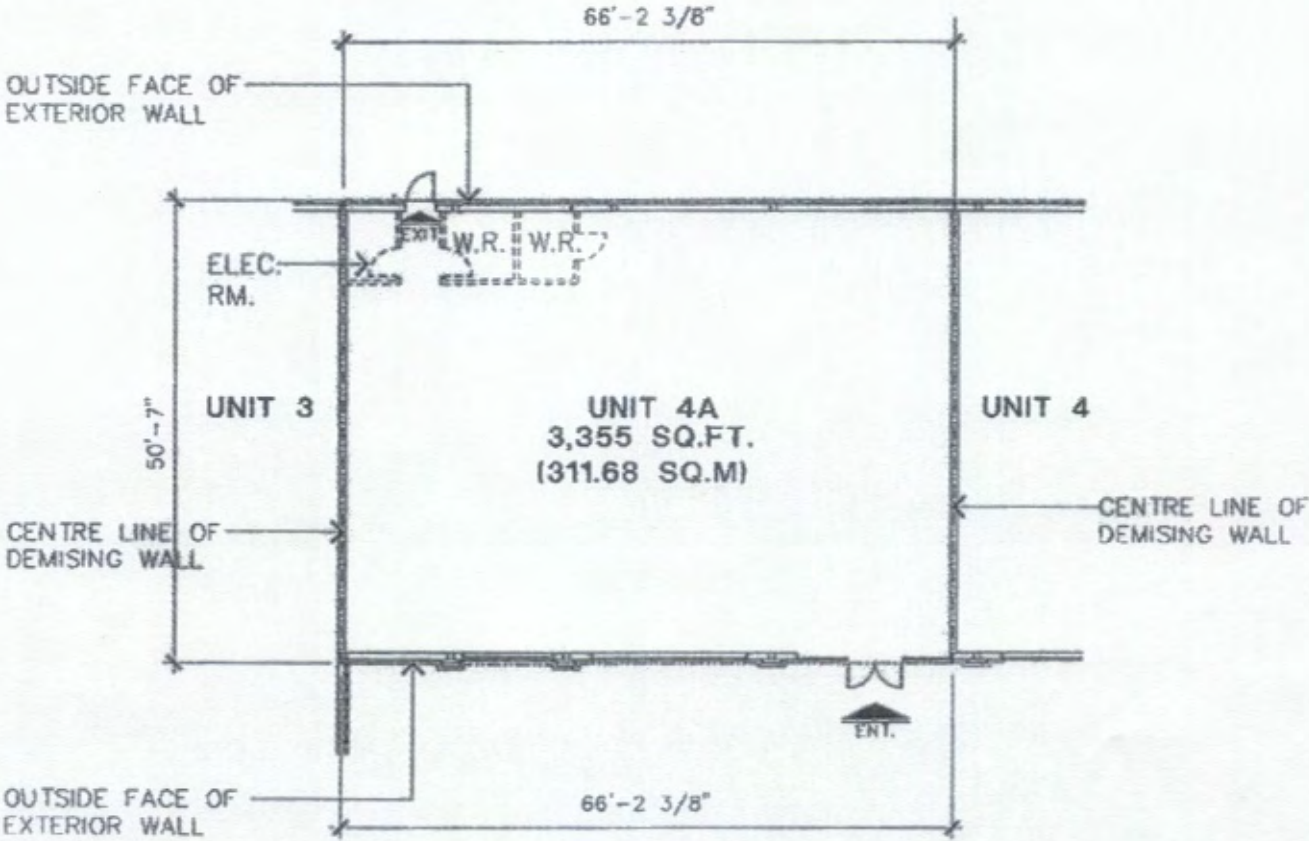
ASKING RENT: \$51 psf + \$1.00 psf escalations each year

T.M.I.: \$14.65 p.s.f.

UNIT 4A FLOOR PLAN

8020 BATHURST STREET

SCHEDULE A AREA CERTIFICATE



UNIT C-102 FLOOR PLAN

8020 BATHURST STREET

AREA CERTIFICATE

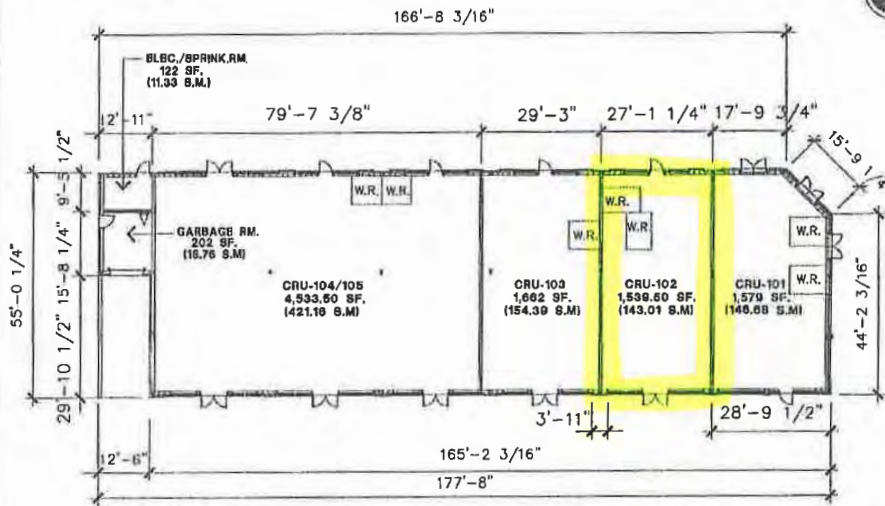
WE HEREBY CERTIFY TO THE BEST OF OUR KNOWLEDGE THAT THE RENTABLE AREA KNOWN AS BLDG-C BATHURST ST. & NEW WESTMINSTER DRIVE VAUGHAN, ONT. IS 9,314 SQ.FT. AS SHOWN (865.24 SQ.M) BELOW. BUILDING AREA WAS CALCULATED BASED ON ARCHITECTURAL WORKING DWG. AND SITE MEASURING.

SIGNATURE



MICHAELA IRINA WEINER

OF PETROFF PARTNERSHIP ARCHITECTS



AREA CALCULATION		GROSS UP AREA
CRU-101 ARBA	1,579 SQ.FT. (146.68 SQ.M)	55.00 SQ.FT. (5.10 SQ.M)
CRU-102 ARBA	1,539.50 SQ.FT. (143.01 SQ.M)	53.50 SQ.FT. (4.97 SQ.M)
CRU-103 ARBA	1,662 SQ.FT. (154.39 SQ.M)	58.00 SQ.FT. (5.39 SQ.M)
CRU-104/105 ARBA	4,533.50 SQ.FT. (421.16 SQ.M)	157.50 SQ.FT. (14.63 SQ.M)
TOTAL AREA	9,314 SQ.FT. (865.24 SQ.M)	324.00 SQ.FT. (30.09 SQ.M)
ELEC./SPRINK. RM. (INCLUDED IN GROSS UP) 122 SQ.FT. (11.33 SQ.M)		
GARBAGE ROOM (INCLUDED IN GROSS UP) 202 SQ.FT. (18.76 SQ.M)		

NOTE:
PETROFF PARTNERSHIP ARCHITECTS
ARE NOT CERTIFIED SURVEYORS



260 TOWN CENTRE BLVD. SUITE 300
MARKHAM ONTARIO CANADA L3R 8H8
TEL. 905.470.7000 FAX. 905.470.2500

AREA CERTIFICATE

BLDG-C
BATHURST ST. & NEW WESTMINSTER DRIVE
VAUGHAN, ONTARIO
FOR: BAIF DEVELOPMENTS LIMITED

OWN BY: SS CHK BY: PL DATE: DEC. 11, 2007

PROJECT NO.

05098

SCALE:

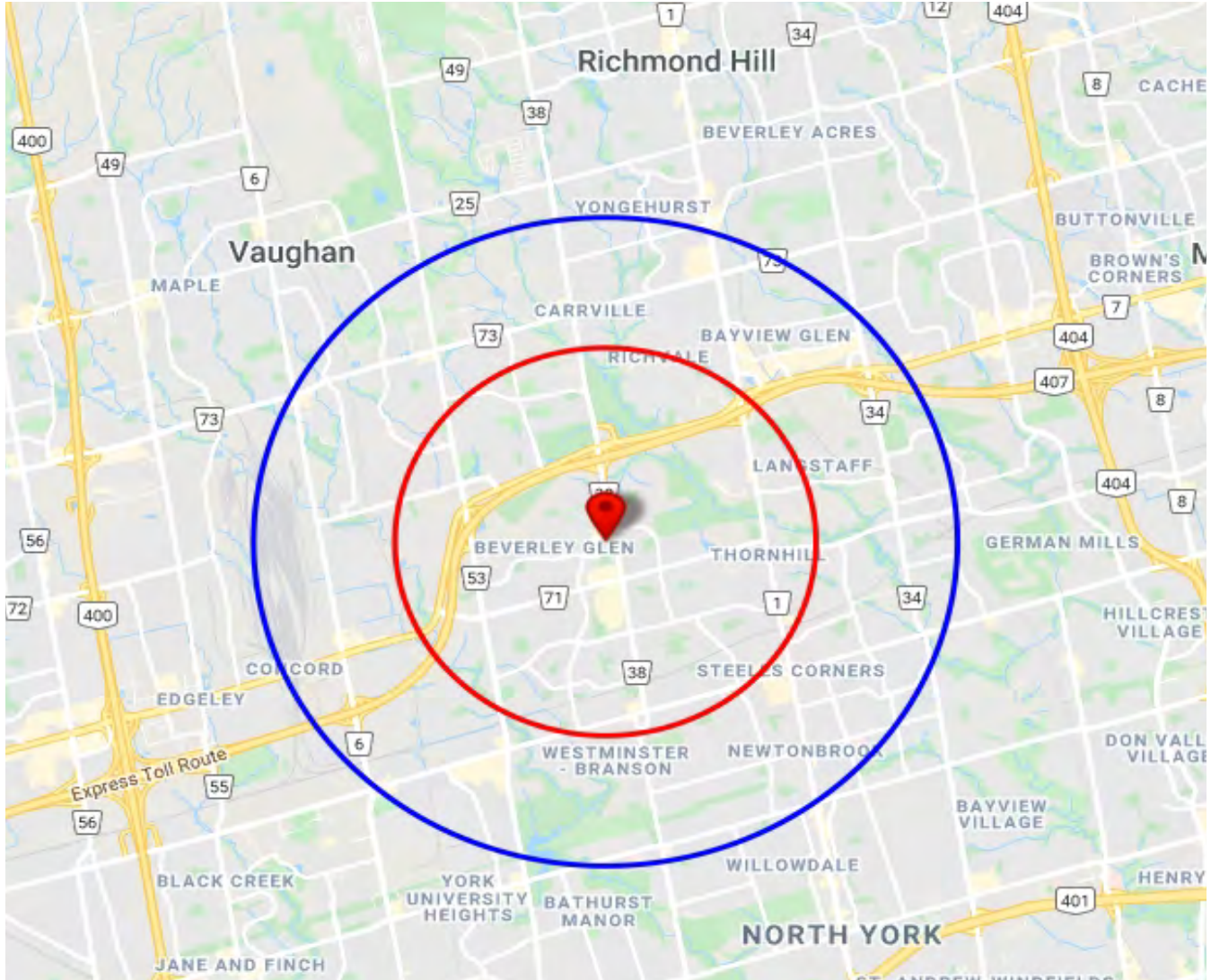
1" = 30'-0"

DWG. NO.

BLDG-C

TRADE AREA MAP

8020 BATHURST STREET



2020 Daytime Population	8020 Bathurst St, Thornhill, ON L4J 0B8 0 - 3 km		8020 Bathurst St, Thornhill, ON L4J 0B8 0 - 5 km	
		%		%
Total Estimated Population	98,797		241,433	
Total Daytime Population	73,473		262,917	
Daytime Population at Home	49,802	67.8%	117,708	44.8%
0 to 14 years	14,090	19.2%	33,719	12.8%
15 to 64 years	18,038	24.6%	45,829	17.4%
65 years and over	17,674	24.1%	38,160	14.5%
Daytime Population at Work	23,671	32.2%	145,209	55.2%
Work At Usual Place	15,807	21.5%	114,973	43.7%
Work Mobile	2,543	3.5%	18,581	7.1%
Work At Home	5,321	7.2%	11,655	4.4%

DEMOGRAPHICS SNAPSHOT

8020 BATHURST STREET

2020 Demographic Snapshot	8020 Bathurst St, Thornhill, ON L4J 0B8 0 - 3 km		8020 Bathurst St, Thornhill, ON L4J 0B8 0 - 5 km	
		%		%
Total Population				
2015 estimated	94,029		226,858	
2020 estimated	98,797		241,433	
2025 Projected	106,394		258,510	
% Pop. Change (2015-2020)	5.1%		6.4%	
% Pop. Change (2020-2025)	7.7%		7.1%	
2020 Total Population by Age	98,797		241,433	
0 to 4 years	4,089	4.1%	10,570	4.4%
5 to 19 years	16,191	16.4%	37,594	15.6%
20 to 24 years	6,513	6.6%	16,039	6.6%
25 to 34 years	12,401	12.6%	33,134	13.7%
35 to 44 years	10,896	11.0%	31,246	12.9%
45 to 54 years	12,574	12.7%	32,483	13.5%
55 to 64 years	15,651	15.8%	35,227	14.6%
65 to 74 years	11,845	12.0%	25,567	10.6%
75 years & over	8,636	9%	19,572	8%
Median Age	44.4		42.5	
2020 Total Census Families	26,536		64,034	
Average Persons Per Family	3.2		3.2	
Total Couples	23,125	87.1%	54,709	85.4%
Without children at home	8,322	31.4%	20,017	31.3%
With children at home	14,802	55.8%	34,692	54.2%
Lone-parent families	3,412	12.9%	9,325	14.6%
Children Per Census Family	1.3		1.2	
2020 Educational Attainment (15 years+)	84,082		204,953	
Less than a bachelor degree	46,557	55.4%	114,242	55.7%
Bachelor degree & higher	37,525	44.6%	90,711	44.3%
2020 Households	34,369		84,755	
Persons per household	2.86		2.81	
Average household income	\$ 141,072		\$ 123,675	
2020 Occupied Dwellings	34,369		84,755	
Owned dwellings	26,950	78.4%	61,884	73.0%
Rented dwellings	7,419	21.6%	22,870	27.0%
Dominant building type	Houses		Houses	
Dominant period of construction	1981-1990		1961-1980	