

# 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

### Unit 221 - 1,121 sq. ft.

- TMI is approximately \$11.43 psf (2022)
- Rent starting at \$24 psf net

### Unit 382 - 1,314 sq. ft.

- TMI is approximately \$11.43 psf (2022)
- Rent starting at \$24 psf net



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Broker of Record

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## 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.

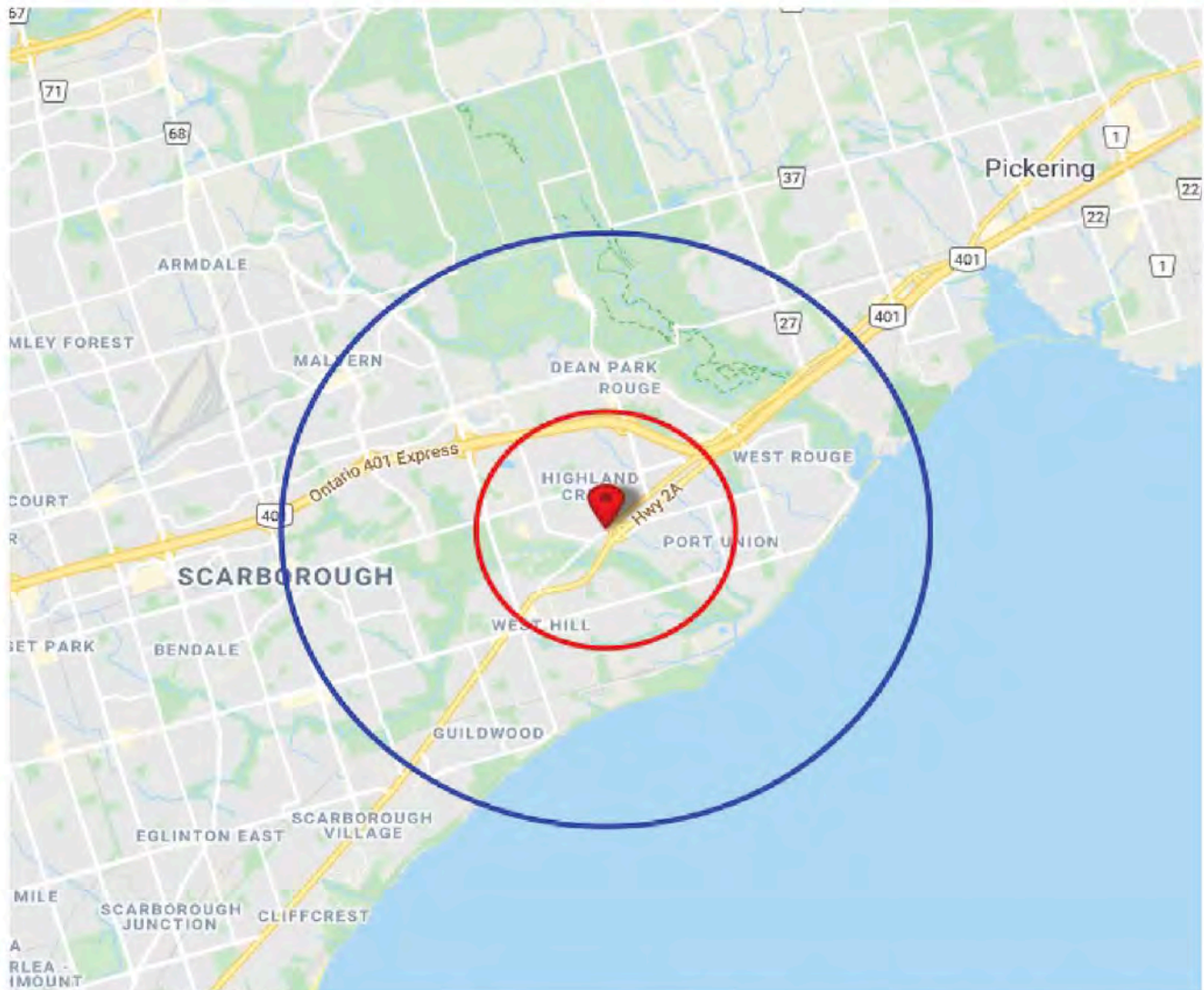
### HIGHLIGHTS:

- 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 intergrade 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



| 2020 Daytime Population           | 362 Old Kingston Rd,<br>Scarborough, ON M1C<br>3B6<br>0 - 2 km |       | 362 Old Kingston Rd,<br>Scarborough, ON M1C<br>3B6<br>0 - 5 km |       |
|-----------------------------------|--|-------|--|-------|
|                                   |  | %     |  | %     |
| <b>Total Estimated Population</b> | <b>32,845</b>  |       | <b>176,396</b>   |       |
| <b>Total Daytime Population</b>   | <b>21,531</b>  |       | <b>128,280</b>   |       |
| Daytime Population at Home        | 15,759   | 73.2% | 87,034   | 67.8% |
| 0 to 14 years                     | 4,152  | 19.3% | 26,830   | 20.9% |
| 15 to 64 years                    | 5,921  | 27.5% | 34,542   | 26.9% |
| 65 years and over                 | 5,686  | 26.4% | 25,662   | 20.0% |
| Daytime Population at Work        | 5,772  | 26.8% | 41,246   | 32.2% |
| Work At Usual Place               | 4,213  | 19.6% | 32,198   | 25.1% |
| Work Mobile                       | 634  | 2.9%  | 4,773  | 3.7%  |
| Work At Home                      | 925  | 4.3%  | 4,276  | 3.3%  |

# AREA DEMOGRAPHICS

| 2020 Demographic Snapshot                      | 362 Old Kingston Rd, Scarborough, ON M1C 3B6<br>0 - 2 km |       | 362 Old Kingston Rd, Scarborough, ON M1C 3B6<br>0 - 5 km |       |
|--|--|-------|--|-------|
|  |  | %     |  | %     |
| <b>Total Population</b>                        |  |       |  |       |
| 2015 estimated                                 | 30,573   |       | 167,346  |       |
| 2020 estimated                                 | 32,845   |       | 176,396  |       |
| 2025 Projected                                 | 35,528   |       | 185,727  |       |
| % Pop. Change (2015-2020)                      | 7.4%   |       | 5.4%   |       |
| % Pop. Change (2020-2025)                      | 8.2%   |       | 5.3%   |       |
| <b>2020 Total Population by Age</b>            | <b>32,845</b>  |       | <b>176,396</b>   |       |
| 0 to 4 years                                   | 1,313  | 4.0%  | 8,742  | 5.0%  |
| 5 to 19 years                                  | 5,166  | 15.7% | 30,913   | 17.5% |
| 20 to 24 years                                 | 2,543  | 7.7%  | 13,083   | 7.4%  |
| 25 to 34 years                                 | 4,255  | 13.0% | 23,300   | 13.2% |
| 35 to 44 years                                 | 3,743  | 11.4% | 22,094   | 12.5% |
| 45 to 54 years                                 | 4,220  | 12.8% | 22,550   | 12.8% |
| 55 to 64 years                                 | 4,984  | 15.2% | 25,013   | 14.2% |
| 65 to 74 years                                 | 3,936  | 12.0% | 17,803   | 10.1% |
| 75 years & over                                | 2,686  | 8%    | 12,896   | 7%    |
| <b>Median Age</b>                              | <b>43.3</b>  |       | <b>40.5</b>  |       |
| <b>2020 Total Census Families</b>              | <b>8,346</b>   |       | <b>43,689</b>  |       |
| Average Persons Per Family                     | 3.4  |       | 3.4  |       |
| Total Couples                                  | 7,036  | 84.3% | 34,196   | 78.3% |
| Without children at home                       | 2,478  | 29.7% | 11,240   | 25.7% |
| With children at home                          | 4,558  | 54.6% | 22,956   | 52.5% |
| Lone-parent families                           | 1,310  | 15.7% | 9,493  | 21.7% |
| Children Per Census Family                     | 1.4  |       | 1.5  |       |
| <b>2020 Educational Attainment (15 years+)</b> | <b>28,490</b>  |       | <b>147,677</b>   |       |
| Less than a bachelor degree                    | 20,008   | 70.2% | 108,319  | 73.3% |
| Bachelor degree & higher                       | 8,482  | 29.8% | 39,359   | 26.7% |
| <b>2020 Households</b>                         | <b>10,231</b>  |       | <b>56,789</b>  |       |
| Persons per household                          | 3.19   |       | 3.07   |       |
| Average household income                       | \$ 126,924   |       | \$ 105,919   |       |
| <b>2020 Occupied Dwellings</b>                 | <b>10,231</b>  |       | <b>56,789</b>  |       |
| Owned dwellings                                | 8,871  | 86.7% | 39,354   | 69.3% |
| Rented dwellings                               | 1,360  | 13.3% | 17,435   | 30.7% |
| Dominant building type                         | Houses   |       | Houses   |       |