

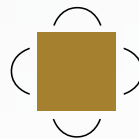
# RETAIL SPACE FOR LEASE

8020 BATHURST STREET,  
THORNHILL, ONTARIO



## Len Goudy

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



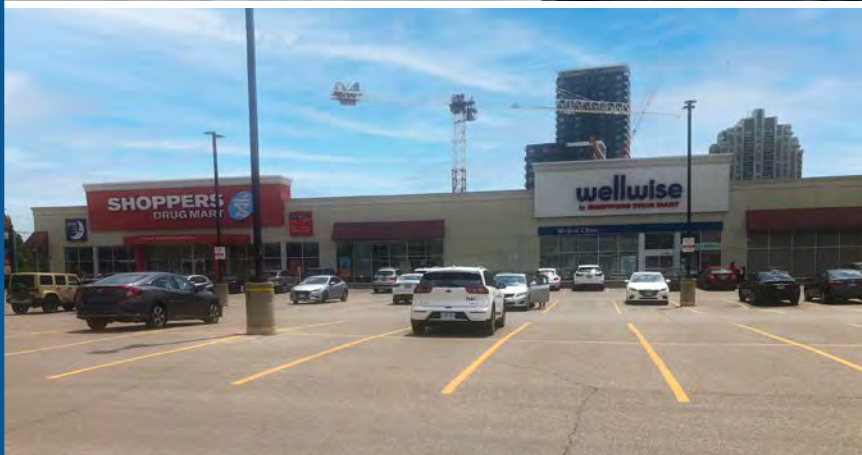
**Goudy Real Estate Corp.**  
Real Estate Brokerage  
Commercial Real Estate  
Sales & Leasing

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.
- Traffic counts on Bathurst in front of plaza are 35,460 daily. (source: sitewise)

### AVAILABLE UNIT:

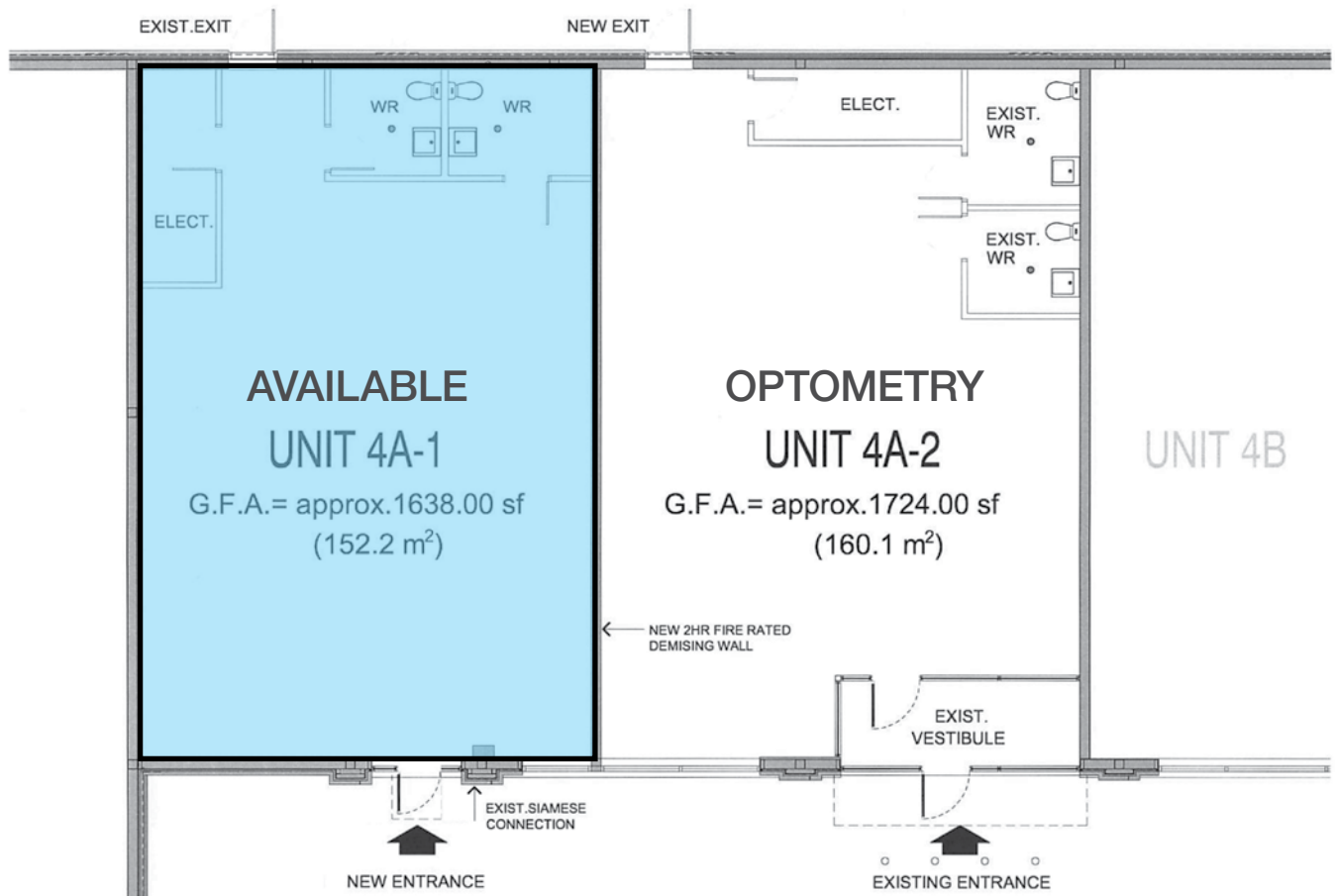
**UNIT 4A-1:** 1,638 s.f.

**ASKING RENT:** \$50.00 p.s.f.

**T.M.I:** \$16.82 p.s.f. (2023)

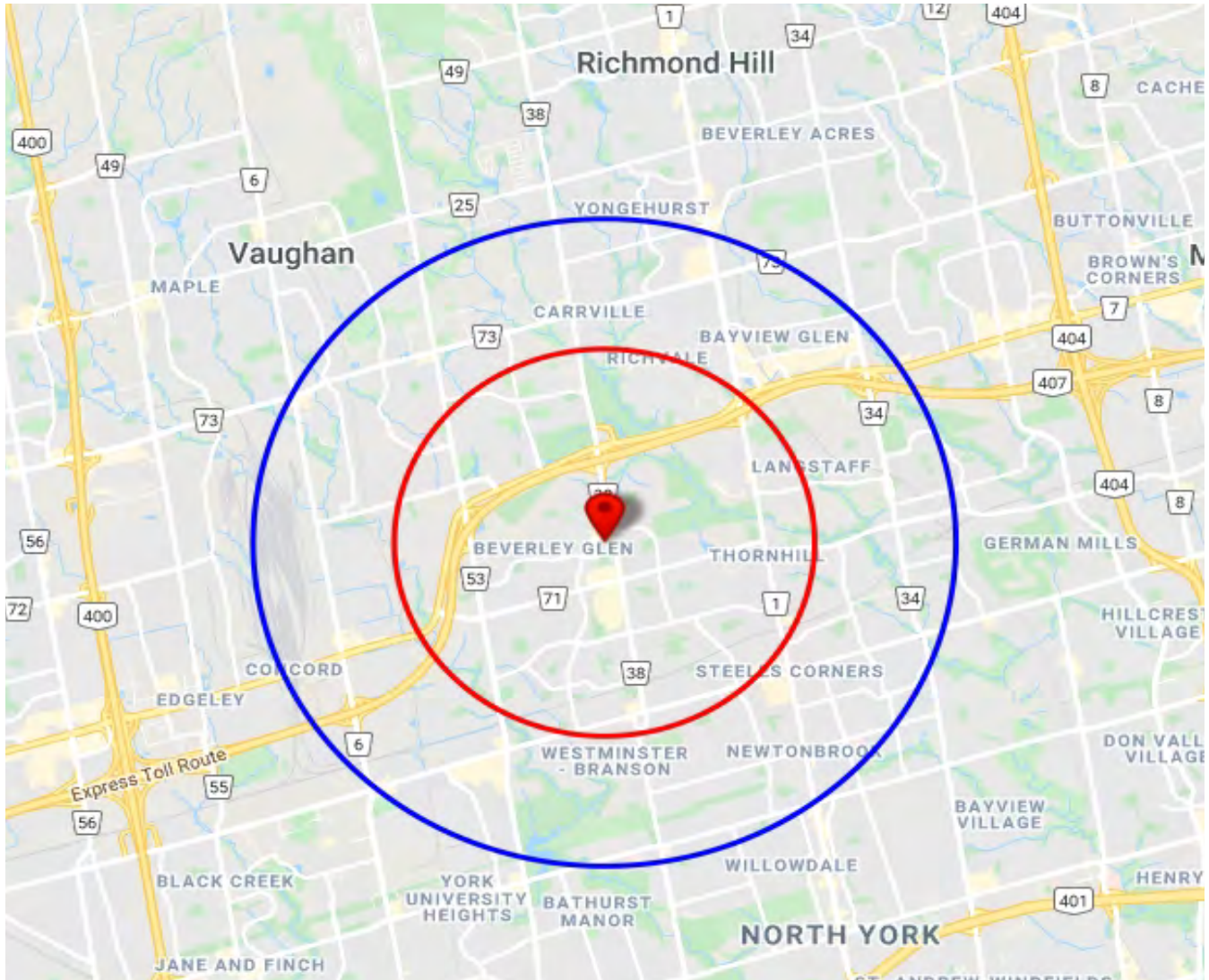
# FLOOR PLAN

## 8020 BATHURST STREET



# 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	
		%		%
<b>Total Estimated Population</b>	<b>98,797</b>		<b>241,433</b>	
<b>Total Daytime Population</b>	<b>73,473</b>		<b>262,917</b>	
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	
		%		%
<b>Total Population</b>				
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%	
<b>2020 Total Population by Age</b>	<b>98,797</b>		<b>241,433</b>	
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%
<b>Median Age</b>	44.4		42.5	
<b>2020 Total Census Families</b>	<b>26,536</b>		<b>64,034</b>	
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	
<b>2020 Educational Attainment (15 years+)</b>	<b>84,082</b>		<b>204,953</b>	
Less than a bachelor degree	46,557	55.4%	114,242	55.7%
Bachelor degree & higher	37,525	44.6%	90,711	44.3%
<b>2020 Households</b>	<b>34,369</b>		<b>84,755</b>	
Persons per household	2.86		2.81	
Average household income	\$ 141,072		\$ 123,675	
<b>2020 Occupied Dwellings</b>	<b>34,369</b>		<b>84,755</b>	
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	