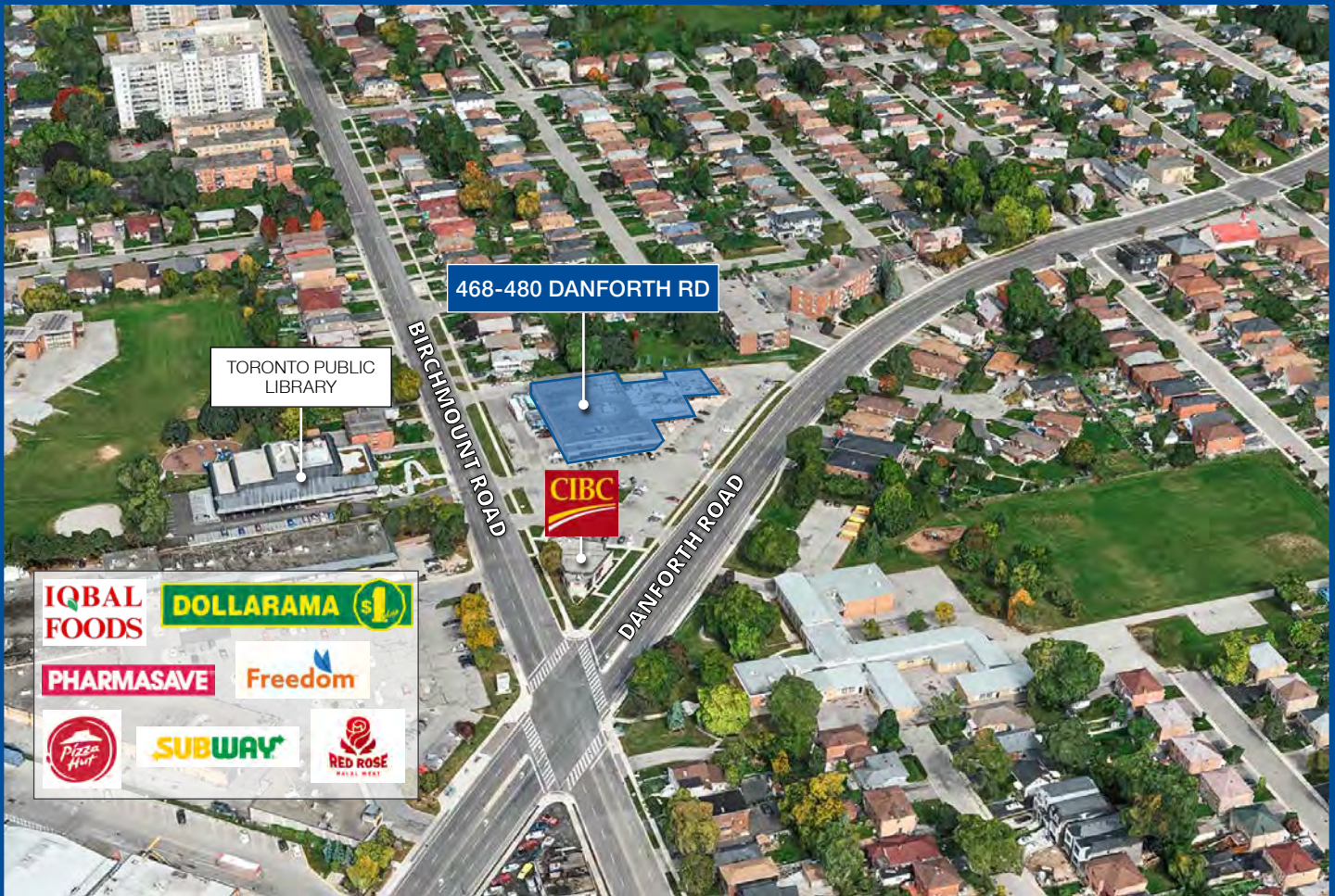


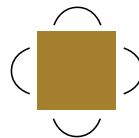
# RETAIL SPACE FOR LEASE

468-480 DANFORTH RD  
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

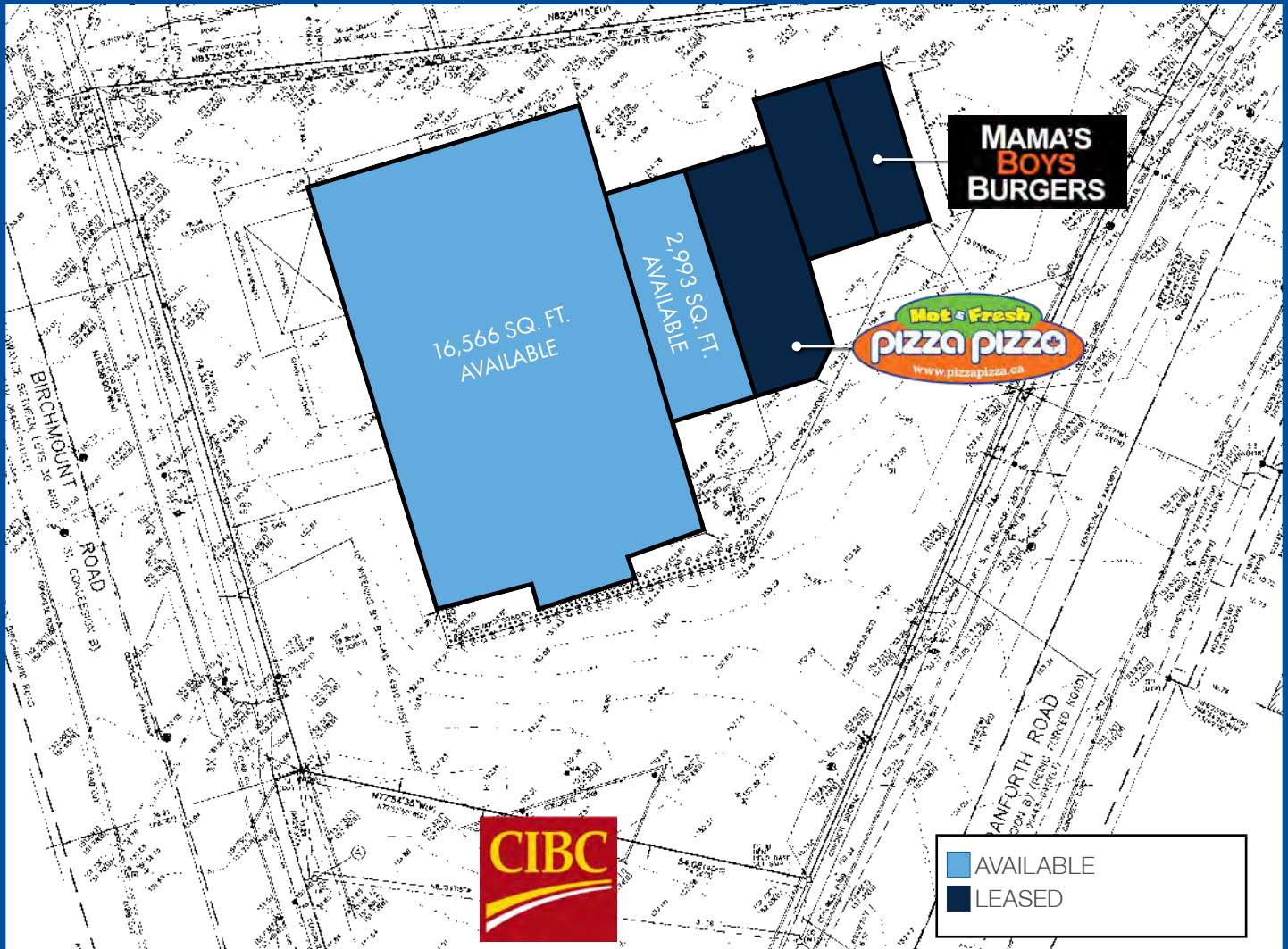
**DC** **DOV CAPITAL**  
CORPORATION

Asset Managers  
Tel: (416) 633-8108

The information contained herein has been provided to Goudy Real Estate Corp. by others. We do not warrant its accuracy. You are advised to independently verify the information prior to submitting an Offer and to provide for sufficient due diligence in an offer. The information contained herein may change from time to time without notice. The property may be withdrawn from the market at any time without notice.

# SITE DETAILS & PLAN

468-480 DANFORTH RD



Note: This site plan is provided for illustrative purposes only. This drawing is not to scale.

## PLAZA DETAILS:

Located at the busy intersection of Birchmount Road and Danforth Road, co-tenants include Pizza Pizza and Mama's Burger Boys, neighbouring retailers include Subway, Dollarama, Panda Wok, Pizza Hut, CIBC, Freedom Mobile, Iqbal Foods Supermarket, and Pharmasave.

There is a population of over 132,000 within 3km, and over 308,000 within 5km.

# FLOOR PLAN

## 468 DANFORTH RD



### AVAILABLE UNIT DETAILS:

#### 468 DANFORTH

16,566 SQ. FT. (INCLUDING 1,682 SQ. FT. OF MEZZANINE LEVEL)  
5,049 SQ. FT. BASEMENT

#### RENT

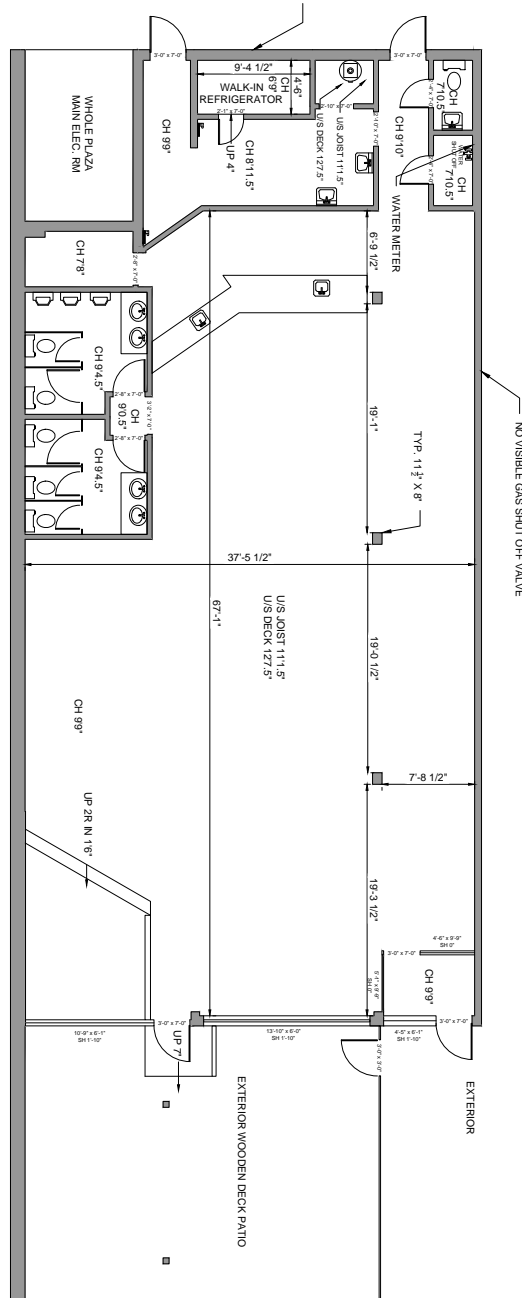
RENT IS ON MAIN FLOOR & MEZZANINE ONLY: \$15.00 PSF PA NET

#### TMI

\$10.20 PSF PA NET

# FLOOR PLAN

## 472 DANFORTH RD



### AVAILABLE UNIT DETAILS:

**472 DANFORTH**

2,993 SQ. FT.

**RENT**

\$18.00 PSF PA NET

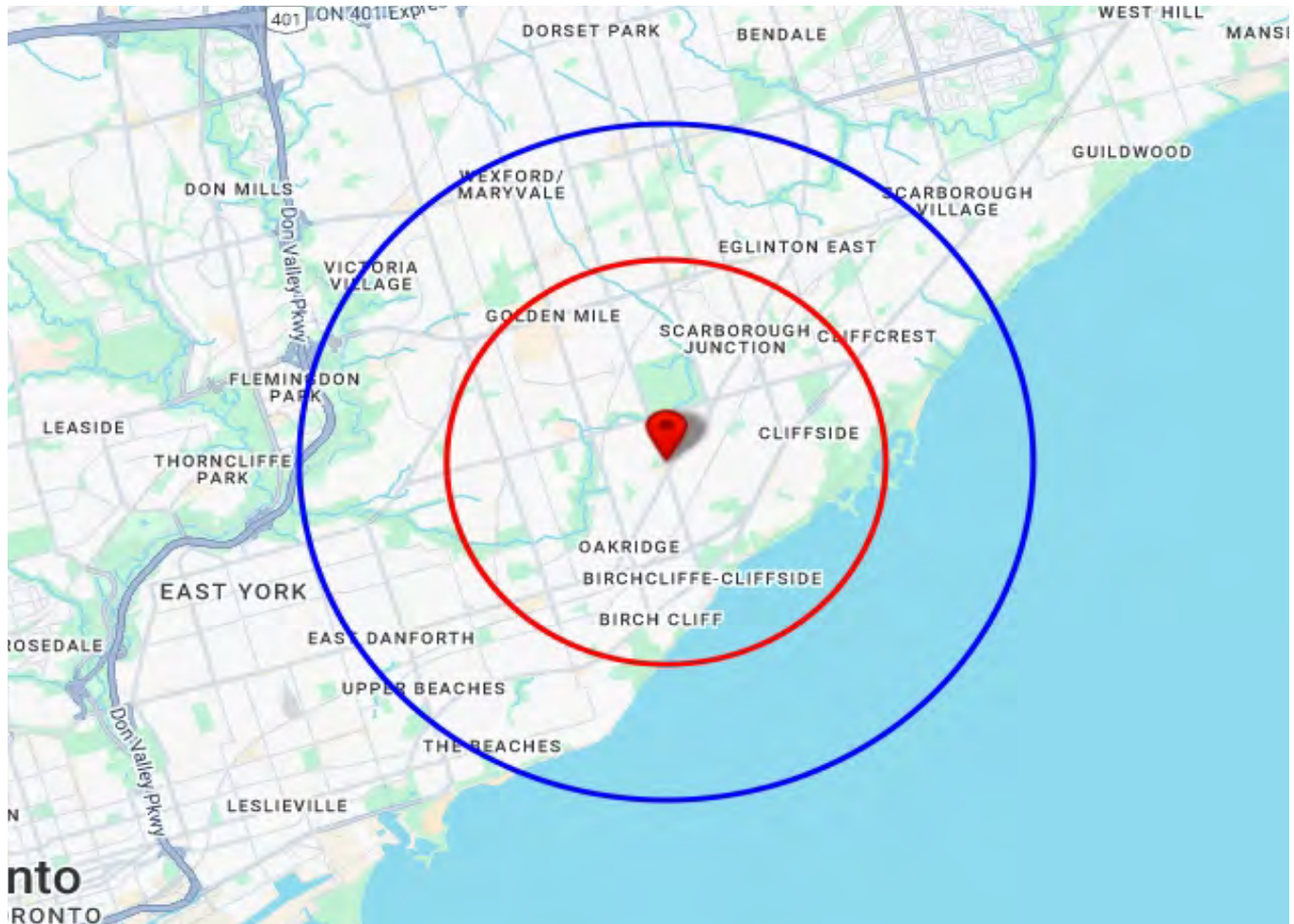
**TMI**

\$10.20 PSF PA NET



# TRADE AREA MAP

## 468-480 DANFORTH RD



2024 Daytime Population	468 Danforth Rd, Scarborough, ON M1K 1C7 0 - 3 km		468 Danforth Rd, Scarborough, ON M1K 1C7 0 - 5 km	
		%		%
<b>Total Estimated Population</b>	<b>132,317</b>		<b>308,758</b>	
<b>Total Daytime Population</b>	<b>113,475</b>		<b>264,578</b>	
Daytime Population at Home	72,729	64.1%	165,909	62.7%
0 to 14 years	19,691	17.4%	45,264	17.1%
15 to 64 years	36,972	32.6%	80,348	30.4%
65 years and over	16,066	14.2%	40,297	15.2%
Daytime Population at Work	40,608	35.8%	98,170	37.1%
Work At Usual Place	22,844	20.1%	54,883	20.7%
Work Mobile	4,481	3.9%	10,724	4.1%
Work At Home	13,282	11.7%	32,563	12.3%

Source: Sitewise

# DEMOGRAPHICS

## 468-480 DANFORTH RD

2024 Demographic Snapshot	468 Danforth Rd, Scarborough, ON M1K 1C7 0 - 3 km		468 Danforth Rd, Scarborough, ON M1K 1C7 0 - 5 km	
		%		%
<b>Total Population</b>				
2019 estimated	122,659		288,795	
2024 estimated	132,317		308,758	
2029 Projected	137,392		320,807	
% Pop. Change (2019-2024)	7.9%		6.9%	
% Pop. Change (2024-2029)	3.8%		3.9%	
<b>2024 Total Population by Age</b>	<b>132,317</b>		<b>308,758</b>	
0 to 4 years	6,476	4.9%	14,789	4.8%
5 to 19 years	21,577	16.3%	50,099	16.2%
20 to 24 years	11,914	9.0%	26,535	8.6%
25 to 34 years	19,436	14.7%	43,747	14.2%
35 to 44 years	20,052	15.2%	46,647	15.1%
45 to 54 years	16,470	12.4%	38,904	12.6%
55 to 64 years	16,571	12.5%	38,820	12.6%
65 to 74 years	11,420	8.6%	27,931	9.0%
75 years & over	8,402	6%	21,286	7%
<b>Median Age</b>	38.3		39.1	
<b>2024 Total Census Families</b>	<b>31,368</b>		<b>74,312</b>	
Average Persons Per Family	3.2		3.2	
Total Couples	23,984	76.5%	57,412	77.3%
Without children at home	8,127	25.9%	20,821	28.0%
With children at home	15,857	50.6%	36,591	49.2%
Lone-parent families	7,384	23.5%	16,901	22.7%
Children Per Census Family	1.3		1.3	
<b>2024 Educational Attainment (15 years+)</b>	<b>111,314</b>		<b>260,467</b>	
Less than a bachelor degree	72,370	65.0%	165,358	63.5%
Bachelor degree & higher	38,944	35.0%	95,110	36.5%
<b>2024 Households</b>	<b>48,262</b>		<b>114,930</b>	
Persons per household	2.72		2.66	
Average household income	\$ 106,242		\$ 120,328	
<b>2024 Occupied Dwellings</b>	<b>48,262</b>		<b>114,930</b>	
Owned dwellings	24,477	50.7%	61,583	53.6%
Rented dwellings	23,785	49.3%	53,346	46.4%

Source: Sitewise

# DEMOGRAPHICS

## 468-480 DANFORTH RD

2024 Estimates Visible Minority	468 Danforth Rd, Scarborough, ON M1K 1C7 0 - 3 km		468 Danforth Rd, Scarborough, ON M1K 1C7 0 - 5 km	
		%		%
<b>2024 Household Population by visible minority groups</b>	<b>131,032</b>	<b>%base</b>	<b>305,708</b>	<b>%base</b>
Total visible minority population	84,670	64.6%	176,496	57.7%
Chinese	6,981	5.3%	15,730	5.1%
South Asian	36,132	27.6%	68,343	22.4%
Black	16,178	12.3%	33,046	10.8%
Filipino	11,365	8.7%	25,448	8.3%
Latin American	2,341	1.8%	6,034	2.0%
Southeast Asian	1,378	1.1%	2,852	0.9%
Arab	1,533	1.2%	4,322	1.4%
West Asian	2,344	1.8%	6,121	2.0%
Korean	396	0.3%	1,407	0.5%
Japanese	629	0.5%	1,308	0.4%
Visible minority, n.i.e.	2,106	1.6%	4,391	1.4%
Multiple visible minorities	3,287	2.5%	7,495	2.5%
Not a visible minority	46,362	35.4%	129,212	42.3%

2027 Projections Visible Minority	468 Danforth Rd, Scarborough, ON M1K 1C7 0 - 3 km		468 Danforth Rd, Scarborough, ON M1K 1C7 0 - 5 km	
		%		%
<b>2027 Household Population by visible minority groups</b>	<b>134,354</b>	<b>%base</b>	<b>313,531</b>	<b>%base</b>
Total visible minority population	88,892	66.2%	186,340	59.4%
Chinese	7,452	5.5%	16,891	5.4%
South Asian	38,572	28.7%	73,231	23.4%
Black	16,388	12.2%	33,861	10.8%
Filipino	11,743	8.7%	26,351	8.4%
Latin American	2,536	1.9%	6,617	2.1%
Southeast Asian	1,449	1.1%	3,011	1.0%
Arab	1,626	1.2%	4,596	1.5%
West Asian	2,596	1.9%	6,810	2.2%
Korean	434	0.3%	1,533	0.5%
Japanese	647	0.5%	1,351	0.4%
Visible minority, n.i.e.	2,104	1.6%	4,404	1.4%
Multiple visible minorities	3,345	2.5%	7,684	2.5%
Not a visible minority	45,462	33.8%	127,191	40.6%

Source: Sitewise