

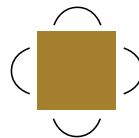
RETAIL SPACE FOR LEASE

280 VIEWMOUNT RD
TORONTO, ON



Len Goudy

Broker of Record
Goudy Real Estate Corp.
Real Estate Brokerage
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Goudy Real Estate Corp.

Real Estate Brokerage

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Sales & Leasing

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DC **DOV CAPITAL**
CORPORATION

Asset Managers
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AREA DETAILS

280 VIEWMOUNT RD



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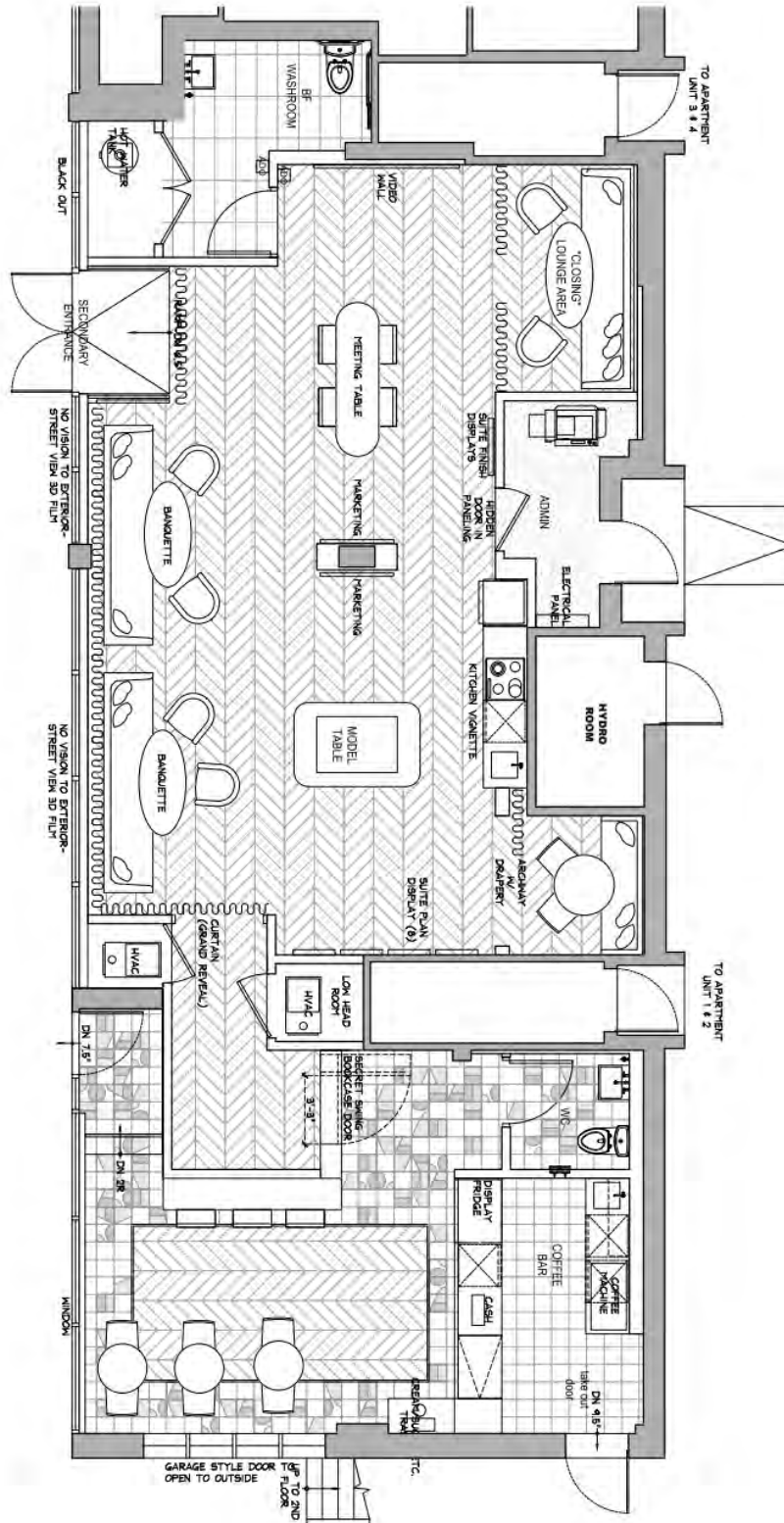
- Located at the corner of Viewmount Avenue and Marlee Avenue, offering strong visibility and excellent foot traffic.
- The surrounding area is primarily residential with a mix of families and young professionals, providing a stable local customer base. There are also several new residential developments underway.
- Excellent transit with Glencairn subway station just a 3-minute walk away. The location is also serviced by TTC.
- Includes an exceptional meeting/event space.

AVAILABLE UNIT DETAILS:

UNIT SIZE	1,700 SQ. FT.
RENT	\$35.00 PSF PA NET
ESTIMATED TMI	\$13.00 PSF PA
TERM	5-10 year term with Landlord right to terminate after 3 years

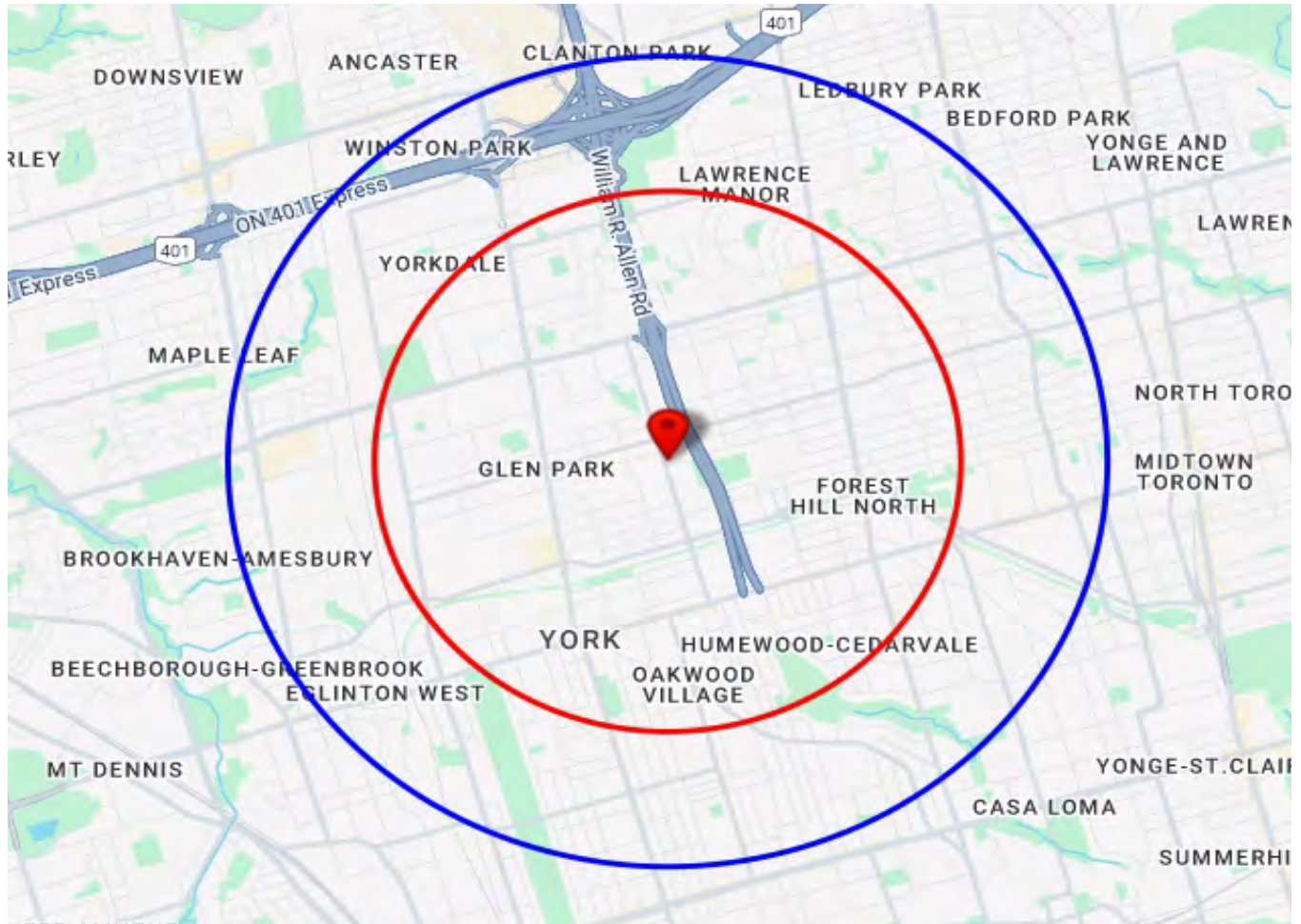
FLOOR PLAN

280 VIEWMOUNT RD



TRADE AREA MAP

280 VIEWMOUNT RD



2024 Daytime Population	280 Viewmount Ave, North York, ON M6B 1V2 0 - 2 km		280 Viewmount Ave, North York, ON M6B 1V2 0 - 3 km	
		%		%
Total Estimated Population	85,047		172,853	
Total Daytime Population	75,582		154,636	
Daytime Population at Home	43,323	57.3%	86,891	56.2%
0 to 14 years	11,848	15.7%	24,602	15.9%
15 to 64 years	19,550	25.9%	39,274	25.4%
65 years and over	11,925	15.8%	23,016	14.9%
Daytime Population at Work	32,539	43.1%	67,843	43.9%
Work At Usual Place	19,220	25.4%	40,002	25.9%
Work Mobile	3,944	5.2%	8,311	5.4%
Work At Home	9,376	12.4%	19,530	12.6%

Source: Sitewise

DEMOGRAPHICS

280 VIEWMOUNT RD

2024 Demographic Snapshot	280 Viewmount Ave, North York, ON M6B 1V2 0 - 2 km		280 Viewmount Ave, North York, ON M6B 1V2 0 - 3 km	
		%		%
Total Population				
2019 estimated	76,836		157,615	
2024 estimated	85,047		172,853	
2029 Projected	93,457		188,532	
% Pop. Change (2019-2024)	10.7%		9.7%	
% Pop. Change (2024-2029)	9.9%		9.1%	
2024 Total Population by Age	85,047		172,853	
0 to 4 years	4,081	4.8%	8,181	4.7%
5 to 19 years	13,189	15.5%	27,753	16.1%
20 to 24 years	7,483	8.8%	15,183	8.8%
25 to 34 years	13,037	15.3%	25,979	15.0%
35 to 44 years	12,602	14.8%	26,160	15.1%
45 to 54 years	10,354	12.2%	21,593	12.5%
55 to 64 years	9,741	11.5%	19,866	11.5%
65 to 74 years	7,755	9.1%	15,332	8.9%
75 years & over	6,804	8%	12,805	7%
Median Age	38.6		38.5	
2024 Total Census Families	20,136		42,090	
Average Persons Per Family	3.1		3.1	
Total Couples	15,636	77.7%	33,218	78.9%
Without children at home	6,249	31.0%	13,226	31.4%
With children at home	9,386	46.6%	19,992	47.5%
Lone-parent families	4,500	22.3%	8,872	21.1%
Children Per Census Family	1.2		1.2	
2024 Educational Attainment (15 years+)	72,505		146,881	
Less than a bachelor degree	42,915	59.2%	86,270	58.7%
Bachelor degree & higher	29,591	40.8%	60,611	41.3%
2024 Households	33,094		65,760	
Persons per household	2.55		2.61	
Average household income	\$ 149,867		\$ 173,736	
2024 Occupied Dwellings	33,094		65,760	
Owned dwellings	15,227	46.0%	33,404	50.8%
Rented dwellings	17,867	54.0%	32,356	49.2%

Source: Sitewise

DEMOGRAPHICS

468-480 DANFORTH RD

2024 Estimates Visible Minority	280 Viewmount Ave, North York, ON M6B 1V2 0 - 2 km		280 Viewmount Ave, North York, ON M6B 1V2 0 - 3 km	
		%		%
2024 Household Population by visible minority groups	84,352	%base	171,462	%base
Total visible minority population	37,258	44.2%	72,430	42.2%
Chinese	2,759	3.3%	6,479	3.8%
South Asian	3,125	3.7%	7,737	4.5%
Black	7,830	9.3%	14,945	8.7%
Filipino	11,922	14.1%	20,640	12.0%
Latin American	5,314	6.3%	10,121	5.9%
Southeast Asian	1,630	1.9%	2,911	1.7%
Arab	452	0.5%	975	0.6%
West Asian	921	1.1%	1,850	1.1%
Korean	620	0.7%	1,205	0.7%
Japanese	149	0.2%	479	0.3%
Visible minority, n.i.e.	829	1.0%	1,723	1.0%
Multiple visible minorities	1,708	2.0%	3,365	2.0%
Not a visible minority	47,093	55.8%	99,031	57.8%

2027 Projections Visible Minority	280 Viewmount Ave, North York, ON M6B 1V2 0 - 2 km		280 Viewmount Ave, North York, ON M6B 1V2 0 - 3 km	
		%		%
2027 Household Population by visible minority groups	89,553	%base	181,364	%base
Total visible minority population	41,532	46.4%	80,937	44.6%
Chinese	3,143	3.5%	7,337	4.0%
South Asian	3,617	4.0%	8,933	4.9%
Black	8,585	9.6%	16,452	9.1%
Filipino	13,098	14.6%	22,616	12.5%
Latin American	6,079	6.8%	11,694	6.4%
Southeast Asian	1,832	2.0%	3,290	1.8%
Arab	516	0.6%	1,107	0.6%
West Asian	1,094	1.2%	2,208	1.2%
Korean	691	0.8%	1,352	0.7%
Japanese	158	0.2%	509	0.3%
Visible minority, n.i.e.	890	1.0%	1,840	1.0%
Multiple visible minorities	1,831	2.0%	3,599	2.0%
Not a visible minority	48,021	53.6%	100,427	55.4%

Source: Sitewise