

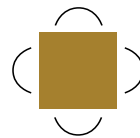
RETAIL SPACE FOR LEASE

8020 BATHURST STREET,
THORNHILL, ONTARIO



Len Goudy

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



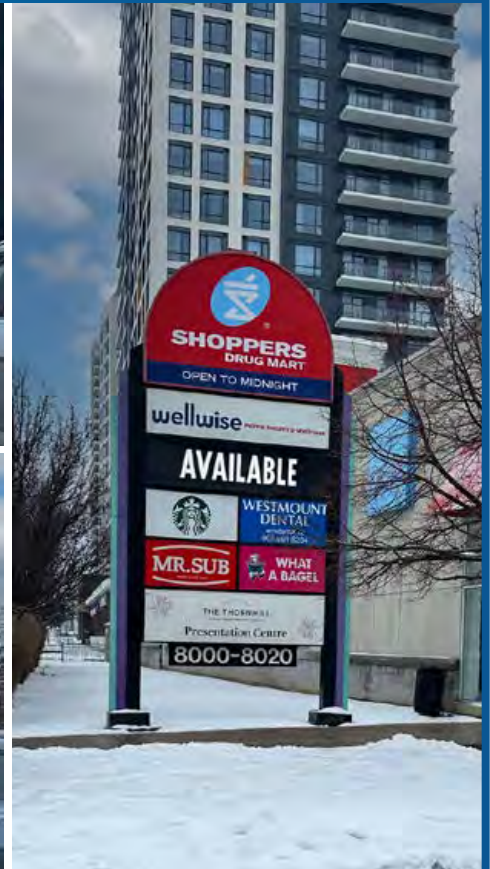
Goudy Real Estate Corp.
Real Estate Brokerage
Commercial Real Estate
Sales & Leasing

14 Bigwood Court, Toronto, ON M1H 1Z9 | (905) 477-3000

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SITE DETAILS AND CHARACTERISTICS

8020 BATHURST STREET



DETAILS:

- Prime Retail Opportunity in a High-Income Trade Area Located directly across from the Jean Augustine Complex, this plaza benefits from excellent foot traffic generated by Westmount Collegiate, the Rosemount Community Centre, and the 386-seat City Playhouse.
- **Exceptional Demographics:** 95,725 residents within 3km.
- **Affluent Catchment:** Average household income of \$174,000+.
- **Strong Daytime Population:** Over 36,000 local workers.
- **High Visibility:** 35,734 vehicles daily at Bathurst & New Westminster Dr.
- This is a rare chance to secure a large retail space in a prestigious, high-traffic corridor.

AVAILABLE UNIT:

BLDG B: 13,446 s.f.

ASKING RENT: \$35.00 p.s.f. pa

T.M.I: \$13.00 p.s.f. (estimated but not warranted)

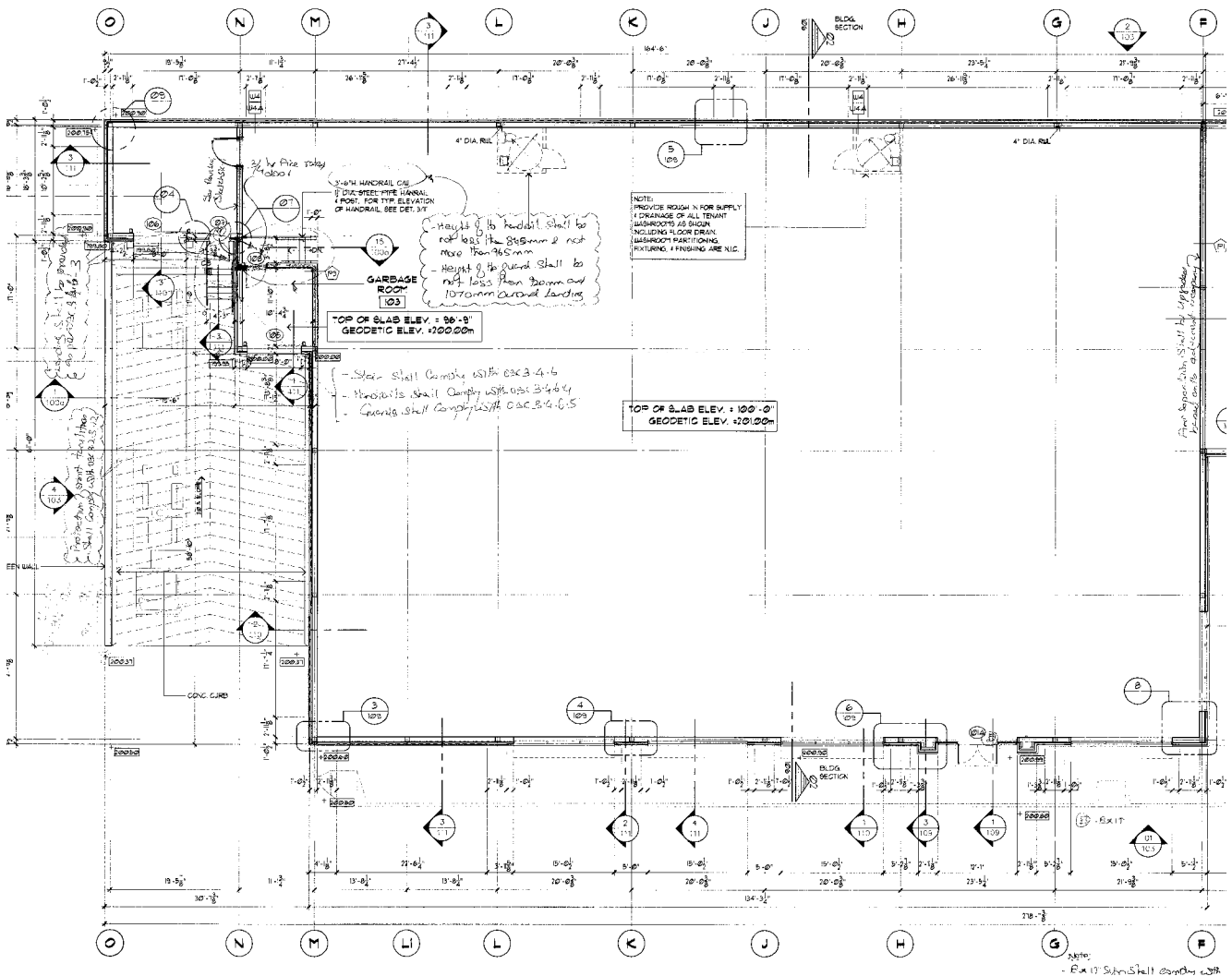
SITE PLAN

8020 BATHURST STREET



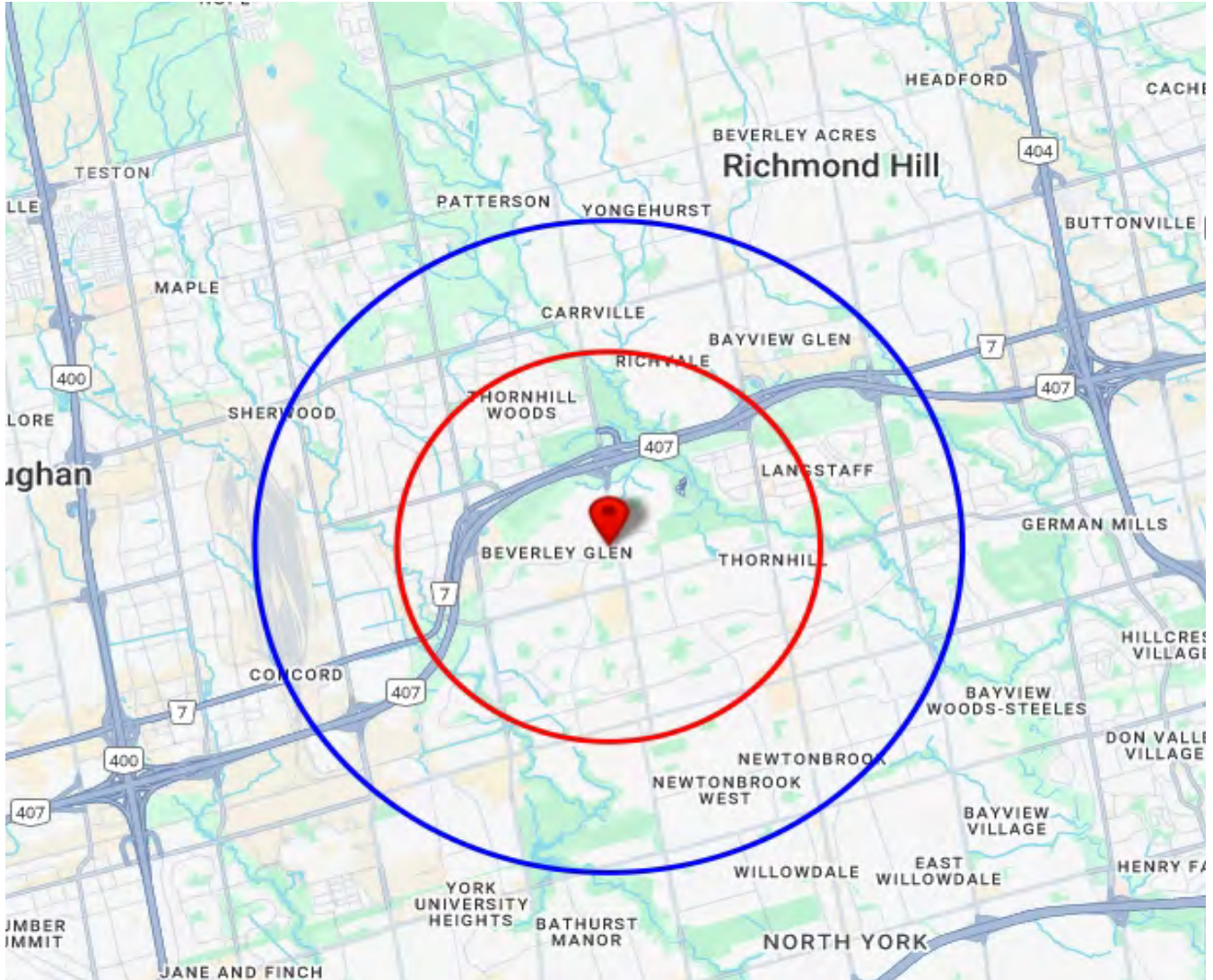
FLOOR PLAN - BUILDING B

8020 BATHURST STREET



TRADE AREA MAP

8020 BATHURST STREET



2025 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	95,725		246,359	
Total Daytime Population	82,480		260,999	
Daytime Population at Home	45,884	55.6%	115,377	44.2%
0 to 14 years	11,921	14.5%	30,474	11.7%
15 to 64 years	13,116	15.9%	39,794	15.2%
65 years and over	20,847	25.3%	45,110	17.3%
Daytime Population at Work	36,431	44.2%	143,748	55.1%
Work At Usual Place	20,759	25.2%	95,242	36.5%
Work Mobile	4,735	5.7%	20,403	7.8%
Work At Home	10,937	13.3%	28,103	10.8%

DEMOGRAPHICS SNAPSHOT

8020 BATHURST STREET

2025 Demographic Snapshot	8020 Bathurst St, Thornhill, ON L4J 0B8 0 - 3 km		8020 Bathurst St, Thornhill, ON L4J 0B8 0 - 5 km	
		%		%
Total Population				
2020 estimated	92,989		235,021	
2025 estimated	95,725		246,359	
2030 Projected	101,230		255,840	
% Pop. Change (2020-2025)	2.9%		4.8%	
% Pop. Change (2025-2030)	5.8%		3.8%	
2025 Total Population by Age	95,725		246,359	
0 to 4 years	3,330	3.5%	8,796	3.6%
5 to 19 years	14,535	15.2%	35,917	14.6%
20 to 24 years	6,254	6.5%	17,260	7.0%
25 to 34 years	10,913	11.4%	33,468	13.6%
35 to 44 years	10,787	11.3%	32,379	13.1%
45 to 54 years	11,889	12.4%	31,755	12.9%
55 to 64 years	13,801	14.4%	33,532	13.6%
65 to 74 years	13,365	14.0%	29,213	11.9%
75 years & over	10,853	11%	24,039	10%
Median Age	46.8		43.6	
2025 Total Census Families	26,108		64,987	
Average Persons Per Family	3.1		3.1	
Total Couples	22,589	86.5%	54,932	84.5%
Without children at home	9,136	35.0%	21,724	33.4%
With children at home	13,453	51.5%	33,208	51.1%
Lone-parent families	3,520	13.5%	10,055	15.5%
Children Per Census Family	1.1		1.1	
2025 Educational Attainment (15 years+)	83,444		213,778	
Less than a bachelor degree	43,480	52.1%	111,405	52.1%
Bachelor degree & higher	39,963	47.9%	102,373	47.9%
2025 Households	34,757		89,046	
Persons per household	2.74		2.74	
Average household income	\$ 174,960		\$ 153,563	
2025 Occupied Dwellings	34,757		89,046	
Owned dwellings	27,063	77.9%	63,271	71.1%
Rented dwellings	7,694	22.1%	25,775	28.9%
Dominant building type	Houses		Houses	
Dominant period of construction	1981-1990		1961-1980	

DEMOGRAPHICS

8020 BATHURST STREET

2025 Estimates Visible Minority	8020 Bathurst St, Thornhill, ON L4J 0B8 0 - 3 km		8020 Bathurst St, Thornhill, ON L4J 0B8 0 - 5 km	
		%		%
2025 Household Population by visible minority groups	95,370	%base	244,138	%base
Total visible minority population	40,217	42.2%	134,656	55.2%
Chinese	11,718	12.3%	38,301	15.7%
South Asian	4,435	4.7%	14,291	5.9%
Black	1,872	2.0%	6,244	2.6%
Filipino	5,037	5.3%	19,200	7.9%
Latin American	1,257	1.3%	4,273	1.8%
Southeast Asian	733	0.8%	2,370	1.0%
Arab	497	0.5%	1,972	0.8%
West Asian	7,484	7.8%	26,451	10.8%
Korean	5,087	5.3%	14,853	6.1%
Japanese	44	0.0%	363	0.1%
Visible minority, n.i.e.	867	0.9%	2,276	0.9%
Multiple visible minorities	1,187	1.2%	4,061	1.7%
Not a visible minority	55,153	57.8%	109,482	44.8%

2028 Projections Visible Minority	8020 Bathurst St, Thornhill, ON L4J 0B8 0 - 3 km		8020 Bathurst St, Thornhill, ON L4J 0B8 0 - 5 km	
		%		%
2028 Household Population by visible minority groups	98,180	%base	248,215	%base
Total visible minority population	43,710	44.5%	142,274	57.3%
Chinese	13,059	13.3%	41,311	16.6%
South Asian	4,706	4.8%	14,804	6.0%
Black	1,913	1.9%	6,266	2.5%
Filipino	5,182	5.3%	19,456	7.8%
Latin American	1,334	1.4%	4,429	1.8%
Southeast Asian	760	0.8%	2,422	1.0%
Arab	517	0.5%	2,026	0.8%
West Asian	8,499	8.7%	29,077	11.7%
Korean	5,545	5.6%	15,647	6.3%
Japanese	42	0.0%	358	0.1%
Visible minority, n.i.e.	903	0.9%	2,331	0.9%
Multiple visible minorities	1,251	1.3%	4,147	1.7%
Not a visible minority	54,470	55.5%	105,941	42.7%