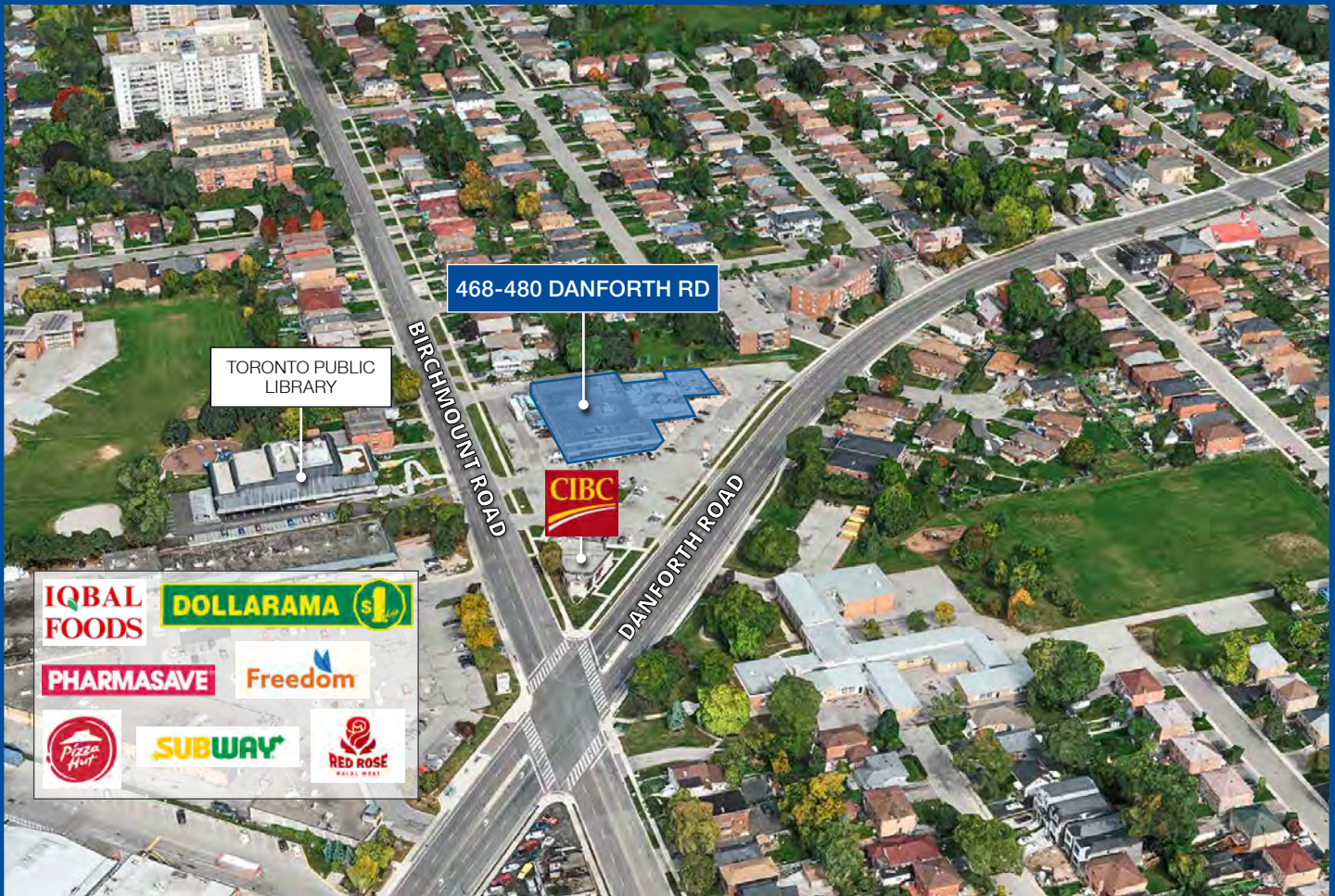


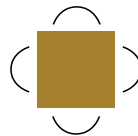
RETAIL SPACE FOR LEASE

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

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

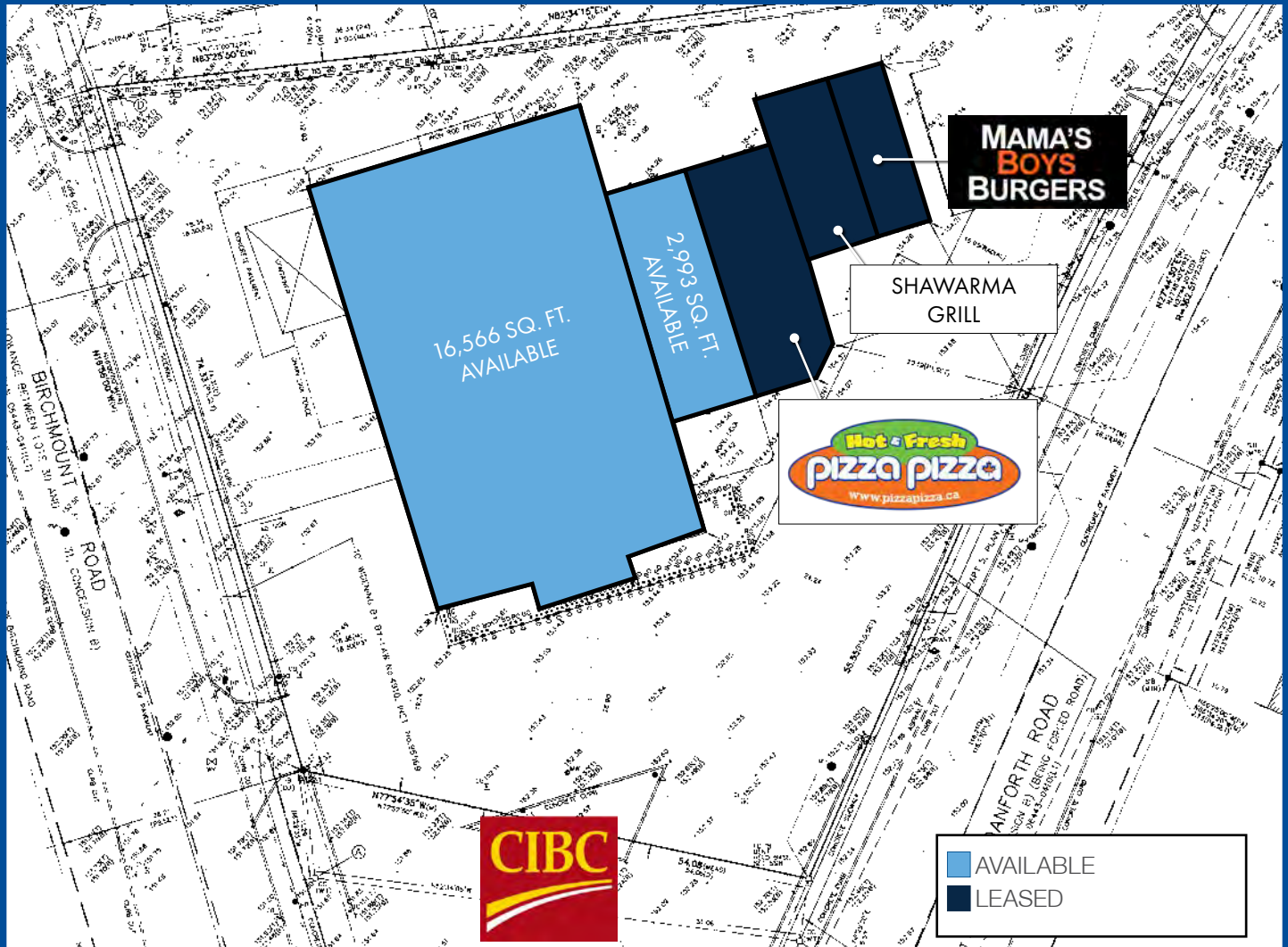
DC **DOV CAPITAL**
CORPORATION

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 The property may be withdrawn from the market at any time without notice.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.

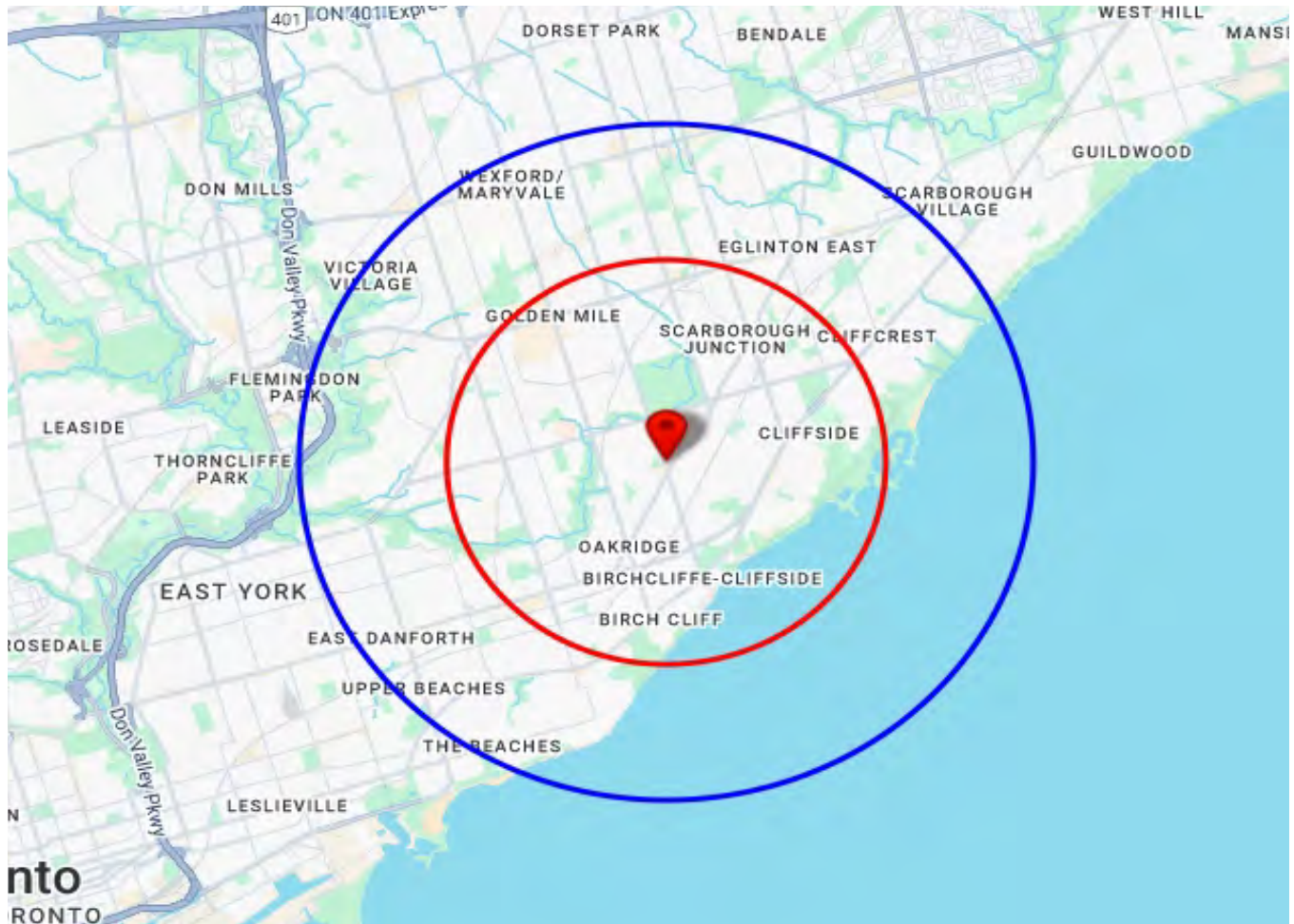
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\$ 12.12 PSF PA NET

\$12.12 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	
		%		%
Total Estimated Population	132,317		308,758	
Total Daytime Population	113,475		264,578	
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	
		%		%
Total Population				
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%	
2024 Total Population by Age	132,317		308,758	
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%
Median Age	38.3		39.1	
2024 Total Census Families	31,368		74,312	
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	
2024 Educational Attainment (15 years+)	111,314		260,467	
Less than a bachelor degree	72,370	65.0%	165,358	63.5%
Bachelor degree & higher	38,944	35.0%	95,110	36.5%
2024 Households	48,262		114,930	
Persons per household	2.72		2.66	
Average household income	\$ 106,242		\$ 120,328	
2024 Occupied Dwellings	48,262		114,930	
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	
		%		%
2024 Household Population by visible minority groups	131,032	%base	305,708	%base
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	
		%		%
2027 Household Population by visible minority groups	134,354	%base	313,531	%base
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