

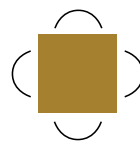
RETAIL SPACE FOR LEASE

6015 STEELES AVE E.
SCARBOROUGH, ON



Len Goudy

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

6015 STEELES AVE E.



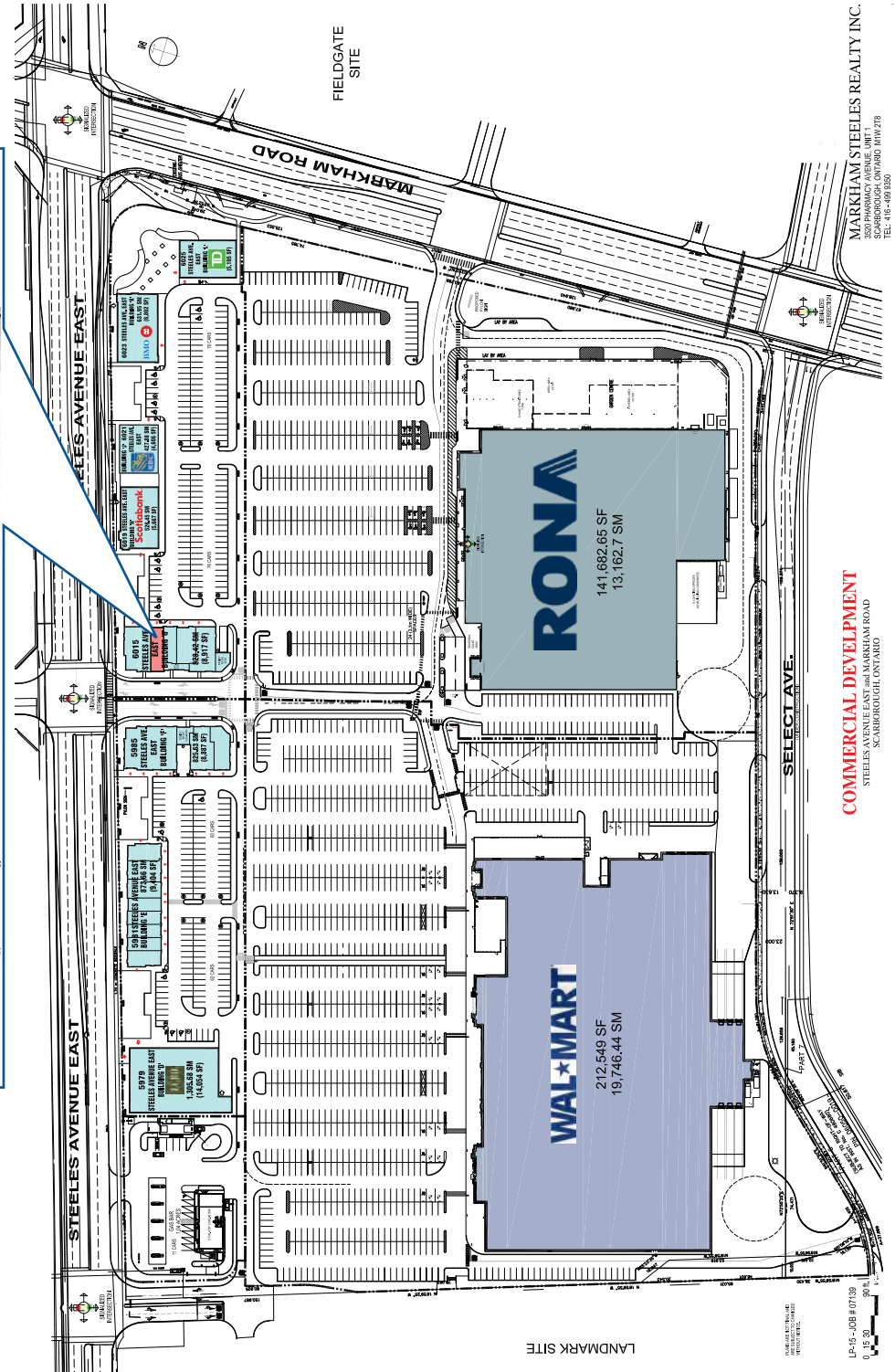
PLAZA DETAILS:

Prime commercial opportunity to secure a high-exposure location situated along Steeles Avenue East, just west of Markham Road. Offering 1,472 sq. ft. in shell condition ready for your custom buildout, this versatile unit already features two fully finished washrooms in place to streamline your opening timeline. The space benefits from prominent storefront signage, heavy daily vehicular traffic, abundant surface parking, and exceptional regional connectivity steps from transit and minutes to Highway 407. Capitalize on an established, dense demographic draw pulling from both Scarborough and Markham, anchored by premier co-tenants including Walmart, RONA, LCBO, RBC, TD, Scotiabank, BMO, Pet Valu, Freedom Mobile, BodyBrite, BarBurrito, Kanda Optical, Chatime, Pizza Nova, Mr. Greek Express, Biryani N BarBQ, China Cottage, and professional dental services.

AVAILABLE UNIT DETAILS:

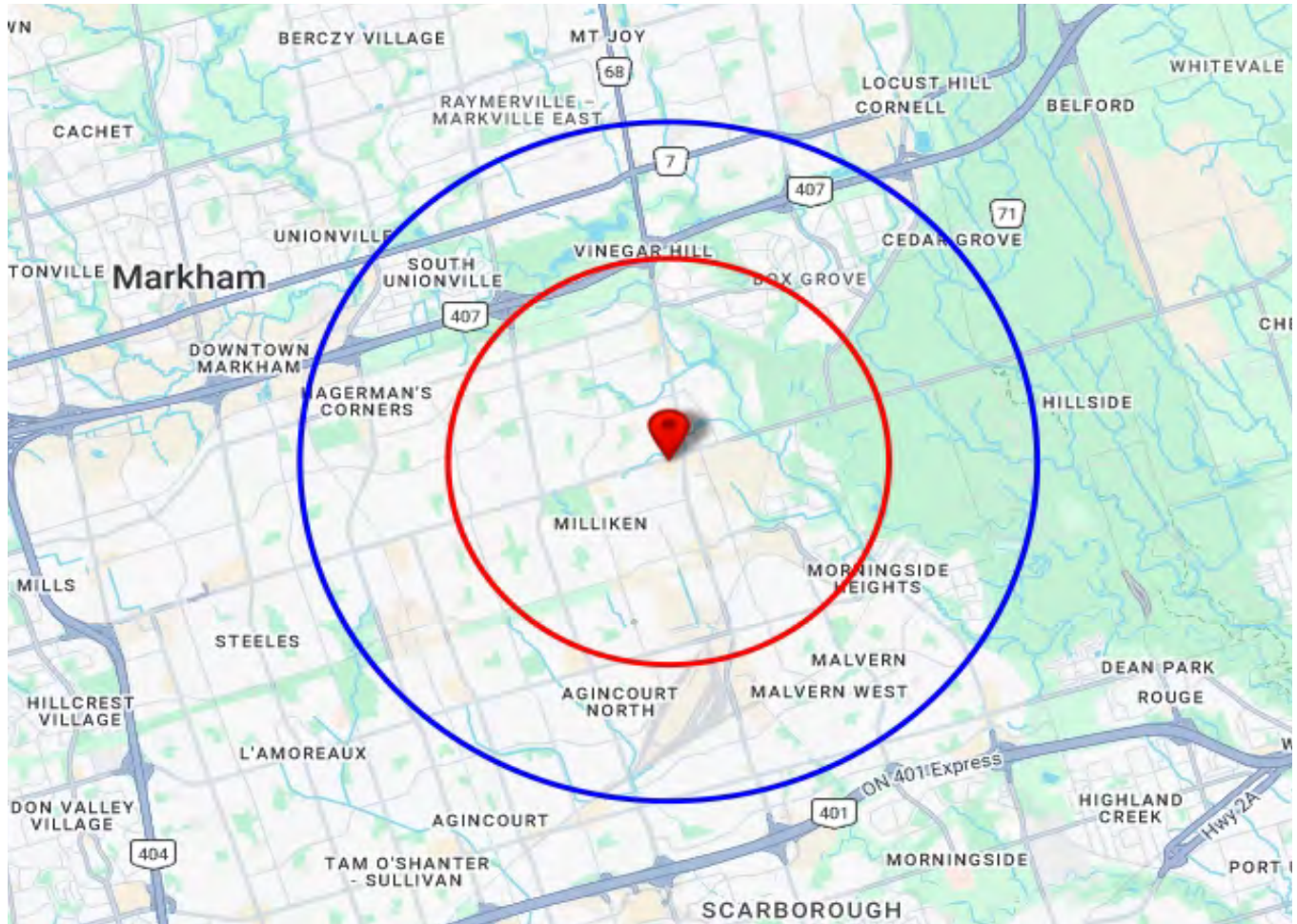
CRU 103	1,472 SQ. FT.
RENT	\$45 PSF PA NET
TMI	\$19.13 PSF PA NET

6015 STEELES AVE E.



TRADE AREA MAP

6015 STEELES AVE E.



2025 Daytime Population	6015 Steeles Ave E, Scarborough, ON M1V 5P7 0 - 3 km		6015 Steeles Ave E, Scarborough, ON M1V 5P7 0 - 5 km	
		%		%
Total Estimated Population	95,191		237,147	
Total Daytime Population	93,062		229,839	
Daytime Population at Home	48,984	52.6%	122,784	53.4%
0 to 14 years	12,672	13.6%	31,063	13.5%
15 to 64 years	19,579	21.0%	48,632	21.2%
65 years and over	16,733	18.0%	43,089	18.7%
Daytime Population at Work	43,981	47.3%	110,472	48.1%
Work At Usual Place	29,599	31.8%	74,779	32.5%
Work Mobile	6,082	6.5%	15,722	6.8%
Work At Home	8,300	8.9%	19,972	8.7%

Source: Sitewise

DEMOGRAPHICS

6015 STEELES AVE E.

2025 Demographic Snapshot	6015 Steeles Ave E, Scarborough, ON M1V 5P7 0 - 3 km		6015 Steeles Ave E, Scarborough, ON M1V 5P7 0 - 5 km	
		%		%
Total Population				
2020 estimated	94,957		233,475	
2025 estimated	95,191		237,147	
2030 Projected	96,565		241,579	
% Pop. Change (2020-2025)	0.2%		1.6%	
% Pop. Change (2025-2030)	1.4%		1.9%	
2025 Total Population by Age	95,191		237,147	
0 to 4 years	3,589	3.8%	8,739	3.7%
5 to 19 years	14,548	15.3%	35,818	15.1%
20 to 24 years	7,801	8.2%	19,420	8.2%
25 to 34 years	14,769	15.5%	35,438	14.9%
35 to 44 years	12,062	12.7%	29,738	12.5%
45 to 54 years	10,269	10.8%	26,491	11.2%
55 to 64 years	13,120	13.8%	32,000	13.5%
65 to 74 years	11,261	11.8%	27,450	11.6%
75 years & over	7,772	8%	22,055	9%
Median Age	40.3		41.2	
2025 Total Census Families	22,316		56,771	
Average Persons Per Family	3.7		3.5	
Total Couples	20,133	90.2%	49,207	86.7%
Without children at home	5,914	26.5%	16,039	28.3%
With children at home	14,219	63.7%	33,168	58.4%
Lone-parent families	2,182	9.8%	7,564	13.3%
Children Per Census Family	1.5		1.4	
2025 Educational Attainment (15 years+)	82,020		203,839	
Less than a bachelor degree	58,483	71.3%	141,927	69.6%
Bachelor degree & higher	23,537	28.7%	61,912	30.4%
2025 Households	26,738		71,190	
Persons per household	3.54		3.30	
Average household income	\$ 127,452		\$ 124,806	
2025 Occupied Dwellings	26,738		71,190	
Owned dwellings	21,887	81.9%	56,412	79.2%
Rented dwellings	4,851	18.1%	14,778	20.8%
Dominant building type	Houses		Houses	

Source: Sitewise

DEMOGRAPHICS

6015 STEELES AVE E.

2025 Estimates Visible Minority	6015 Steeles Ave E, Scarborough, ON M1V 5P7 0 - 3 km		6015 Steeles Ave E, Scarborough, ON M1V 5P7 0 - 5 km	
		%		%
2025 Household Population by visible minority groups	94,679	%base	234,798	%base
Total visible minority population	90,931	96.0%	215,871	91.9%
Chinese	37,732	39.9%	93,210	39.7%
South Asian	37,847	40.0%	75,498	32.2%
Black	4,710	5.0%	15,916	6.8%
Filipino	4,134	4.4%	12,028	5.1%
Latin American	695	0.7%	2,097	0.9%
Southeast Asian	728	0.8%	2,239	1.0%
Arab	521	0.5%	1,727	0.7%
West Asian	1,038	1.1%	2,326	1.0%
Korean	152	0.2%	596	0.3%
Japanese	50	0.1%	207	0.1%
Visible minority, n.i.e.	1,325	1.4%	3,864	1.6%
Multiple visible minorities	2,000	2.1%	6,161	2.6%
Not a visible minority	3,749	4.0%	18,927	8.1%

2028 Projections Visible Minority	6015 Steeles Ave E, Scarborough, ON M1V 5P7 0 - 3 km		6015 Steeles Ave E, Scarborough, ON M1V 5P7 0 - 5 km	
		%		%
2028 Household Population by visible minority groups	94,858	%base	235,615	%base
Total visible minority population	91,398	96.4%	217,932	92.5%
Chinese	38,453	40.5%	95,213	40.4%
South Asian	37,844	39.9%	76,001	32.3%
Black	4,549	4.8%	15,548	6.6%
Filipino	4,066	4.3%	11,933	5.1%
Latin American	696	0.7%	2,116	0.9%
Southeast Asian	716	0.8%	2,230	0.9%
Arab	519	0.5%	1,730	0.7%
West Asian	1,094	1.2%	2,466	1.0%
Korean	152	0.2%	608	0.3%
Japanese	49	0.1%	205	0.1%
Visible minority, n.i.e.	1,298	1.4%	3,799	1.6%
Multiple visible minorities	1,962	2.1%	6,084	2.6%
Not a visible minority	3,460	3.6%	17,683	7.5%

Source: Sitewise