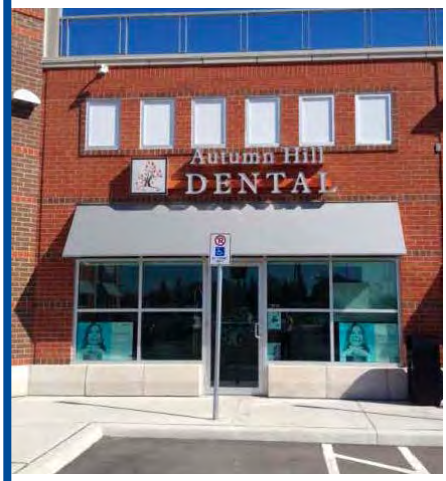
RETAIL SPACE FOR LEASE

9001 DUFFERIN STREET
VAUGHAN, 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**

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 The property may be withdrawn from the market at any time without notice.

DETAILS

9001 DUFFERIN STREET





PRIME COMMERCIAL OPPORTUNITY:

Establish your brand in the heart of Thornhill Woods, one of Vaughan's most established and affluent family communities. Situated along the bustling Dufferin Street corridor, this prominent neighbourhood shopping centre offers steady, recurring daily foot and vehicular traffic supported by a captive residential trade area.

KEY FEATURES

Exceptional Daily Traffic: Positioned directly between North Thornhill Community Centre and several top-ranked local schools, generating constant morning-to-evening community flow.

Proven Co-Tenancy: Join an established, synergistic mix of food, service, and professional tenants, including Levetto, Mister Laffa, Yogurty's, and bustling medical/dental offices.

Hassle-Free Customer Access: Convenient, multiple ingress/egress points with generous shared surface parking for client ease.

Outstanding Regional Connectivity: Minutes to Highway 407, Highway 7, and major arterial thoroughfares, providing seamless access across Vaughan, Richmond Hill, and Markham.

Turnkey Community Hub: Strong curb appeal with prominent storefront visibility and clear pylon/fascia signage opportunities.

AVAILABLE UNIT

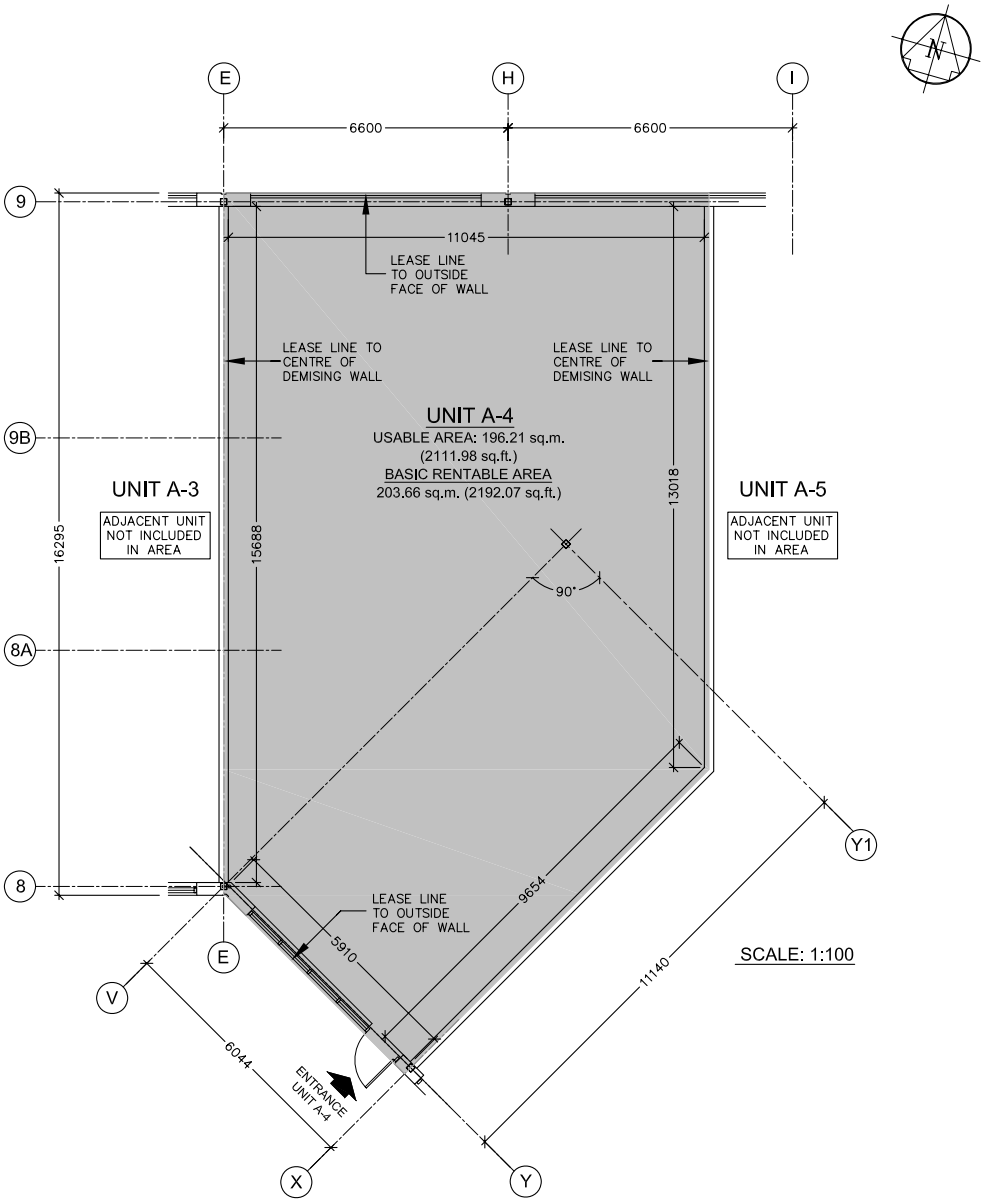
UNIT A-4	2,192 sq. ft. GLA (2,111 sq. ft. usable area)
RENT	$40.00 PSF PA
TMI	$19.18 PSF PA (2026 Est. Taxes: $6.40 | Operating: $10.78 | Mgmt: $2.00)

*Unit A-4 tenant is in possession; 45 days' notice required for occupancy.

UNIT A-4 FLOOR PLAN

9001 DUFFERIN STREET

AREA CERTIFICATE



WE HEREBY CERTIFY TO THE BEST OF OUR KNOWLEDGE THAT THE BASIC RENTABLE AREA KNOWN AS UNIT A-4 AT DUFFERIN CONTWO PLAZA IS 203.66 SQ. M. AS CALCULATED BELOW:

BOMA STANDARDS Z65.1–1996 AREA CALCULATIONS

BUILDING AREA
Ground Floor: 1601.28 sq.m.

USABLE AREA
Ground Floor: 1541.57 sq.m.

FLOOR R/U RATIO
1601.28/ 1541.57= 1.038

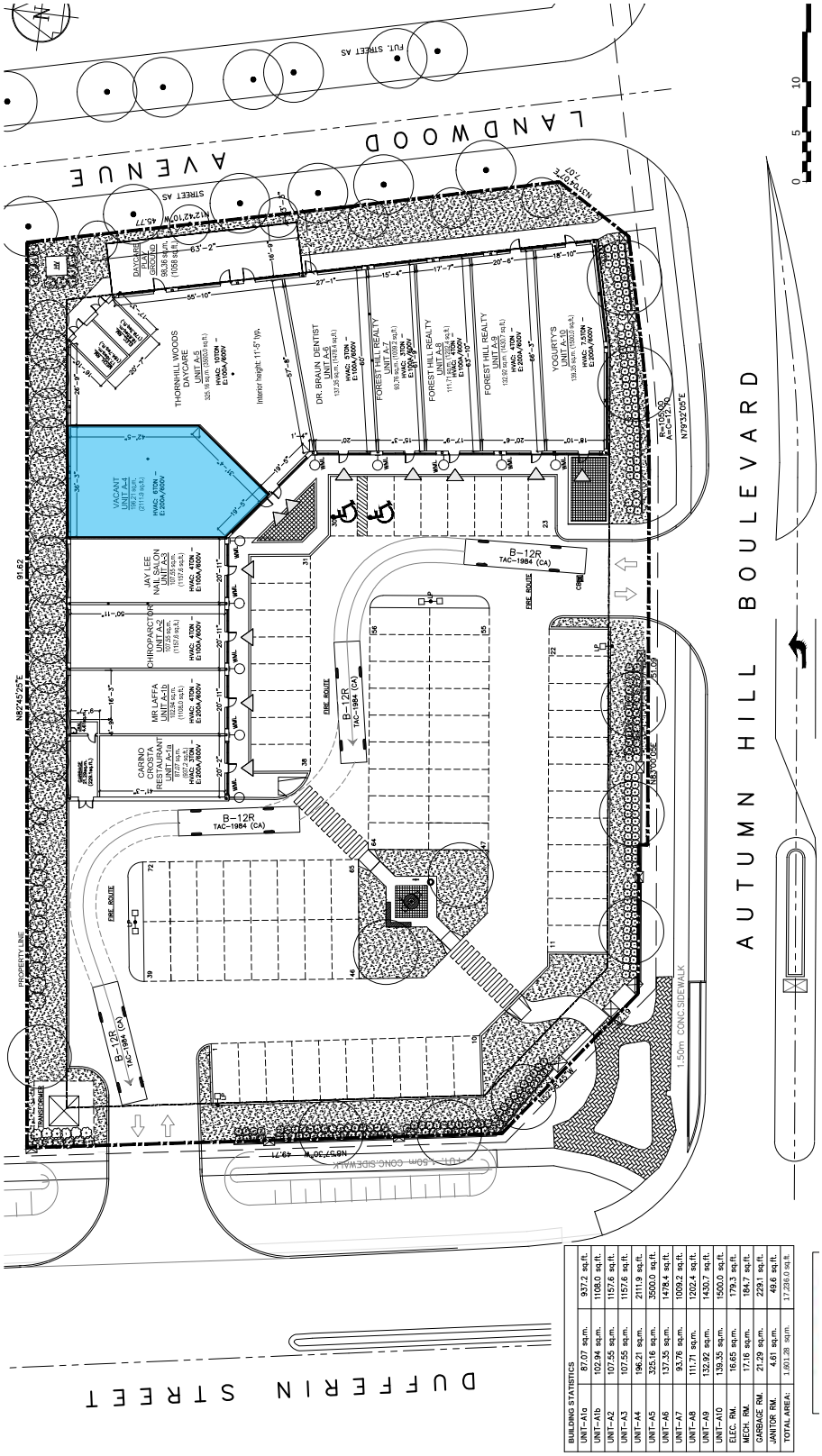
COMMON AREA
Ground Floor: 59.71 sq.m.

UNIT 4 (USEABLE AREA)
Ground Floor: 196.21 sq.m.

BASIC RENTABLE AREA
196.21 x 1.038= 203.66 sq.m.

SITE PLAN

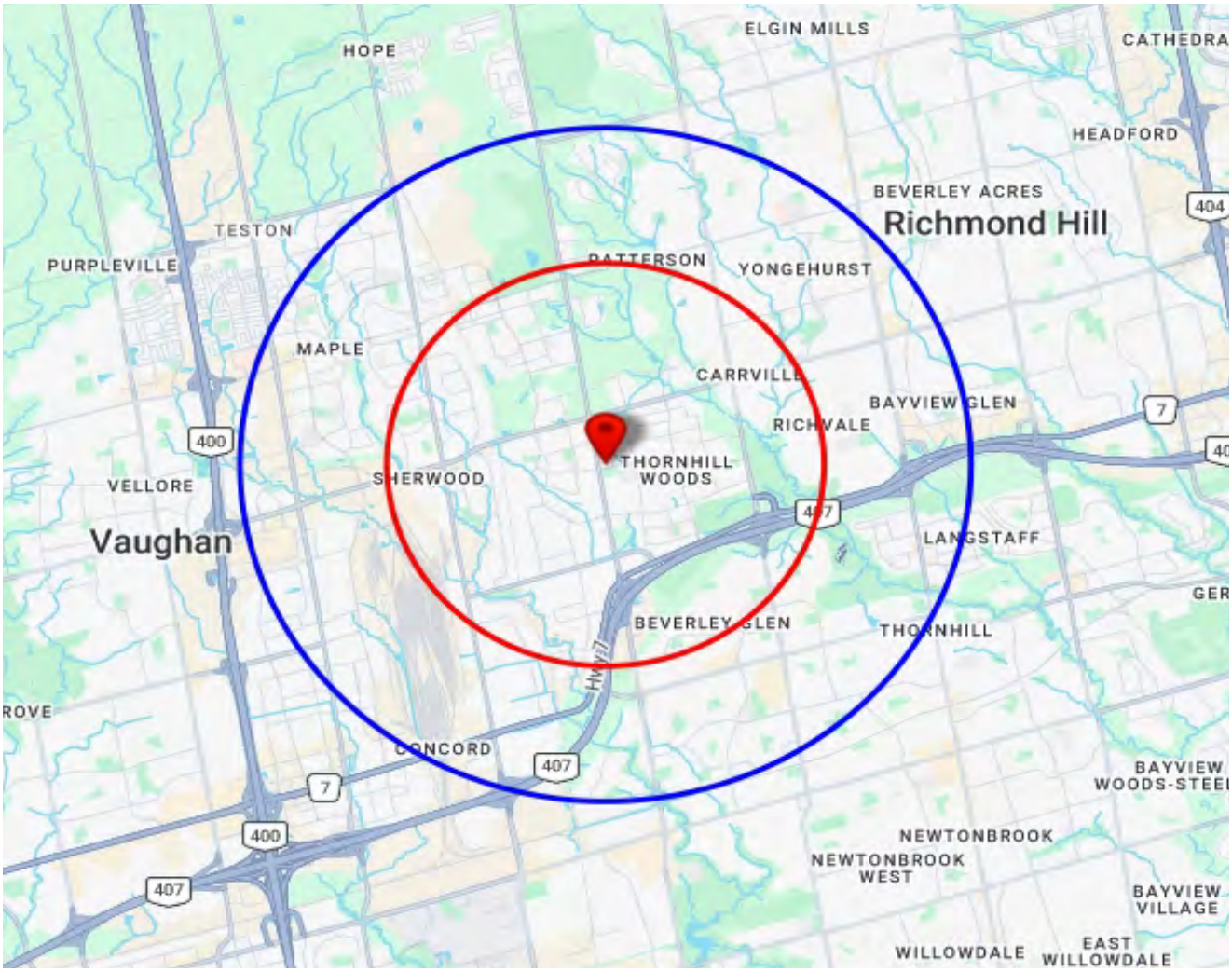
9001 DUFFERIN STREET



BUILDING STATISTICS		
UNIT-A1a	87.07 sq.m.	937.2 sq.ft.
UNIT-A1b	102.94 sq.m.	1108.0 sq.ft.
UNIT-A2	107.55 sq.m.	1157.6 sq.ft.
UNIT-A3	107.55 sq.m.	1157.6 sq.ft.
UNIT-A4	196.21 sq.m.	2111.9 sq.ft.
UNIT-A5	325.16 sq.m.	3500.0 sq.ft.
UNIT-A6	137.35 sq.m.	1478.4 sq.ft.
UNIT-A7	93.76 sq.m.	1009.2 sq.ft.
UNIT-A8	111.71 sq.m.	1202.4 sq.ft.
UNIT-A9	132.92 sq.m.	1430.7 sq.ft.
UNIT-A10	139.35 sq.m.	1500.0 sq.ft.
ELEC. RM.	16.65 sq.m.	179.3 sq.ft.
MECH. RM.	17.16 sq.m.	184.7 sq.ft.
GARBAGE RM.	21.29 sq.m.	229.1 sq.ft.
JANITOR RM.	4.61 sq.m.	49.6 sq.ft.
TOTAL AREAL	1,601.28 sq.m.	17,236.0 sq.ft.

TRADE AREA MAP

9001 DUFFERIN STREET



2025 Daytime Population	9001 Dufferin St, Vaughan, ON 0 - 3 km		9001 Dufferin St, Vaughan, ON 0 - 5 km	
		%		%
Total Estimated Population	**66,524**		**197,185**	
Total Daytime Population	**69,104**		**210,683**	
Daytime Population at Home	28,961	41.9%	88,937	42.2%
0 to 14 years	11,238	16.3%	27,443	13.0%
15 to 64 years	10,296	14.9%	29,414	14.0%
65 years and over	7,427	10.7%	32,079	15.2%
Daytime Population at Work	39,638	57.4%	119,932	56.9%
Work At Usual Place	26,384	38.2%	79,395	37.7%
Work Mobile	4,763	6.9%	16,871	8.0%
Work At Home	8,492	12.3%	23,665	11.2%

DEMOGRAPHICS SNAPSHOT

9001 DUFFERIN STREET

2025 Demographic Snapshot	9001 Dufferin St, Vaughan, ON 0 - 3 km		9001 Dufferin St, Vaughan, ON 0 - 5 km	
		%		%
Total Population				
2020 estimated	63,565		187,622	
2025 estimated	66,524		197,185	
2030 Projected	69,658		205,278	
% Pop. Change (2020-2025)	4.7%		5.1%	
% Pop. Change (2025-2030)	4.7%		4.1%	
2025 Total Population by Age	**66,524**		**197,185**	
0 to 4 years	2,789	4.2%	7,390	3.7%
5 to 19 years	13,544	20.4%	32,952	16.7%
20 to 24 years	4,552	6.8%	13,360	6.8%
25 to 34 years	7,841	11.8%	24,719	12.5%
35 to 44 years	8,916	13.4%	24,892	12.6%
45 to 54 years	10,313	15.5%	27,088	13.7%
55 to 64 years	9,046	13.6%	28,198	14.3%
65 to 74 years	5,879	8.8%	21,462	10.9%
75 years & over	3,644	5%	17,126	9%
Median Age	40.5		43.2	
2025 Total Census Families	**17,159**		**52,453**	
Average Persons Per Family	3.4		3.2	
Total Couples	15,397	89.7%	45,724	87.2%
Without children at home	4,129	24.1%	15,789	30.1%
With children at home	11,268	65.7%	29,935	57.1%
Lone-parent families	1,762	10.3%	6,729	12.8%
Children Per Census Family	1.4		1.2	
2025 Educational Attainment (15 years+)	**54,252**		**168,074**	
Less than a bachelor degree	27,462	50.6%	90,635	53.9%
Bachelor degree & higher	26,790	49.4%	77,439	46.1%
2025 Households	**19,826**		**67,419**	
Persons per household	3.30		2.90	
Average household income	$ 210,082		$ 174,921	
2025 Occupied Dwellings	**19,826**		**67,419**	
Owned dwellings	17,246	87.0%	54,621	81.0%
Rented dwellings	2,581	13.0%	12,799	19.0%
Dominant building type	Houses		Houses	
Dominant period of construction	2006-2010		1981-1990	

DEMOGRAPHICS

9001 DUFFERIN STREET

2025 Estimates Visible Minority	9001 Dufferin St, Vaughan, ON 0 - 3 km		9001 Dufferin St, Vaughan, ON 0 - 5 km	
		%		%
2025 Household Population by visible minority groups	**65,388**	**%base**	**195,453**	**%base**
Total visible minority population	29,711	45.4%	93,251	47.7%
Chinese	10,737	16.4%	28,836	14.8%
South Asian	5,530	8.5%	15,194	7.8%
Black	1,433	2.2%	5,189	2.7%
Filipino	1,464	2.2%	4,961	2.5%
Latin American	878	1.3%	3,690	1.9%
Southeast Asian	820	1.3%	2,361	1.2%
Arab	613	0.9%	1,900	1.0%
West Asian	3,929	6.0%	18,591	9.5%
Korean	2,473	3.8%	7,289	3.7%
Japanese	120	0.2%	225	0.1%
Visible minority, n.i.e.	673	1.0%	2,023	1.0%
Multiple visible minorities	1,041	1.6%	2,993	1.5%
Not a visible minority	35,677	54.6%	102,201	52.3%

2028 Projections Visible Minority	9001 Dufferin St, Vaughan, ON 0 - 3 km		9001 Dufferin St, Vaughan, ON 0 - 5 km	
		%		%
2028 Household Population by visible minority groups	**66,912**	**%base**	**199,361**	**%base**
Total visible minority population	32,049	47.9%	99,923	50.1%
Chinese	11,797	17.6%	31,490	15.8%
South Asian	5,815	8.7%	15,804	7.9%
Black	1,454	2.2%	5,240	2.6%
Filipino	1,510	2.3%	5,095	2.6%
Latin American	925	1.4%	3,853	1.9%
Southeast Asian	838	1.3%	2,392	1.2%
Arab	640	1.0%	1,967	1.0%
West Asian	4,492	6.7%	20,850	10.5%
Korean	2,681	4.0%	7,827	3.9%
Japanese	119	0.2%	226	0.1%
Visible minority, n.i.e.	701	1.0%	2,092	1.0%
Multiple visible minorities	1,078	1.6%	3,086	1.5%
Not a visible minority	34,863	52.1%	99,438	49.9%