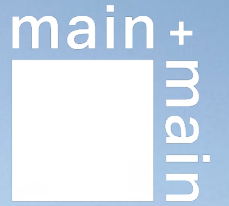


POSSESSION Q1 2021

DUNDAS + KIPLING STATION

RETAIL OFFERING



REZA AYEI
416 530 2438 X 216
REZA@MAINANDMAIN.CA

MAIN + MAIN | 109 ATLANTIC AVENUE | SUITE 302B | TORONTO, ON M6K 1X4 | MAINANDMAIN.CA

Fronting 150 feet on Dundas Street West



NOW RENTING
416.555.5555



GROCERY

FARM BOY

It's all about the food.



AVAILABLE

[Click Here to View Floor Plan](#)

[Click Here to View Teaser Prezi](#)

Looking north from Kipling Subway Station



It's all about the food.™

LEASED

AVAILABLE

AVAILABLE

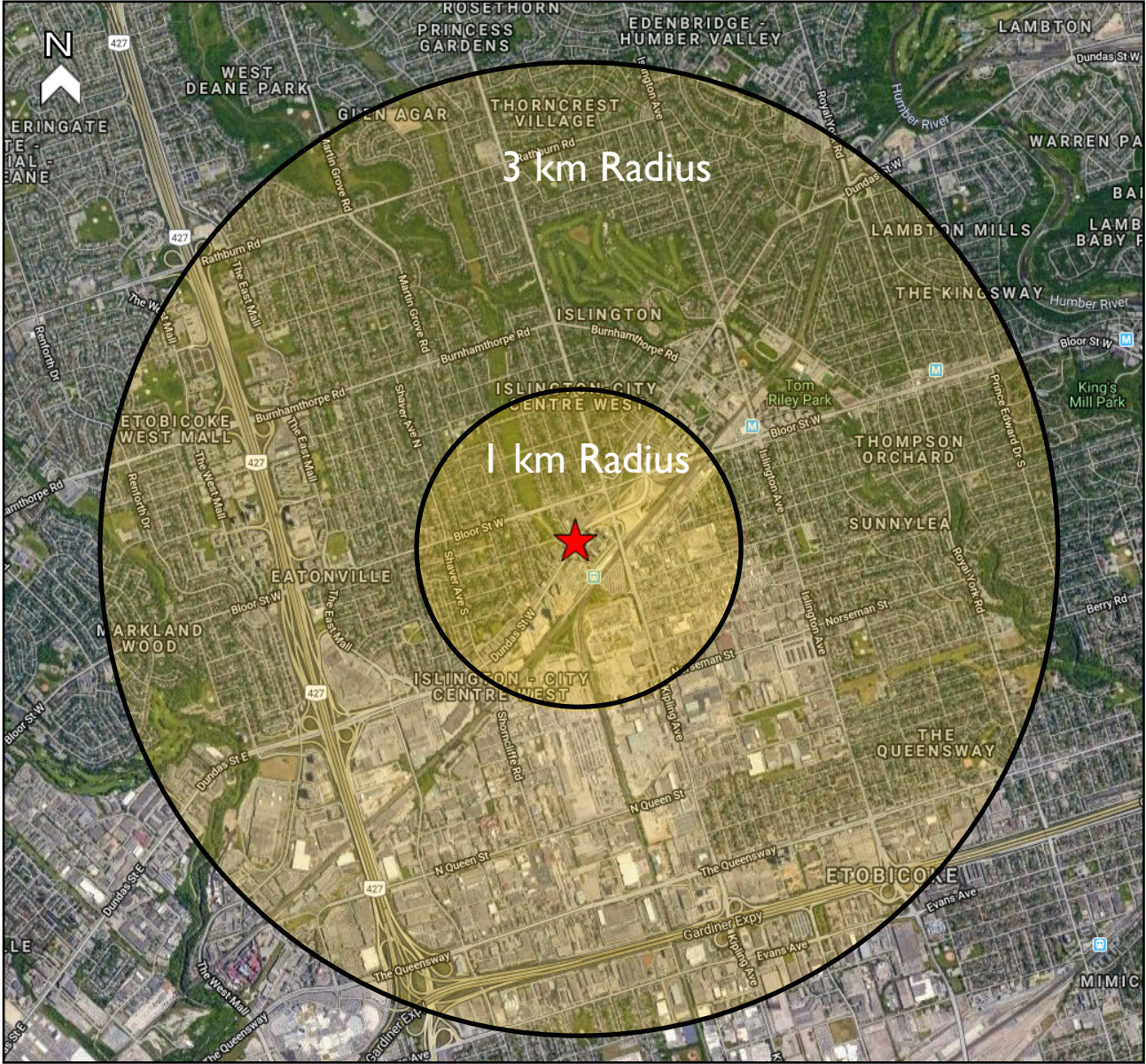
Second Floor

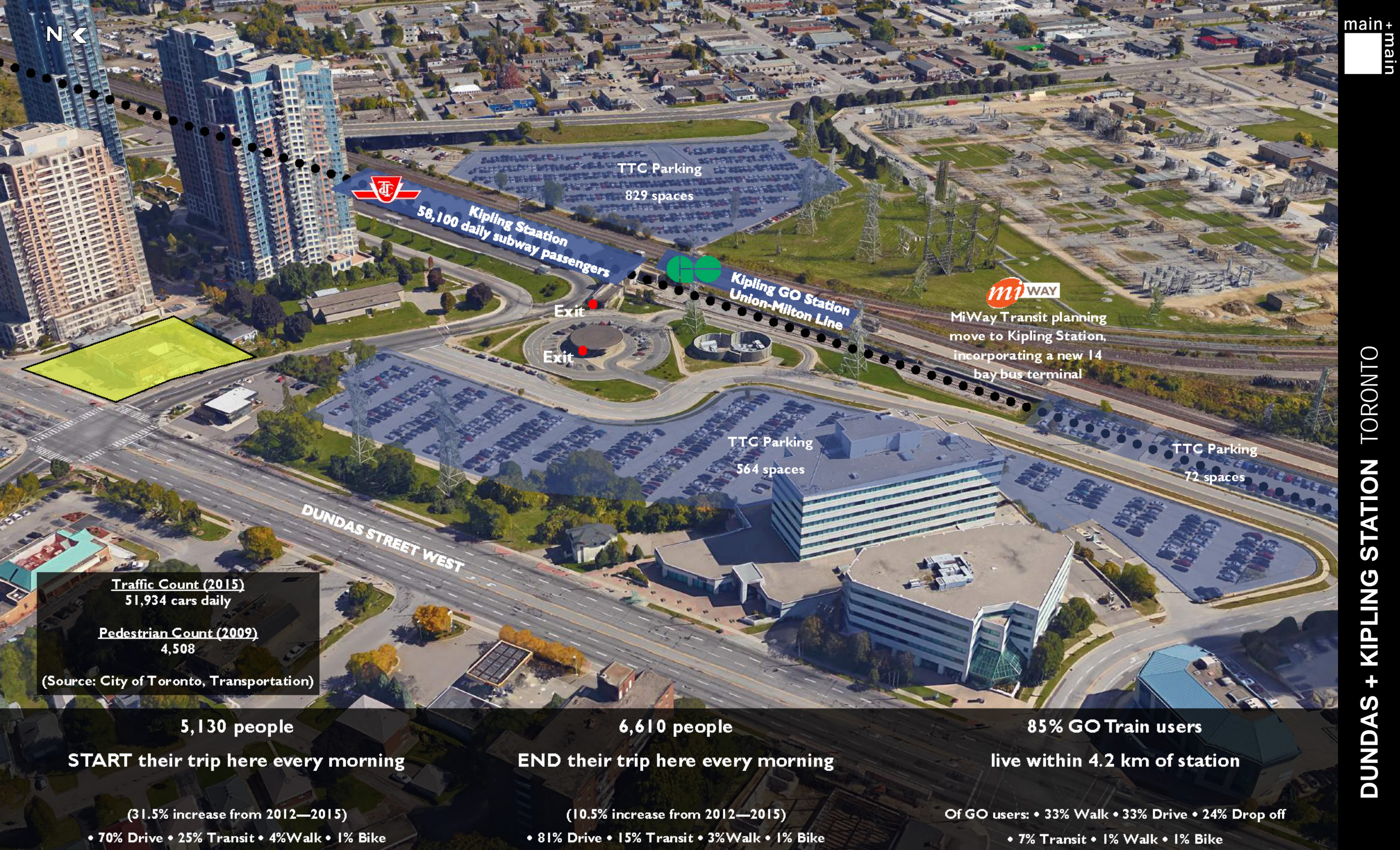
Main Floor

Concourse Floor

Demographics

Population	1 kilometer ring	3 kilometer ring
2019 Population	10,600	86,200
Average age	41.4	42.2
Median age	40.3	42.8
< 15 years old	1,264	12,260
15 - 25 years old	1,033	9,364
25 - 35 years old	1,783	12,048
35 - 45 years old	1,516	11,285
45 - 55 years old	1,426	12,485
55 - 65 years old	1,207	11,283
65+ years old	1,512	14,666
Total Estimated Daytime Population	19,913	105,319
Daytime Population at Work	8,354	72,023
Daytime Population at Home	11,559	33,296
2022 Projected	11,500	89,600
2025 Projected	12,400	93,000
Households		
Total households (2016)	4,409	34,052
Average household size	2.2	2.4
Average household spending	\$89,902	\$108,688
Income		
Average Household Income	\$106,374	\$128,404
2021 Projected	\$129,296	\$155,141
2026 Projected	\$147,902	\$175,420
Average after-tax household income	\$84,021	\$98,130
Average per capita income	\$57,672	\$65,271
Household income growth (%)	4.78%	9%
¹Demographic data is based on census information available from Statistics Canada collected by PiinPoint.		





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main + main



Kipling Station
58,100 daily subway passengers

TTC Parking
829 spaces



Kipling GO Station
Union-Milton Line



MiWay Transit planning
move to Kipling Station,
incorporating a new 14
bay bus terminal

Exit
Exit

TTC Parking
564 spaces

TTC Parking
72 spaces

DUNDAS STREET WEST

Traffic Count (2015)
51,934 cars daily

Pedestrian Count (2009)
4,508

(Source: City of Toronto, Transportation)

5,130 people
START their trip here every morning

(31.5% increase from 2012—2015)
• 70% Drive • 25% Transit • 4%Walk • 1% Bike

6,610 people
END their trip here every morning

(10.5% increase from 2012—2015)
• 81% Drive • 15% Transit • 3%Walk • 1% Bike

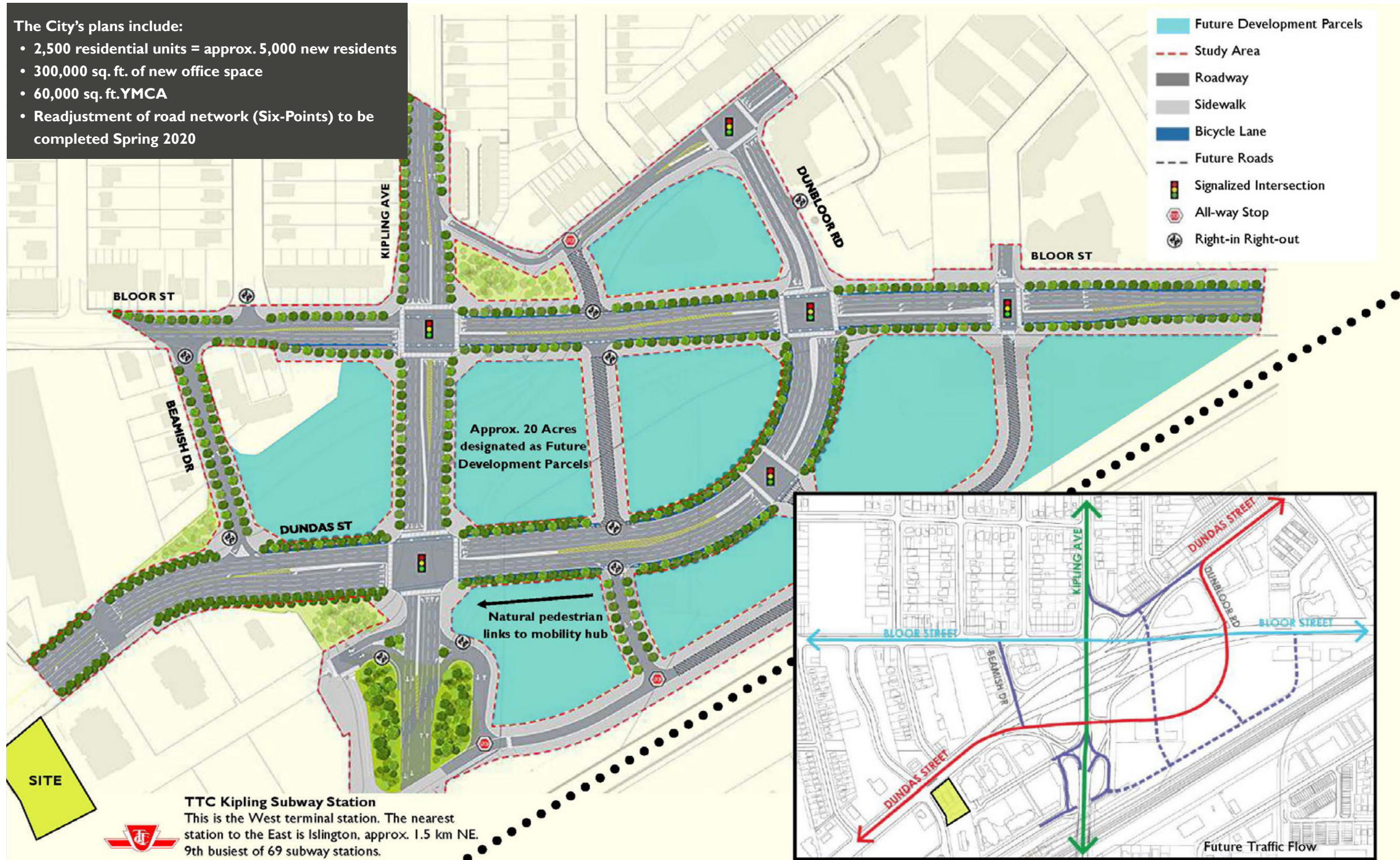
85% GO Train users
live within 4.2 km of station

Of GO users: • 33% Walk • 33% Drive • 24% Drop off
• 7% Transit • 1% Walk • 1% Bike

DUNDAS + KIPLING STATION TORONTO

The City's plans include:

- 2,500 residential units = approx. 5,000 new residents
- 300,000 sq. ft. of new office space
- 60,000 sq. ft. YMCA
- Readjustment of road network (Six-Points) to be completed Spring 2020



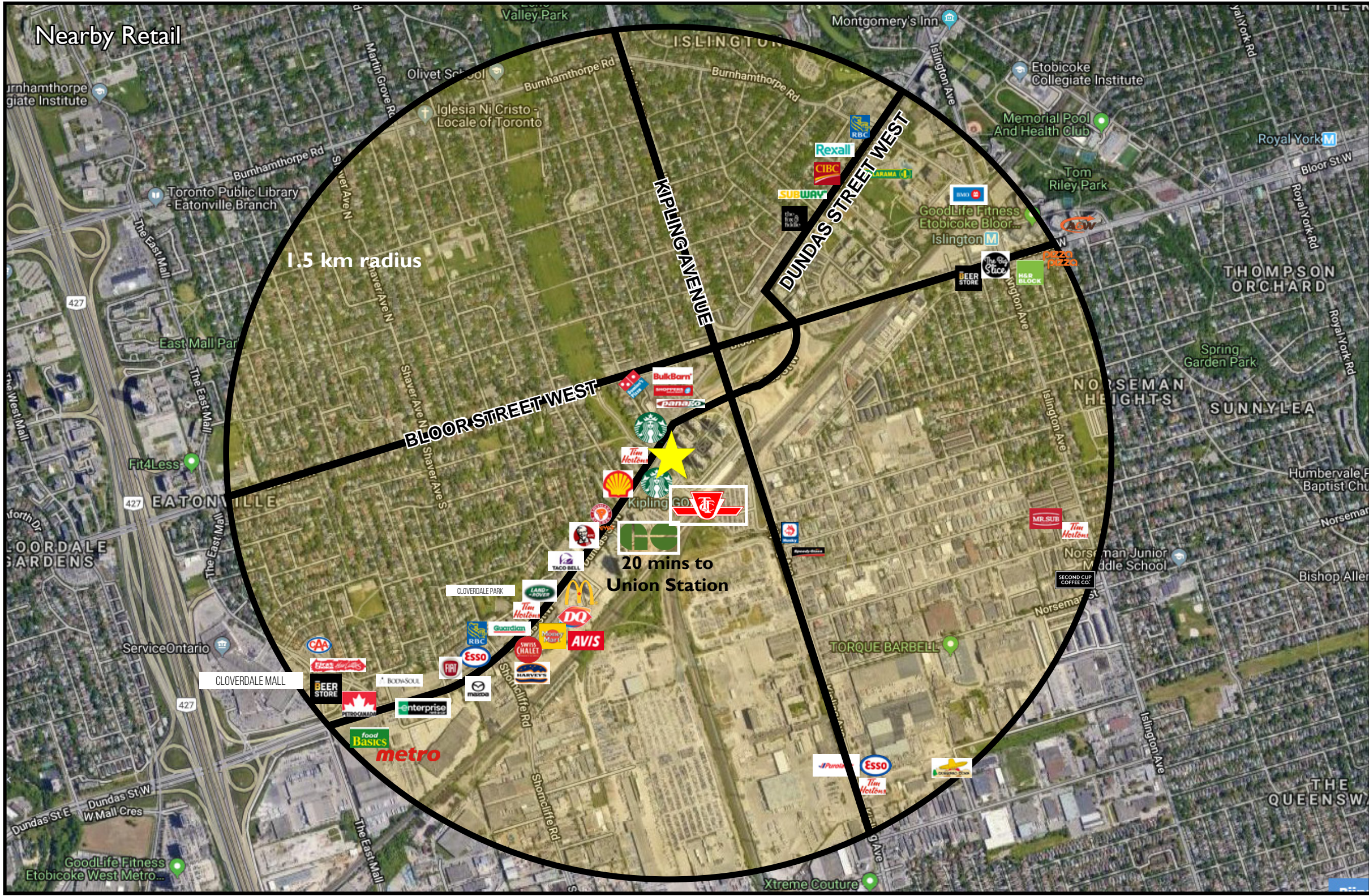


- NEW DEVELOPMENTS IN THE AREA**
- Over 6,500 units in the development pipeline within 3km
 - 4,228 units within 1km
 - Average household size is 2.43 within 3km radius

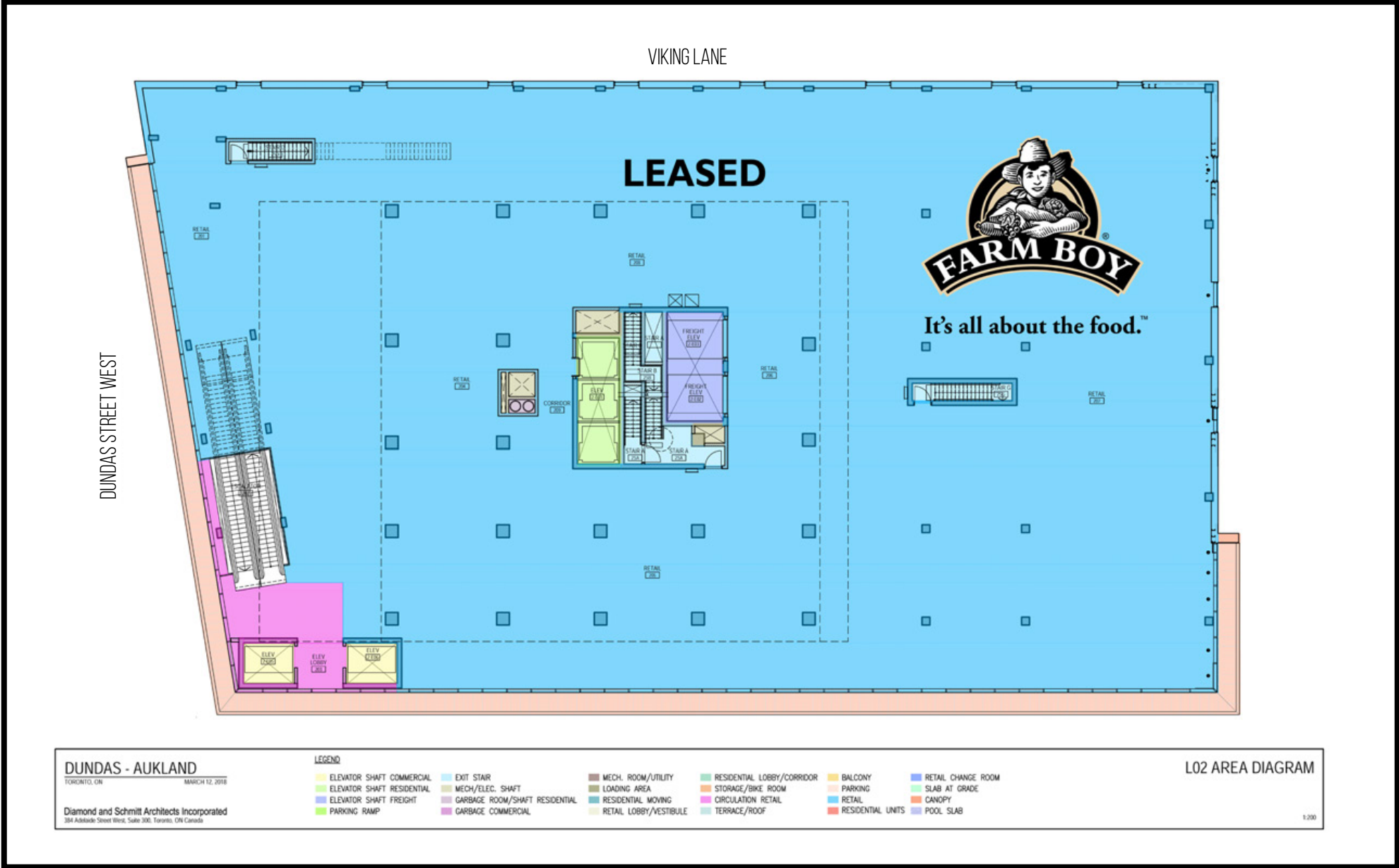
main + main

Project	Developer	Address	Construction Status	Units	Occupancy
Dundas & Kipling Station	Main and Main	5245 Dundas St W	Pre-Construction	397	2018-07
1	Islington Terrace	7 Mabelle Avenue	Pre-Construction	422	2018-07
2	Bloorvita at Islington Village	64 - 70 Cordova Avenue	Pre-Construction	392	2019-04
3	Connexion at Islington	26 Fieldway Road	Pre-Construction	148	2018-04
4	Kip District (Phase 1 of 5)	5365 Dundas St W	Pre-Construction	283	2018-03
5	Pinnacle Etobicoke (Tower 1 of 8)	5415 Dundas St W	Pre-Construction	273	2020-03
6	One Valhalla - Triumph (Phase 3)	9 Valhalla Inn Road	Under Construction	240	2016-10
7	Dwell City Towns	3-35 Applewood Lane	Under Construction	102	2016-06
8	Park Towers Condos at IQ - West & East	15 & 17 Zorra St	Under Construction	520	2018-06
9	1001 The Queensway	1001 The Queensway	Pre-Construction	588	TBD
10	Qube Condos on the Queensway	760 The Queensway	Standing Inventory	74	2015-04
11	Six Points Reconfiguration	Various	Planned	2,500	2020-04
12	Kip District (Phases 2 to 5)	5365 Dundas St W	Planned	900	2019-09

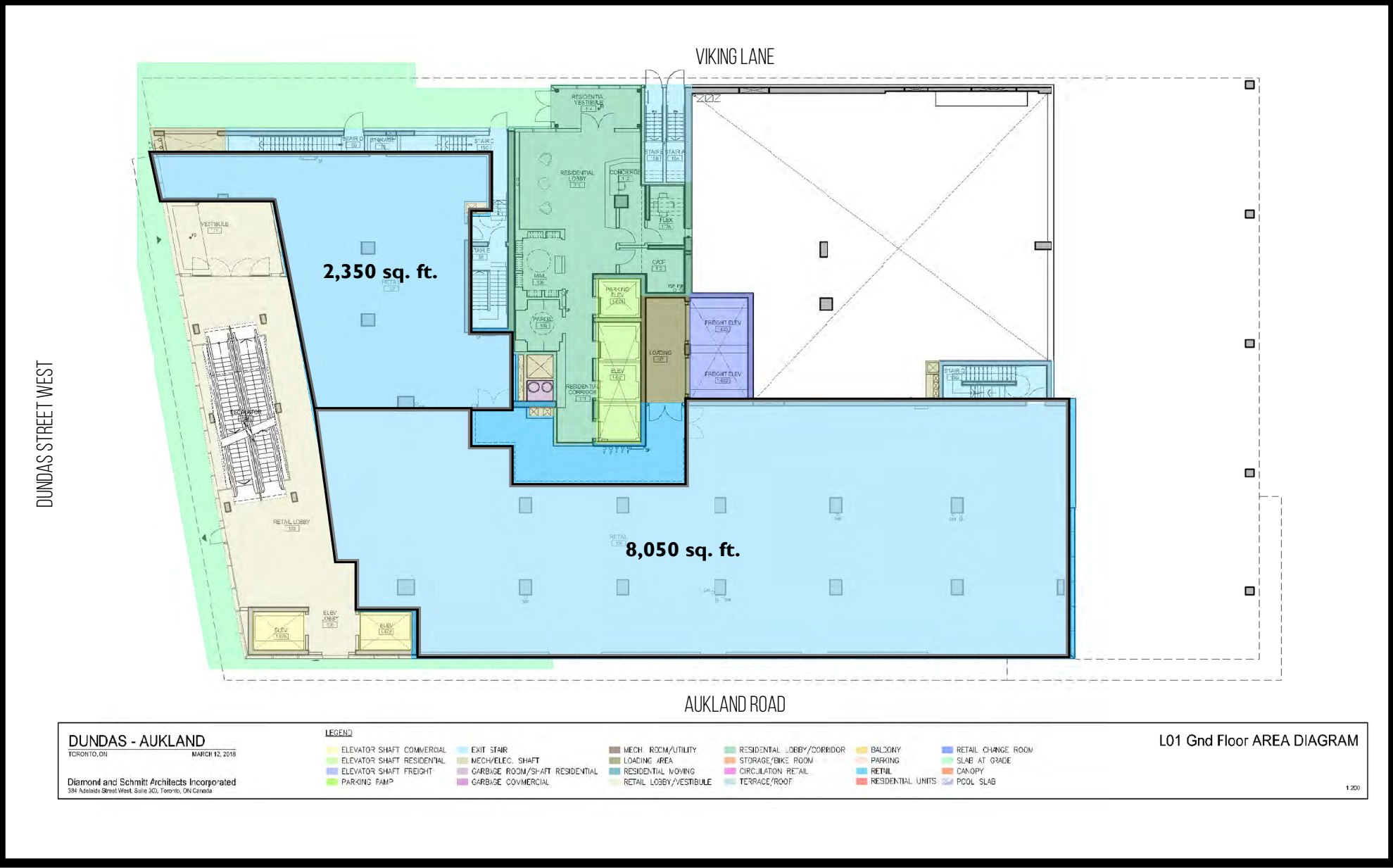
Total: 6,839



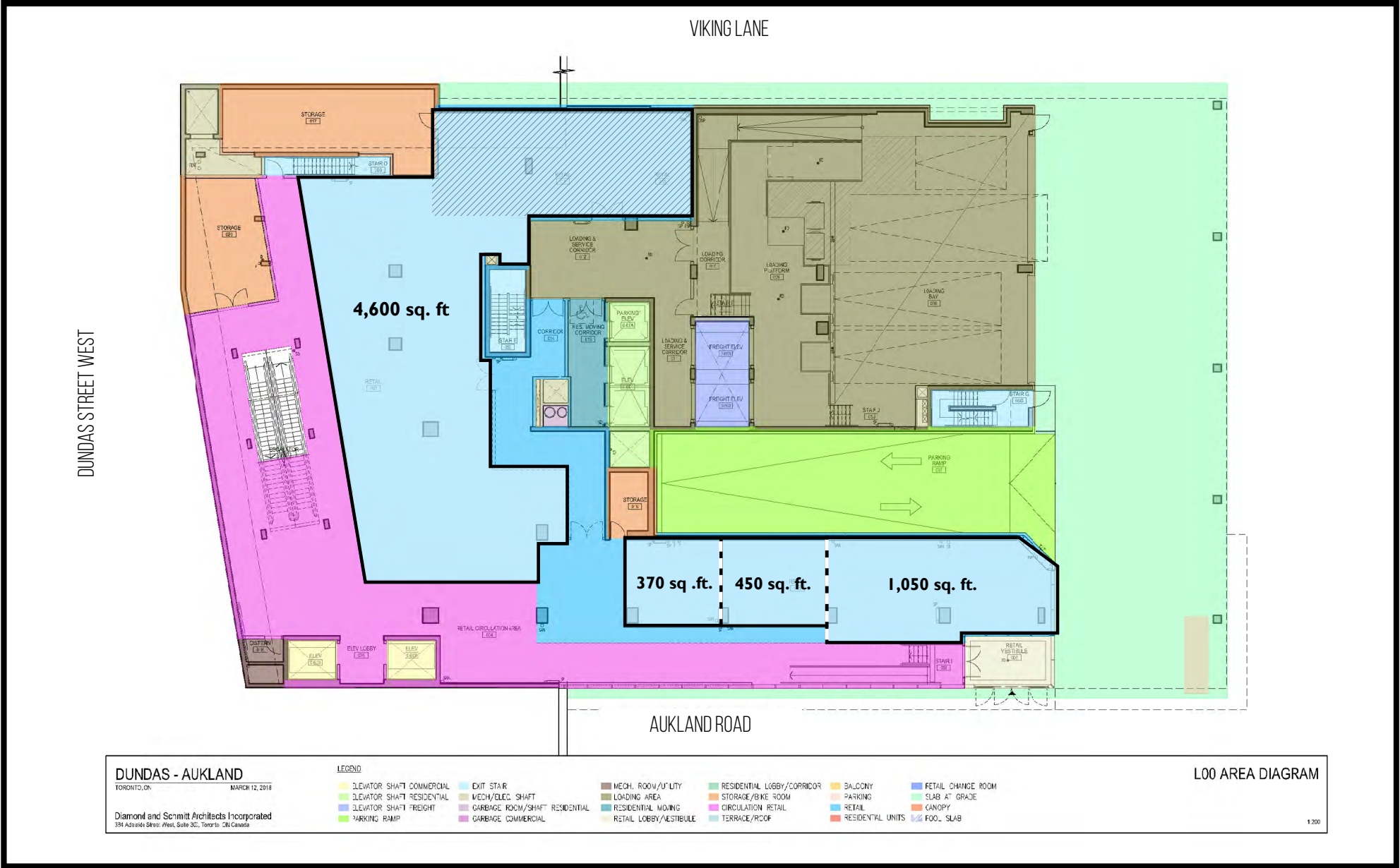
Second Floor Plan



Ground Floor Plan



Retail Concourse at grade with TTC



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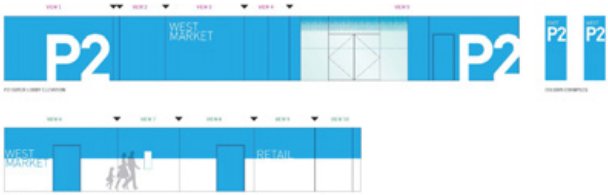
Level 02 | Underground Parking Plan: 40+ parking stalls




RETAIL VESTIBULE OPTION 1



Close walls of the vestibule are shown to illustrate the flow of traffic and the layout of the vestibule.



main +
**main**