

CONCORD

CITYPLACE

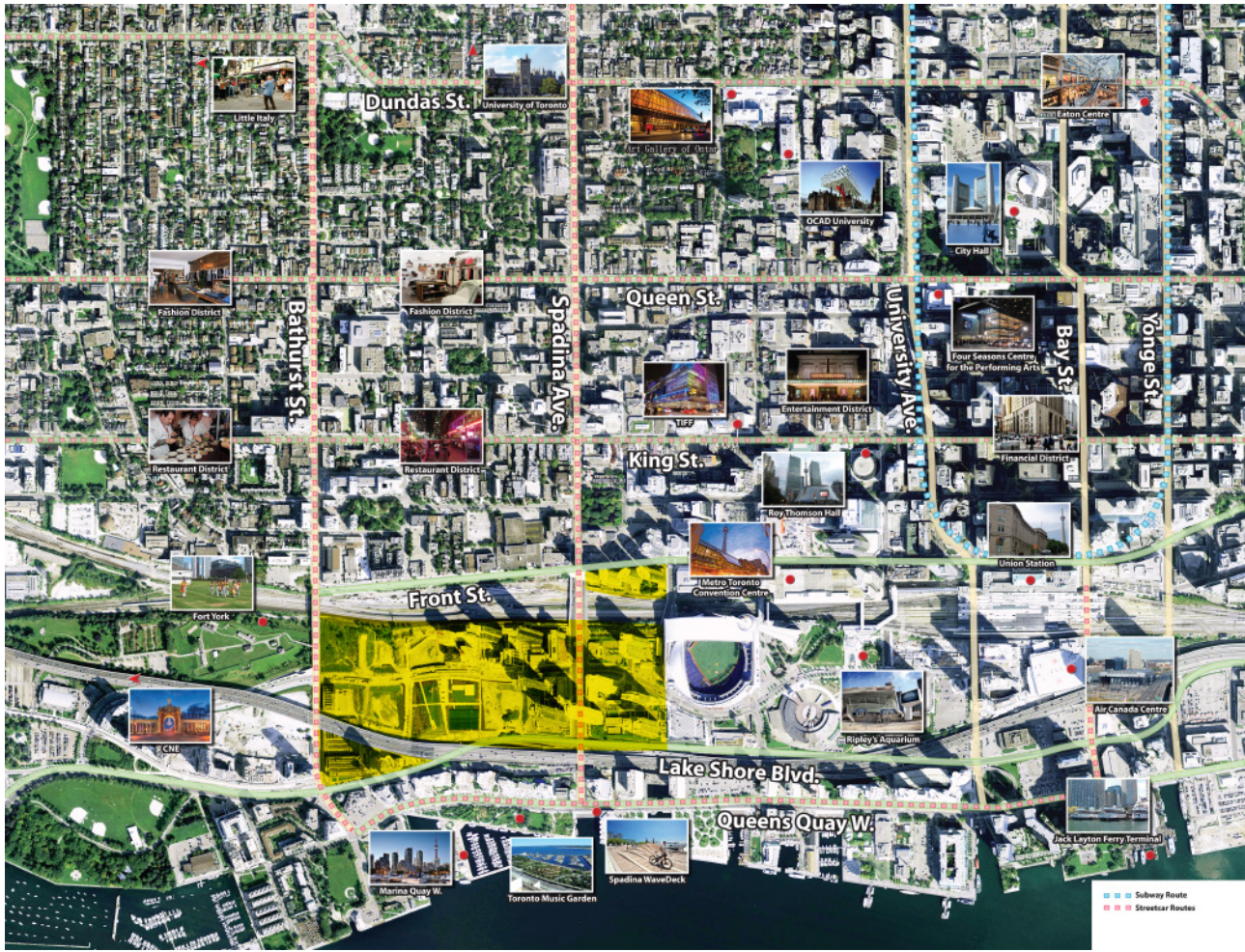
LEASING OPPORTUNITY
12 BLUE JAYS WAY, TORONTO



Rendering of completed development

CONCORD
COMMERCIAL PROPERTIES

FOR LEASING INQUIRIES PLEASE CONTACT :
416.813.0999
RETAIL@CONCORDADDEX.COM



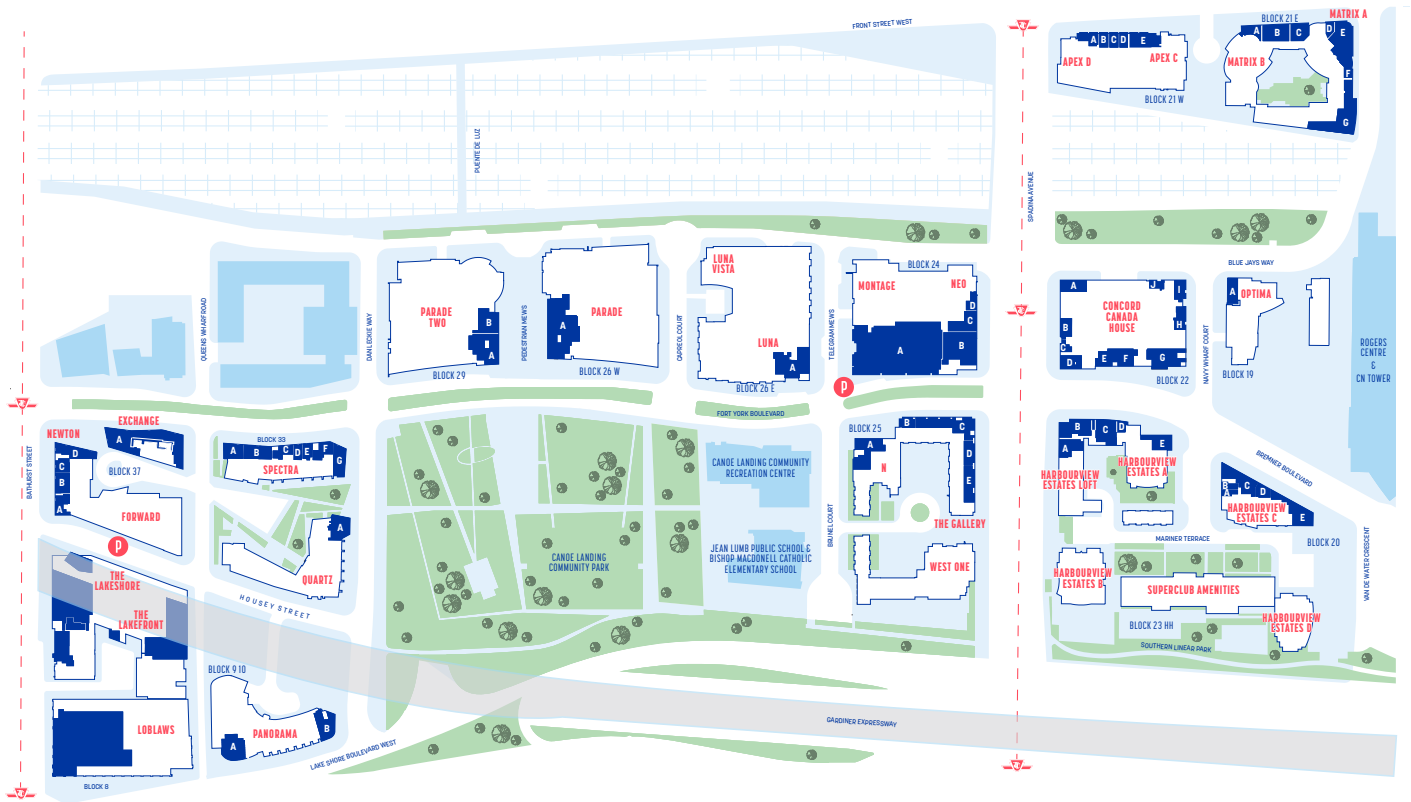
| DEMOGRAPHICS | 1 KM RADIUS | 3 KM RADIUS | 5 KM RADIUS |
|--------------------------|-------------|-------------|-------------|
| 2024 Est. Population | 57,359 | 254,614 | 484,655 |
| HOUSEHOLD INFORMATION | 1 KM RADIUS | 3 KM RADIUS | 5 KM RADIUS |
| Average Household Income | \$162,758 | \$150,998 | \$164,269 |
| Person Per Household | 2.5 | 2.5 | 2.5 |

Concord CityPlace is a thriving mixed use community in downtown Toronto with 30 residential towers, over 20,000 residents, 200,000SF of retail, 8 acre park, two schools, library, community centre, and transit connectivity.

CityPlace is inhabited with a demographic where 68% are between 20 to 49 years old, with many singles and young couples that prefer super urban living and are upwardly mobile

CityPlace has a walk score of 96, and is bordered by the Harbourfront / Lake Ontario, Fort York tourist areas such as CN Tower (most visited tourist attraction in Canada), Rogers Centre and Ripley's Aquarium.

CONCORD CITYPLACE COMMUNITY MASTER PLAN



CityPlace has major retailers such as Starbucks, BMO, RBC, CIBC and Sobeys. LCBO, Shoppers Drug Mart and Loblaws. Strong support exists for the current grocery and restaurant offerings with residents placing a great emphasis on continuing to improve the retail landscape for food and drink. CityPlace food and beverage businesses service the surrounding trade areas of the King West office District, Fort York Neighbourhood and the Waterfront through online and app sales.



12 BLUE JAYS WAY AT CONCORD CITYPLACE

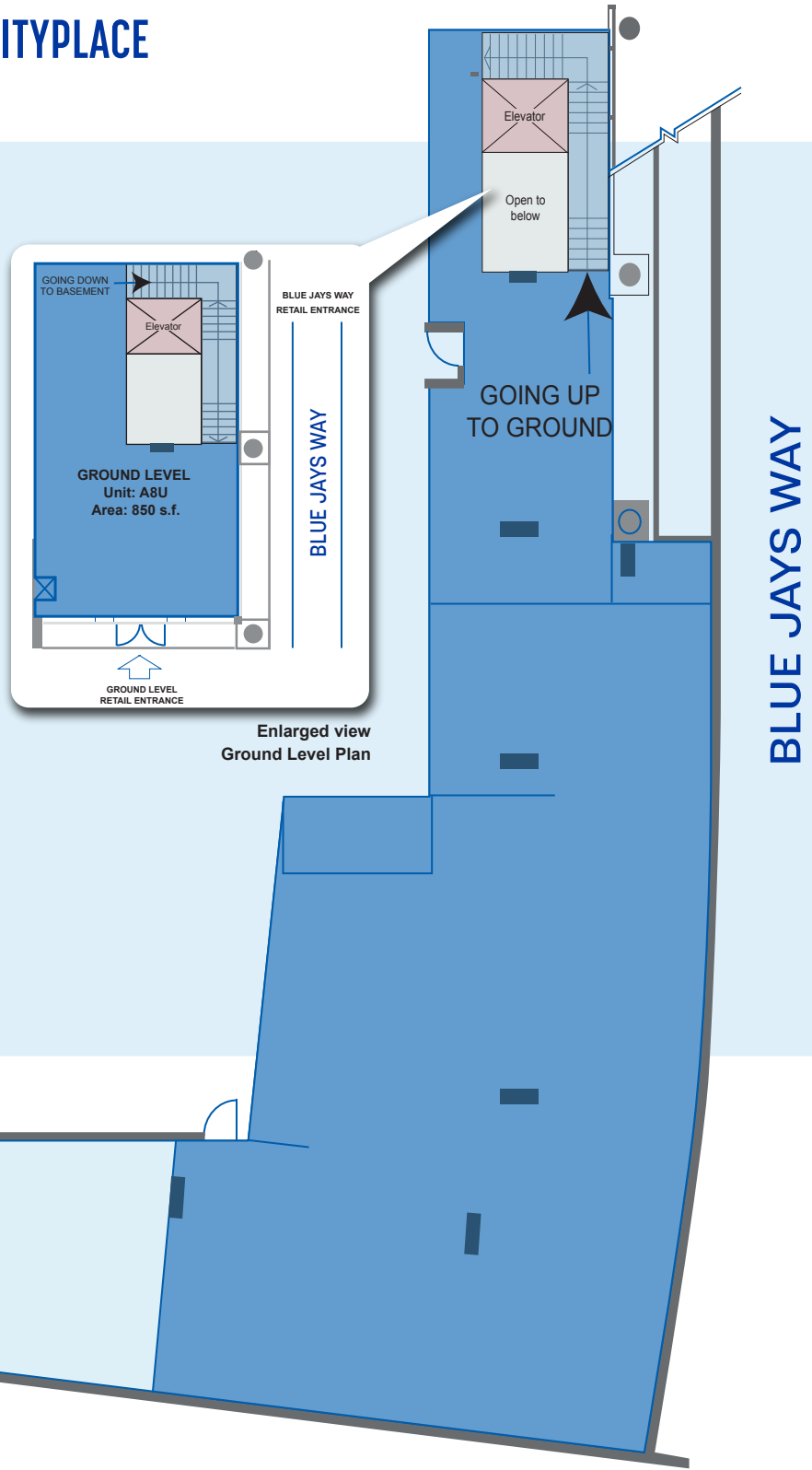
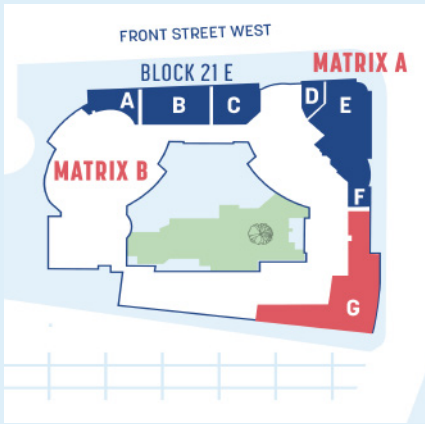
UNIT G (GROUND FLOOR)

Occupancy: Immediate

Size: 5,358 sf

Lease Rate*: \$17.00 psf
*Year 1 starting rate

Additional Rent:** \$27.30 psf
**2026 estimate



All measurements are approximate. Lease Rates are subject to change without prior notice. Additional Rent may vary through time. Refer to lease agreement for detail definitions.



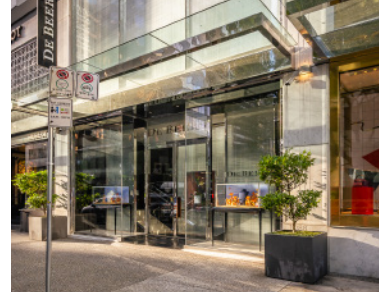
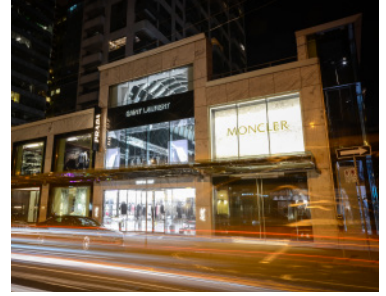
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WITHIN THE GTA



OUTSIDE OF THE GTA



HOSPITALITY

