



**GREAT
CANADIAN**
CASINO | RESORT
TORONTO

**RESTAURANT &
RETAIL SPACE
AVAILABLE**



START





GREAT CANADIAN CASINO RESORT TORONTO

Great Canadian Entertainment is creating a \$1 billion entertainment resort at the intersection of Hwy 427 and Hwy 409, adjacent to the existing Casino Woodbine and Woodbine Racetrack.

With its transformative architecture and impressive 33-acre footprint, the destination will feature a modern Vegas-style casino, integrated 400-room hotel, 5,000-seat live entertainment venue, multiple on-site dining options, and exciting retail stores, bringing to life a new, one-of-a-kind entertainment district in Toronto with best-in-class gaming, entertainment and hospitality experiences.

DEVELOPMENT



GREAT CANADIAN CASINO RESORT TORONTO



HOTEL

The 400 room hotel at the Great Canadian Casino Resort Toronto offers thrilling entertainment, while the spacious and elegantly designed rooms provide a cozy getaway from the concert venue and the casino. Guests can enjoy the resort's invigorating pool, cutting-edge fitness club, and round-the-clock business center, making it an excellent choice for visitors seeking both leisure and entertainment.

The Great Canadian Casino Resort Toronto offers an unparalleled experience of indulgence and relaxation for visitors. Discover convenience, luxury, and entertainment at the strategically integrated Great Canadian Casino Resort Toronto. Experience seamless gaming, upscale accommodations, diverse retail, and enticing dining. Immerse yourself in the captivating atmosphere, indulge in exquisite amenities, and enjoy everything at your fingertips. From high-energy gaming to unique shopping and exceptional dining, it's all here for a memorable stay.



320,000 SF

Total casino area containing 175 gaming tables and 4,732 slot machines



5,000

Seat performance venue



6,800

Total parking stalls, including 3,800 new surface stalls in a parkade and underground parking garage, and the existing 3,000 surface stalls



400

Hotel Rooms



RESTAURANTS

There are multiple signature restaurant opportunities including one in the casino. The restaurant spaces offer the perfect opportunity to capture the casino goers, hotel guests, venue attendees, and locals.



CONCERT VENUE

The new casino's indoor concert venue ranges from intimate setting to capacities of up to 5000 people.



RETAIL

Signature and destination full-service restaurants, entertainment concepts, retail uses, quick service restaurants, and convenience retail services make up the many retail offerings.



SITE PLAN



LOCATIONS & DEMOGRAPHICS

Casino Woodbine

7.8M annual visitors pre development expansion

Woodbine Racetrack






1 to 1.5 million annual visitors

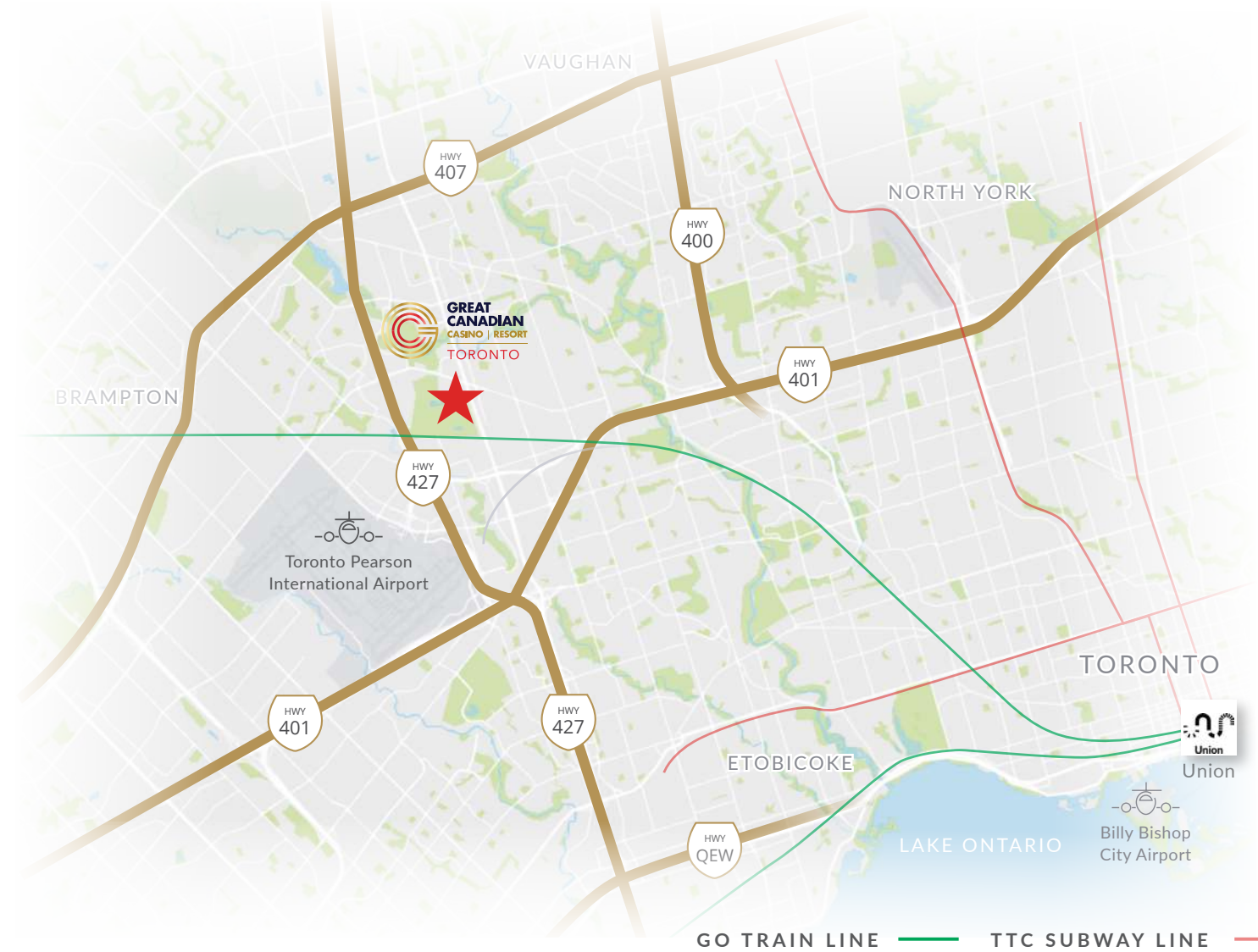
129 races in 2024 season including King's Plate

DEMOGRAPHICS

	WITHIN 5 KM	10 KM
TOTAL DAYTIME POPULATION	276,279	878,959
POPULATION - MALE	77,944	333,786
POPULATION - FEMALE	78,556	352,816
MEDIAN AGE	37.1	39.5
MEDIAN HOUSEHOLD INCOME	\$75K	\$80K

DRIVE TIMES

	HIGHWAY 401	8 MINS 8KM
	HIGHWAY 427	5 MINS 2KM
	PEARSON INTERNATIONAL AIRPORT	7 MINS 6KM
	UNION STATION DOWNTOWN	33 MINS 31KM
	BILLY BISHOP CITY AIRPORT	25 MINS 28KM



The Great Canadian Casino Resort Toronto's close proximity to multiple major highways - Hwy 401, Hwy 427, and Hwy 407 - make it accessible to customers coming from throughout the Greater Toronto Region. Toronto Pearson International Airport is also only minutes away, making it an easy destination for national and international travelers.





RETAIL OPPORTUNITIES - BUILDINGS A, B & D

4,100 SF TO 22,900 OF PRIME RETAIL SPACE FOR LEASE



Tap into a Thriving Retail Market

The retail opportunities for lease are five architecturally striking buildings along Queen's Plate Drive, the main entrance to the casino, performance venue and racetrack, and surrounding the iconic walking circle and the new event area. The location offers optimum visibility and easy access to casino goers, performance venue attendees, racing aficionados, and all patrons using the surface parking to the west. Three covered pedestrian mews provide connections to the surface parking. These retail stores have excellent exposure to the 10M visitors (projected post development) to the Great Canadian Casino Resort Toronto and the 6M visitors to Woodbine Racetrack.

The buildings are distinguished and modern in design and feature two storey facades, providing presence and visibility.

Retail Building A wraps the corner of Queen's Plate Drive; it is a total of 20,700 SF and can be demised to units of 11,900 SF and 8,800 SF.

Retail Building B is across from the main casino entrance; it is a total of 22,900 SF, and can be demised to units of 8,100 SF; 8,400 SF plus a 2,300 SF mezzanine, a 2,300 rooftop patio, and a ground floor patio; and 4,100 SF.

Retail Building D faces the walking circle and has a total of 12,600 SF and can be demised to units of 4,200 SF and 6,300 SF plus a 2,100 SF mezzanine, and a 1,700 SF rooftop patio.

The target uses for these buildings include signature and destination full service restaurants, entertainment and activity uses, and retail uses.



Ceiling Heights: 16-19 Feet

Rent: Please contact listing agents

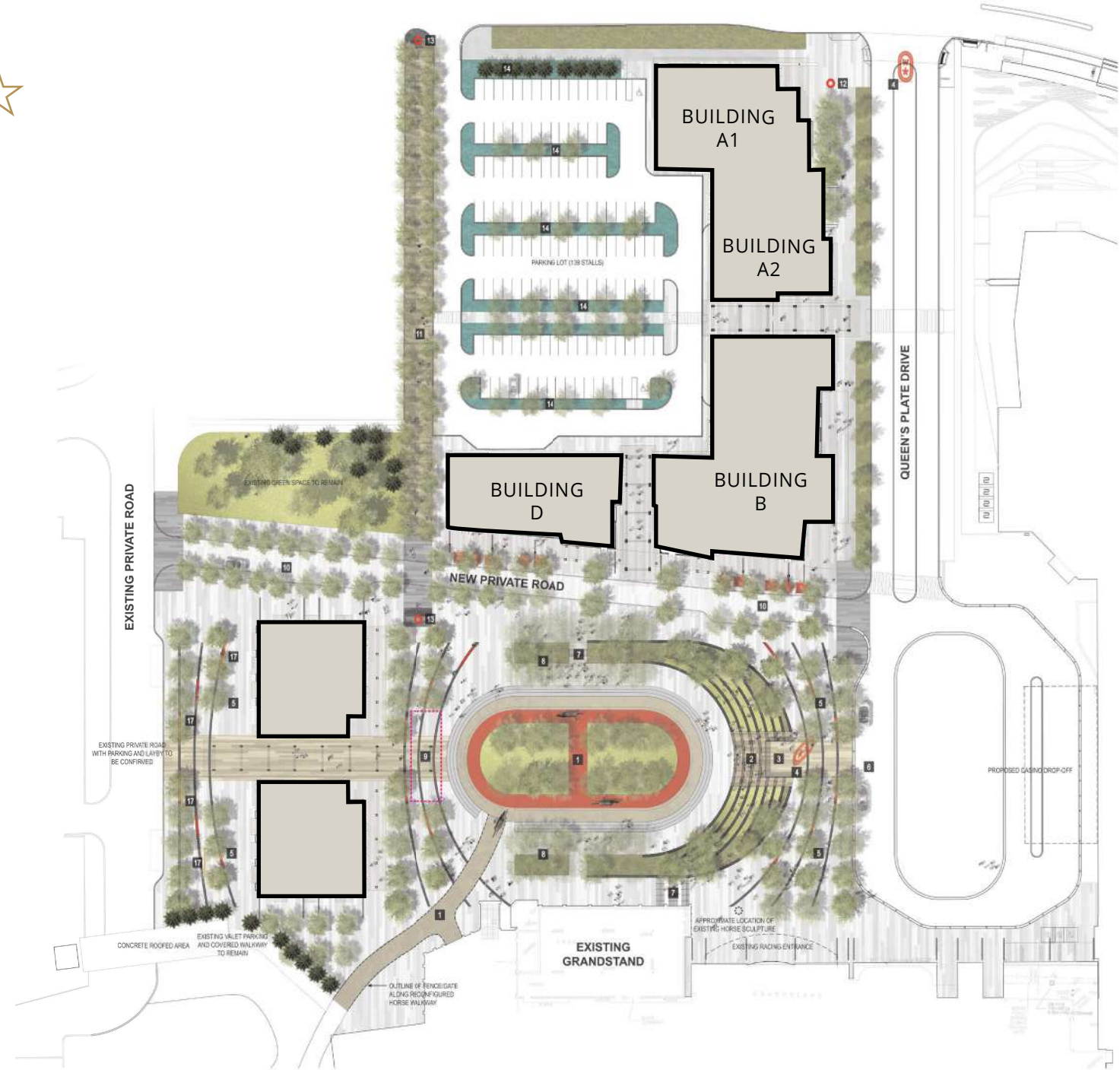
Additional Rent: \$15.00-18.00 PSF

Possession: Immediate





BUILDINGS A, B & D





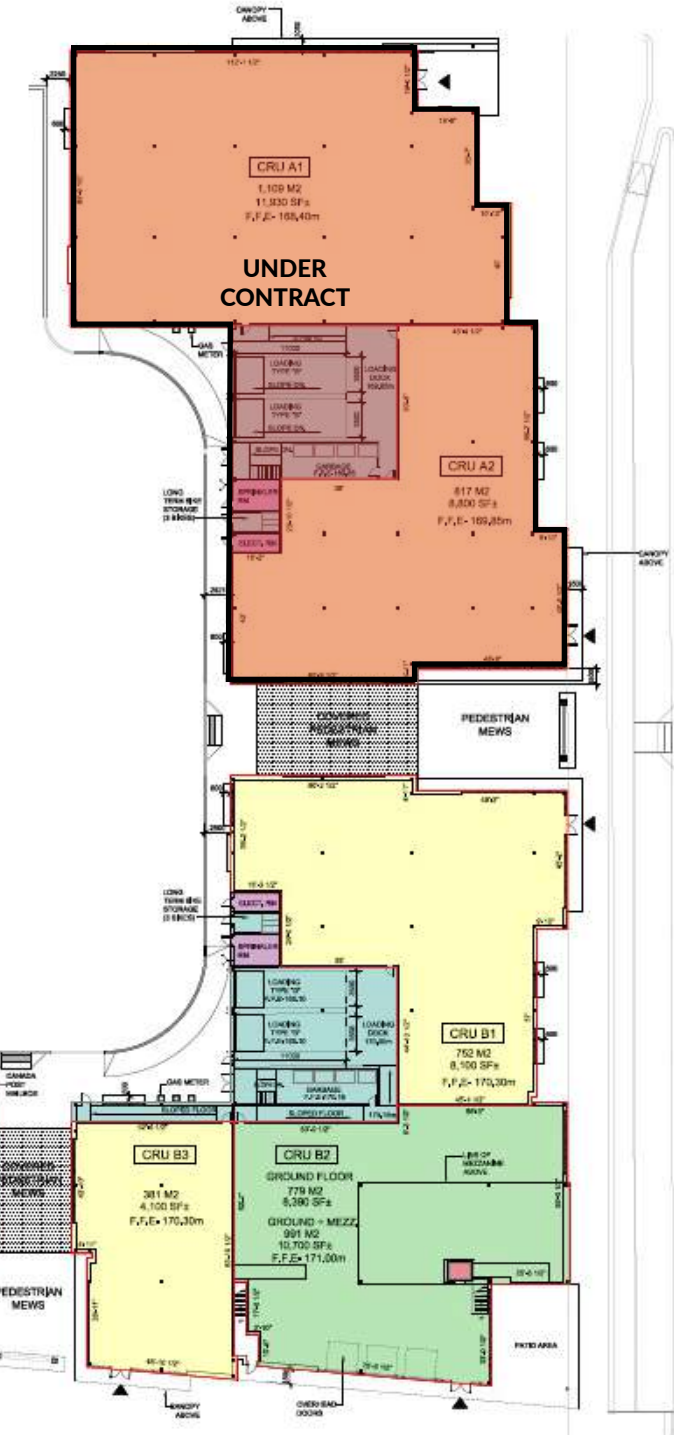
RETAIL FLOOR PLAN - BUILDINGS A, B & D

RETAIL BUILDINGS A, B & D

BUILDING A TOTAL: 20,700 SF
A1: 11,900 SF
A2: 8,800 SF } **UNDER CONTRACT**

BUILDING B TOTAL: 22,900 SF
B1: 8,100 SF
B2: 10,700 SF (INCLUDES 2,300 SF MEZZANINE)
B2 ROOFTOP PATIO: 2,300 SF
B3: 4,100 SF

BUILDING D TOTAL: 12,600 SF
D1: 4,200 SF
D2: 8,400 SF (INCLUDES 2,100 SF MEZZANINE)
D2 ROOFTOP PATIO: 1,700 SF





RETAIL OPPORTUNITIES - BUILDINGS 1 & 2

17,468 SF & 18,241 SF OF PRIME RETAIL SPACE FOR LEASE



Tap into a Thriving Retail Market

The retail opportunities for lease are two modern, eye catching buildings flanking the entrance to the hotel, the parkade, and the casino. The location offers excellent visibility and easy access to casino goers, hotel visitors and all patrons using the new 3,800 space parkade. These retail stores have excellent exposure to the 10M visitors (projected post development) to the Great Canadian Casino Resort Toronto and the 6M visitors to Woodbine Racetrack.

The buildings are modern in design and feature two storey facades, providing visibility from Rexdale Boulevard.

Retail Building 1 to the west is 17,468 SF and can be demised to units of 1,517 SF to 5,511 SF.

Retail Building 2 to the east is 18,241 SF and can be demised to units of 1,054 SF to 3,024 SF.

The target uses for the retail opportunities include coffee/cafe, convenience, quick service restaurants, retail, sports activities, and experiential uses.

Ceiling Heights: 16-19 Feet

Rent: Please contact listing agents

Additional Rent: \$15.00-18.00 PSF

Possession: Immediate



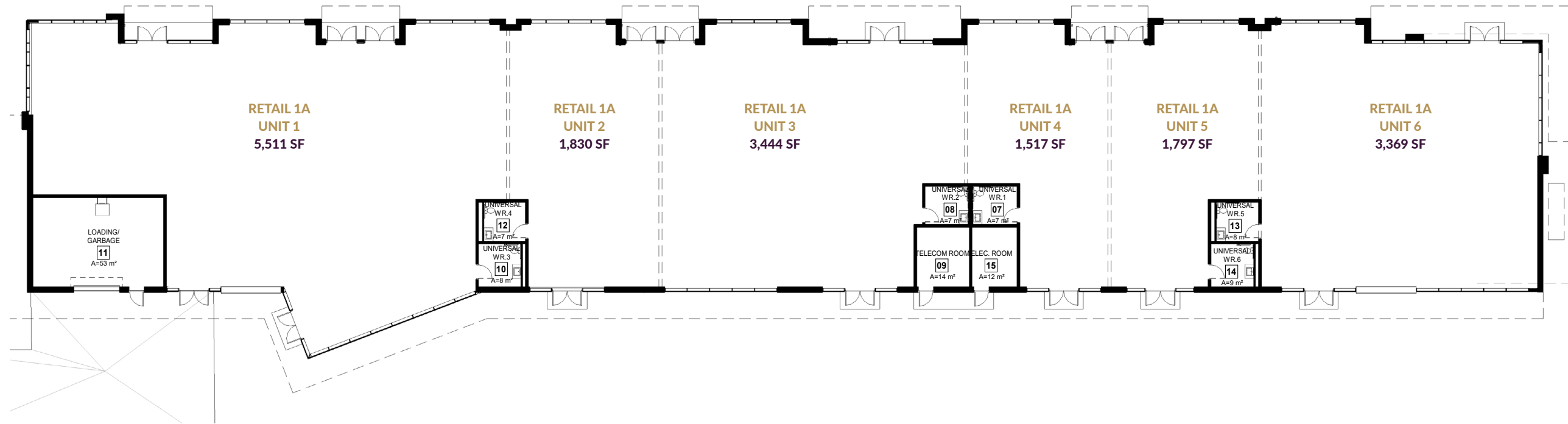


RETAIL FLOOR PLAN - RETAIL BUILDING 1

17,468 SF OF PRIME RETAIL SPACE FOR LEASE



RETAIL BUILDING 1



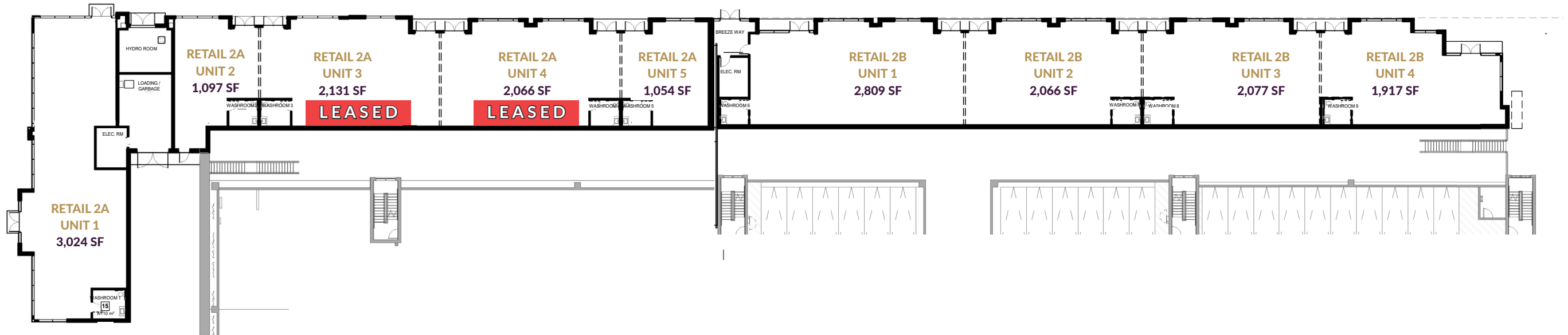


RETAIL FLOOR PLAN - RETAIL BUILDING 2

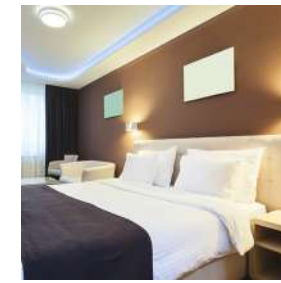
18,241 SF OF PRIME RETAIL SPACE FOR LEASE



RETAIL BUILDING 2



WOODBINE



The Great Canadian Casino Resort Toronto offers a compelling mix of entertainment attractions, including a Las-Vegas style casino, a performance venue, a hotel, multiple restaurants, and dining and shopping options.

With over 10M annual visitors projected post-development, the Great Canadian Casino Resort Toronto will be a true entertainment destination for locals and tourists.





RESTAURANT OPPORTUNITY IN THE CASINO

8,800 SF OF PRIME RESTAURANT SPACE FOR LEASE



Tap into a Thriving Casino Market

The restaurant opportunity for lease is a flagship location on the second floor of the casino. The casino is directly connected to the hotel, the performance venue, and the parkade, providing seamless access to the restaurant.

The 8,800 SF, 200 seats space features a massive open-air patio, with an additional 60 seats, overlooking the iconic Woodbine Race track, home of the King's Plate and more than 130 live horse races during the racing season, and featuring a post-card view of the Toronto skyline. The patio's seating is an additional revenue stream for a restaurant and will be a destination for customers. This location provides the opportunity to attract casino-goers, hotel visitors, and audiences at the performance venue, as well as local patrons to a restaurant.

The casino will have three restaurants operated by the casino resort owner, including a casual pub-style restaurant, a higher end steakhouse, and a third full-service restaurant. The target style of food for this opportunity is Asian.

LEASED



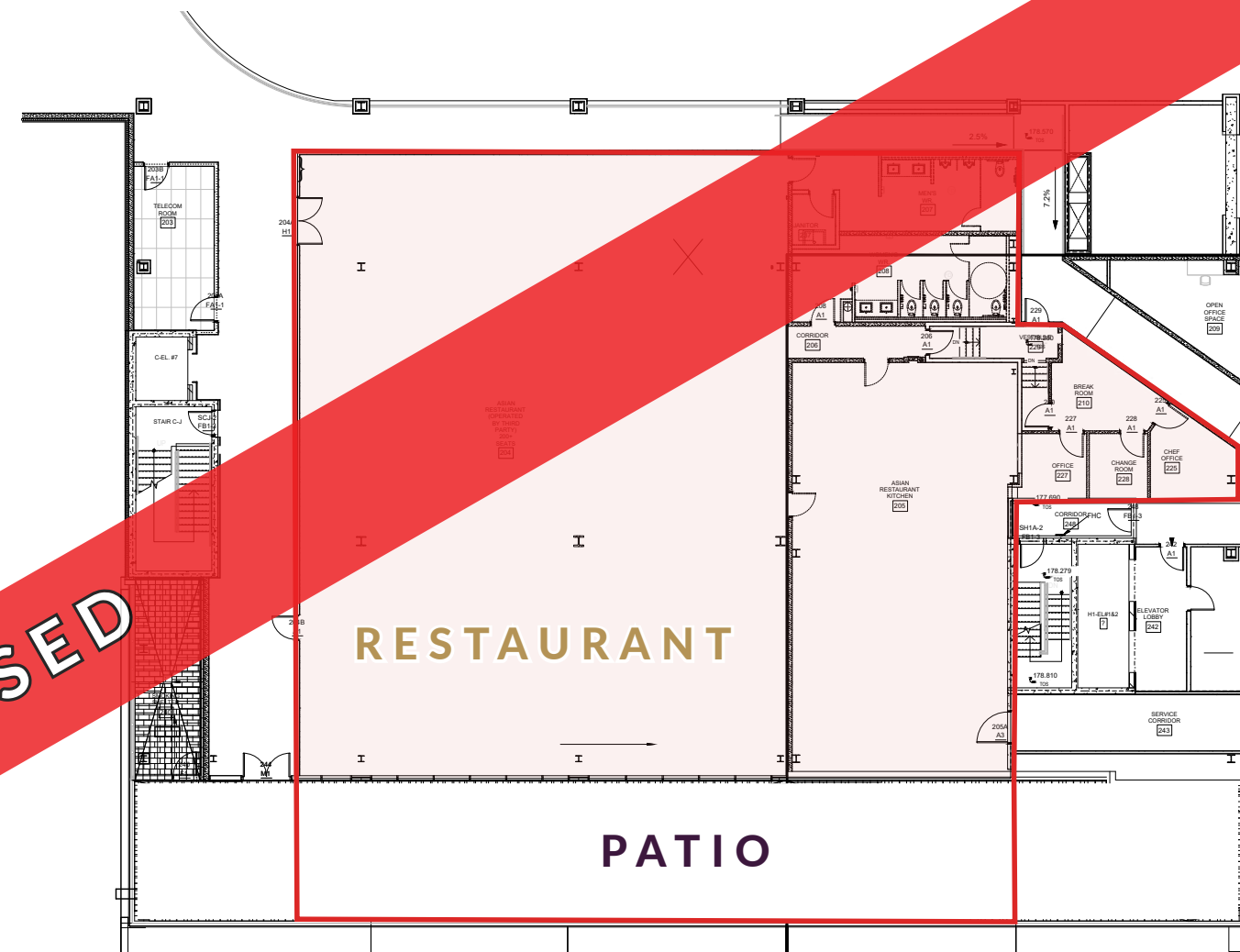
RESTAURANT FLOOR PLAN

8,800 SF OF PRIME RESTAURANT
SPACE FOR LEASE



RESTAURANT SPACE
Approximate outline

LEASED



Size: 8,800 SF
Ceiling Height: Approx. 15 Feet
Rent: Please contact listing agents

Additional Rent: TBC
Seats: Dining Room 200 | Patio 60
Possession: Q3 2024



Massive outdoor patio



Patio and restaurant overlooking
Woodbine Racetrack



THE TEAM



Founded in 1982 as Great Canadian Gaming Corporation, Great Canadian Entertainment is an Ontario-based company that operates 25 gaming, entertainment and hospitality destinations across Ontario, British Columbia, New Brunswick, and Nova Scotia. We're driven by our vision, which is to be the leading gaming, entertainment, and hospitality company in our chosen markets by providing superior entertainment value and exceptional experiences.

greatcanadian.com



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ENTERTAINMENT

