

CONCORD

PARK PLACE

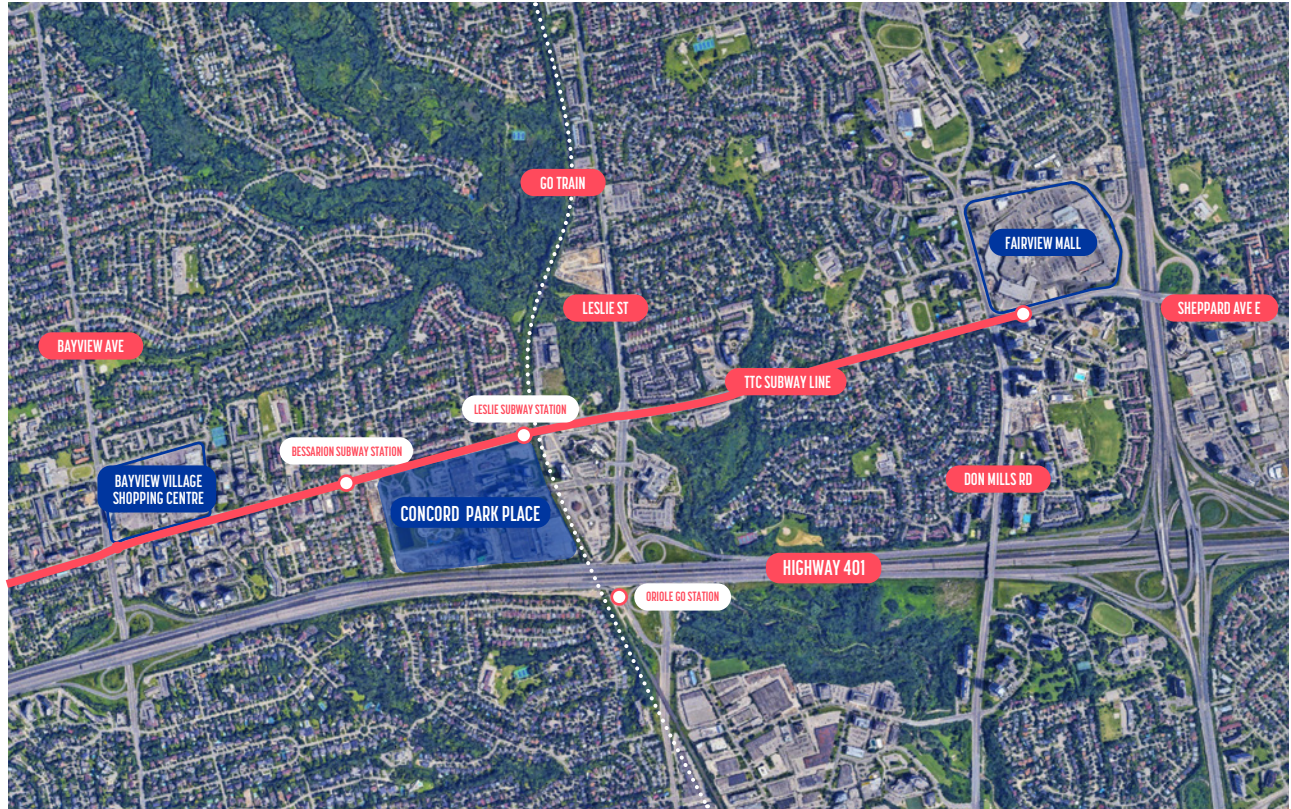
LEASING OPPORTUNITY
91 ESTHER SHINER BOULEVARD,
NORTH YORK



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	13,650	120,571	324,902
HOUSEHOLD INFORMATION	1 KM RADIUS	3 KM RADIUS	5 KM RADIUS
Average Household Income	\$130,819	\$140,035	\$142,280
Person Per Household	2.5	2.5	2.5

With major highways and the TTC subway nearby, as well as regional retailers Ikea and Canadian Tire on site, this location presents a prime retail opportunity and is an enviable retail hub.

The community demographics are evenly distributed age profiles with 42% of the population between ages 20 - 49.

CONCORD PARK PLACE COMMUNITY MASTER PLAN



60,000 sf
of office space



200,000 sf
of retail space



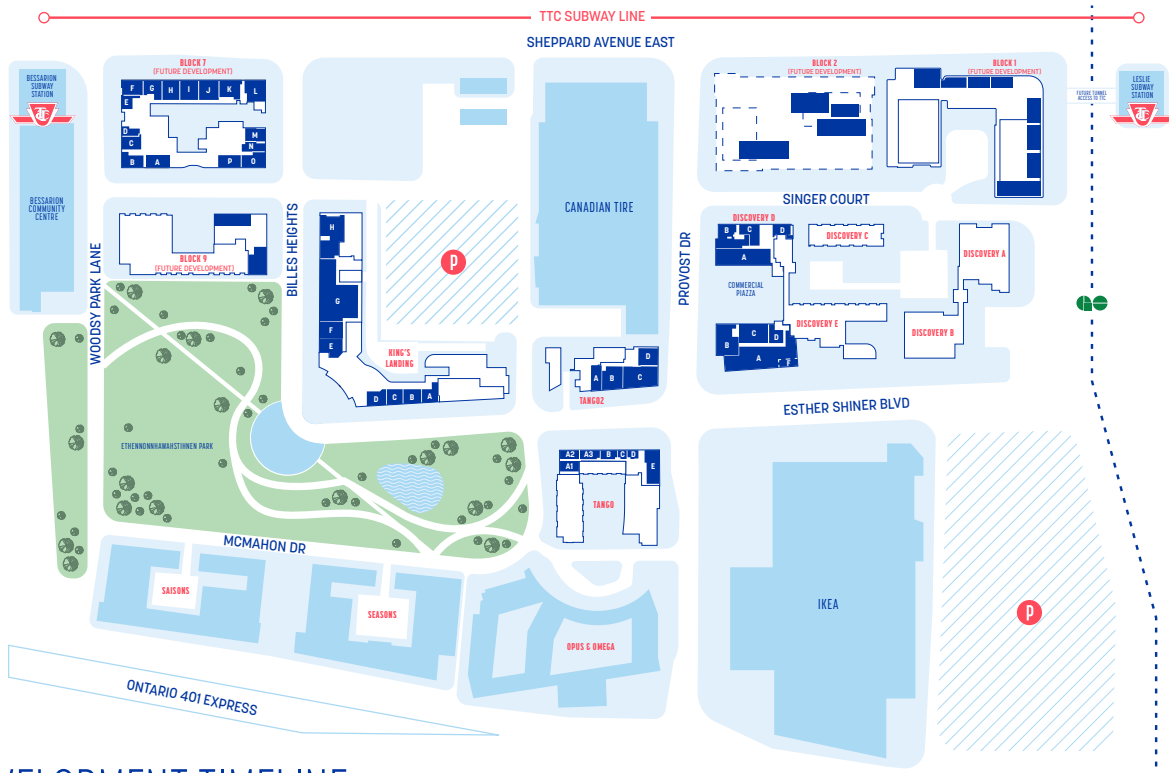
8
acres of park



\$90m
4-storey community
centre, with pool
and library



45 Acre
master-planned high-rise
community in the heart of
North York

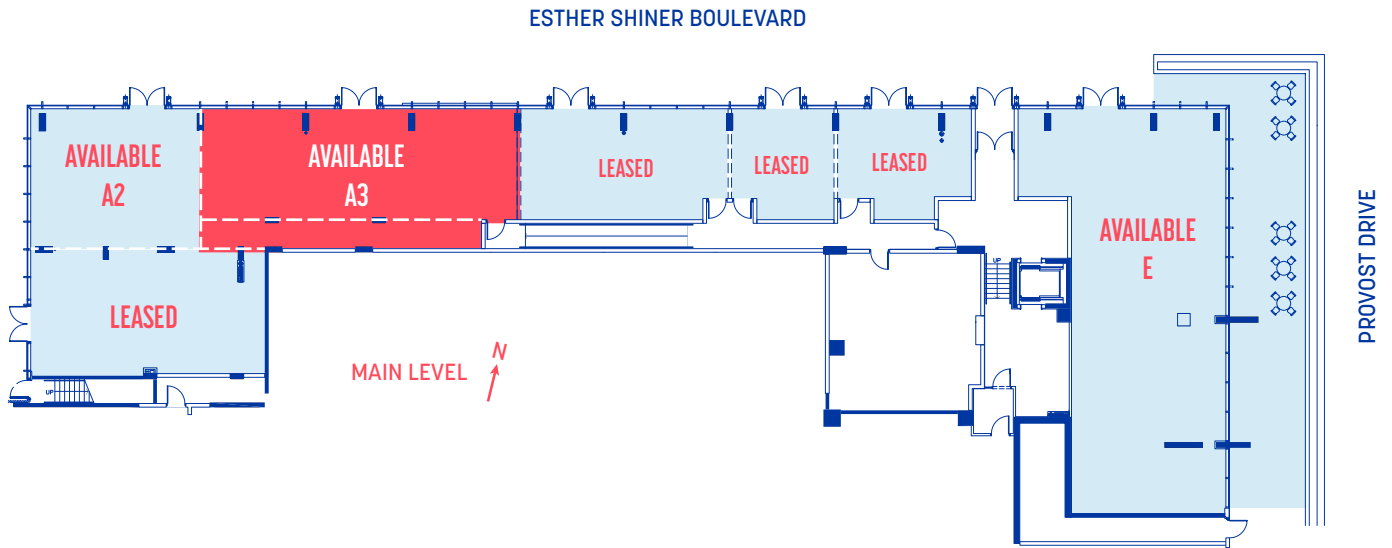


DEVELOPMENT TIMELINE

BLOCK #	# OF UNITS	ESTIMATED OCCUPANCY
19/20: Discovery	1,131	Occupied
17/18: Tango/Tango2	685	Occupied
13: Opus/Omega	740	Occupied
12: Seasons	692	Occupied
11: Saisons	419	Occupied
15: King's Landing	865	2025
9: Future Development	867	TBD
7: Future Development	800	2031*
2: Future Development	950	2030*
1: Concord Exchange	798	2029*

**Approximate Timeline*

91 ESTHER SHINER BOULEVARD AT CONCORD PARK PLACE



UNIT X (GROUND FLOOR)

Occupancy: Immediate

Size: 1,093 sf

Lease Rate*: \$60.00 psf

*Year 1 starting rate

Additional Rent**: \$17.11 psf

**2026 estimate

Target Uses:

- Upscale Café
- Specialty Food Offering
- Trendy F&B



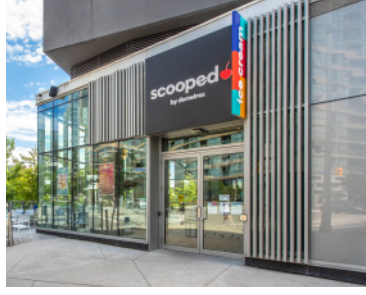
All measurements are approximate. Lease Rates are subject to change without prior notice. Additional Rent may vary through time. Refer to lease agreement for detail definitions.



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WITHIN THE GTA



OUTSIDE OF THE GTA



HOSPITALITY

