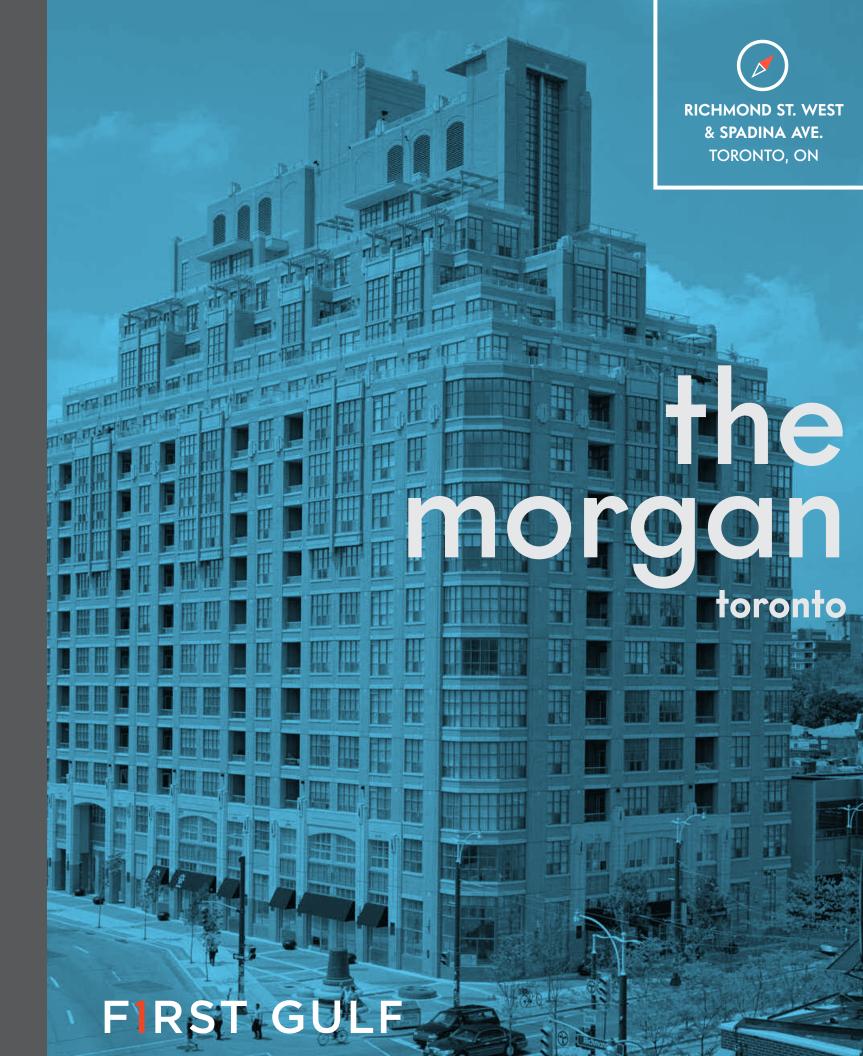
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FIRST GULF

firstgulf.com

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TENANTS:

UNIT	TENANT	AREA (SF
	Le Gourmand	1,599
	International News	711
	Starbucks	1,191
5	Aristotelis Hairstyling	569
6	Nail Salon	872
	Dry Cleaner	581
	TOTAL:	5,523

welcome to

the morgan

Over 5,000 sf of ground floor retail space in an urban mixed-use luxury condo.

- · Located at the NW corner of Richmond St. and Spadina Ave.
- · Prime corner location in the fashion district close to the main entertainment area.
- · 220 suite luxury condo complex with ground floor retail.





NEIGHBOURHOOD DEMOGRAPHICS



24,199 vehicles* daily traffic count along Spadina Ave



trade area population** within 1 km - 63,596 within 2 km - 157,365



10 year projected pop. growth** within 1 km - 26% within 2 km - 22%



average household income** within 1 km - \$120,666

within 2 km - \$120,606 within 2 km - \$124,521



trade area households** within 1 km - 37,400

within 1 km - 37,400 within 2 km - 89,334

- * CITY OF TORONTO TRAFFIC SAFETY UNIT 2013
- ** ENVIRONICS ANALYTICS 2018