



RICHMOND ST. WEST  
& SPADINA AVE.  
TORONTO, ON

# the morgan toronto

## FIRST GULF CONTACTS

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# FIRST GULF

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# FIRST GULF



LEASED

CONDO COMMON AREAS



TENANTS:

UNIT	TENANT	AREA (SF)
1	Le Gourmand	1,599
3	International News	711
4	Starbucks	1,191
5	Aristotelis Hairstyling	569
6	Nail Salon	872
7	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 - \$ 124,521



trade area  
households\*\*  
within 1 km - 37,400  
within 2 km - 89,334



\* CITY OF TORONTO TRAFFIC  
SAFETY UNIT 2013

\*\* ENVIRONICS ANALYTICS 2018