



SHERBOURNE ST.
& QUEENS QUAY
TORONTO, ON

monde

toronto

FIRST GULF CONTACTS

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FIRST GULF

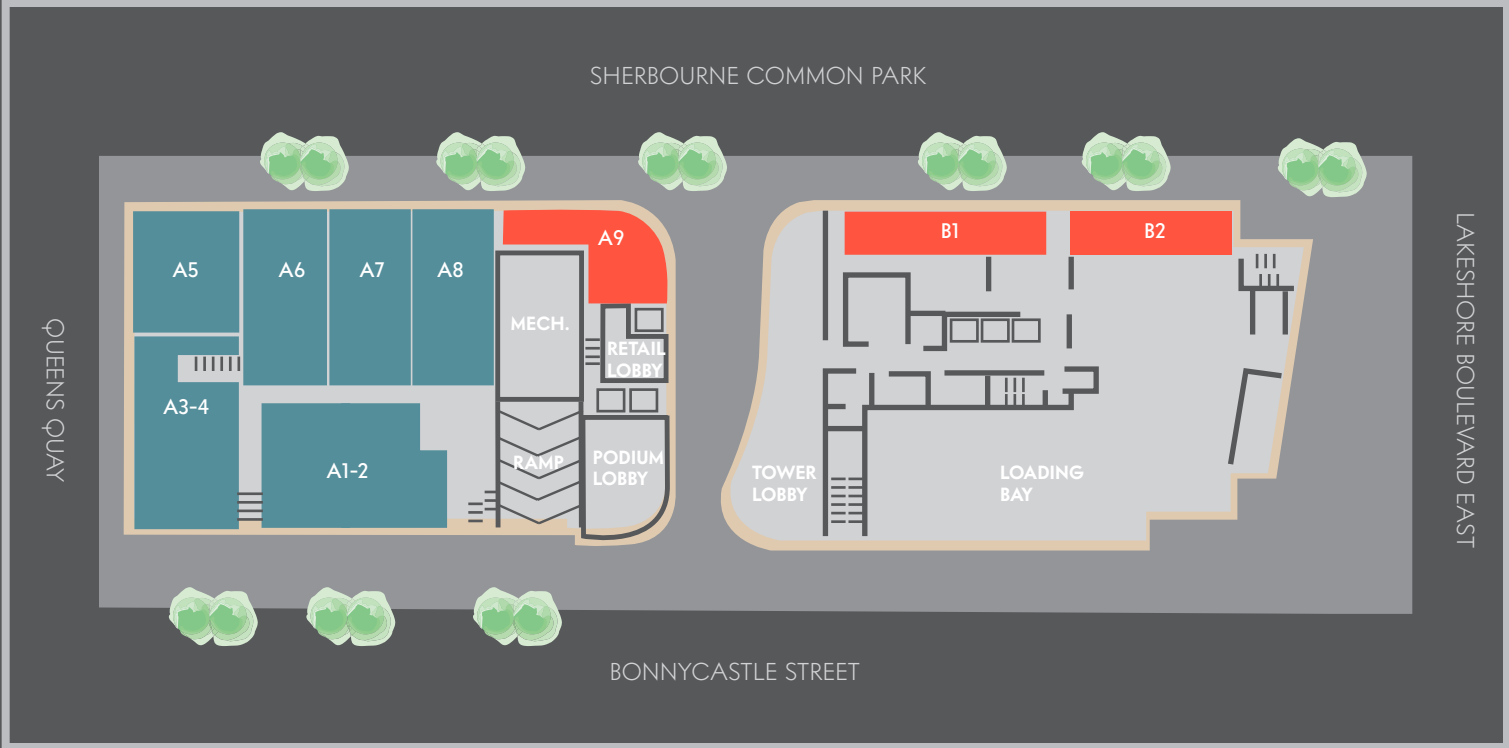
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FIRST GULF

AVAILABLE
FOR OCCUPANCY

- RETAIL SPACE AVAILABLE
- LEASED
- COMMON AREAS



TENANTS:

UNIT	TENANT	AREA (SF)	UNIT	TENANT	AREA (SF)
A1-2	Kinetic Labs	1,557	B1	Available	1,046
A3-4	Popeye's Louisiana Kitchen	1,560	B2	Available	566
A5	Thistle	976	TOTAL:		1,612
A6	Convenience Store	883			
A7	Pizzaville	1,016			
A8	Dental Office	1,009			
A9	Available	765			
TOTAL:		7,766			

welcome to
monde

AVAILABLE FOR OCCUPANCY
Over 10,000 sf of ground floor retail space in an urban, mixed-use condo.

- Located at Sherbourne and Queens Quay, in **an up-and-coming area** that will see approx. **10,000 new residents**, and an additional daytime population of approx. **6,000 more workers** within a 1km radius, by 2022.***
- 39-storesys with **513 residential units** with **10,000 sf** of ground-floor retail.
- Part of the Waterfront revitalization program of Waterfront Toronto.
- Designed by Moshe Safdie.
- **LEED® Gold candidate.**



COVER: Western elevation. LEFT: Eastern elevation.
TOP AND BOTTOM RIGHT: Artist's renderings of completed retail, western elevation.

NEIGHBOURHOOD DEMOGRAPHICS

6,021 vehicles per day*
Average Daily Traffic Count along Lake Shore Blvd.

trade area population**
within 1 km - 28,631
within 2 km - 95,205

10 year projected pop. growth**
within 1 km - 39%
within 2 km - 33%

average household income**
within 1 km - \$123,750
within 2 km - \$114,592

trade area households**
within 1 km - 16,836
within 2 km - 53,903

* CITY OF TORONTO TRAFFIC SAFETY UNIT 2012
** ENVIRONICS ANALYTICS 2018
*** ESTIMATED FIGURES BASED ON NEW CONDO AND OFFICE PROJECTS - URBAN TORONTO DATABASE