



RETAIL SPACE FOR LEASE

THE STOCKYARDS CENTRE

2151 St Clair Ave., W, Toronto, Ontario

**Great grocery anchored convenience plaza located in
Toronto's historic upper junction neighbourhood.**

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Sales Representative

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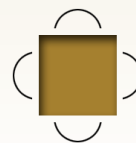
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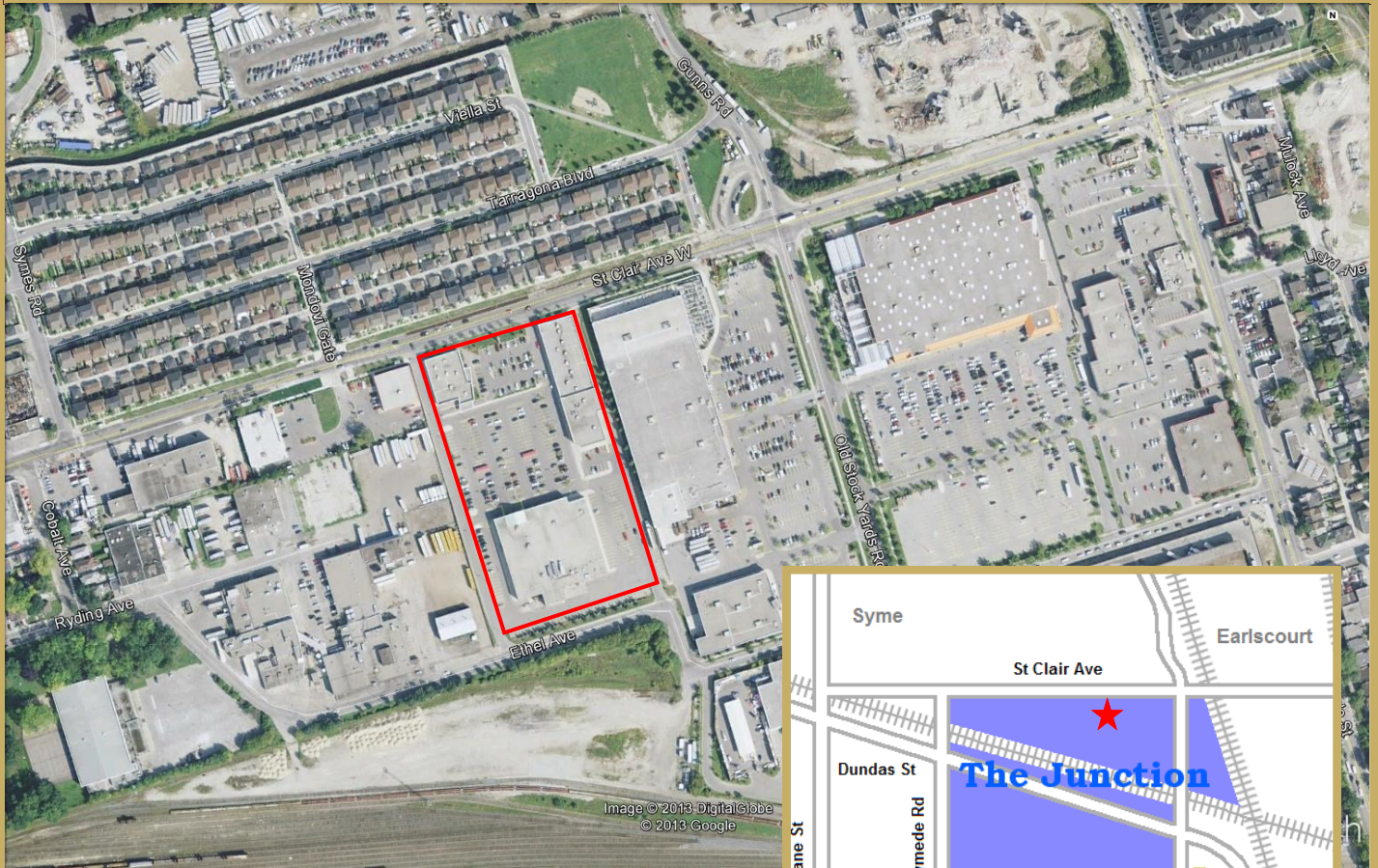
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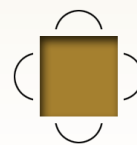
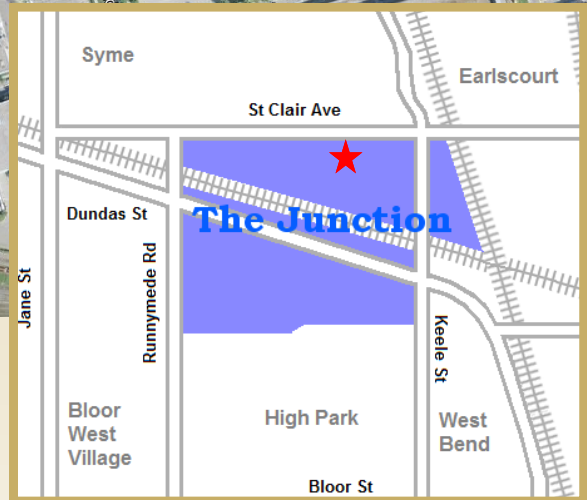
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2151 St. Clair Ave., West

Features/Available Units



- Join Metro, LCBO, The Beer Store (Fall 2013) Starbucks, CIBC, Sally Beauty, Easyhome and Stockyard Dental
- Spaces available, 2090, 1212 and 1015 square feet. Can be combined.
- 2012 estimated average household income within 3km trade area \$79,635
- 2012 estimated population within 3km trade area 182,443
- Average annual daily traffic count on St. Clair 25,600 and Keele St. 37,000



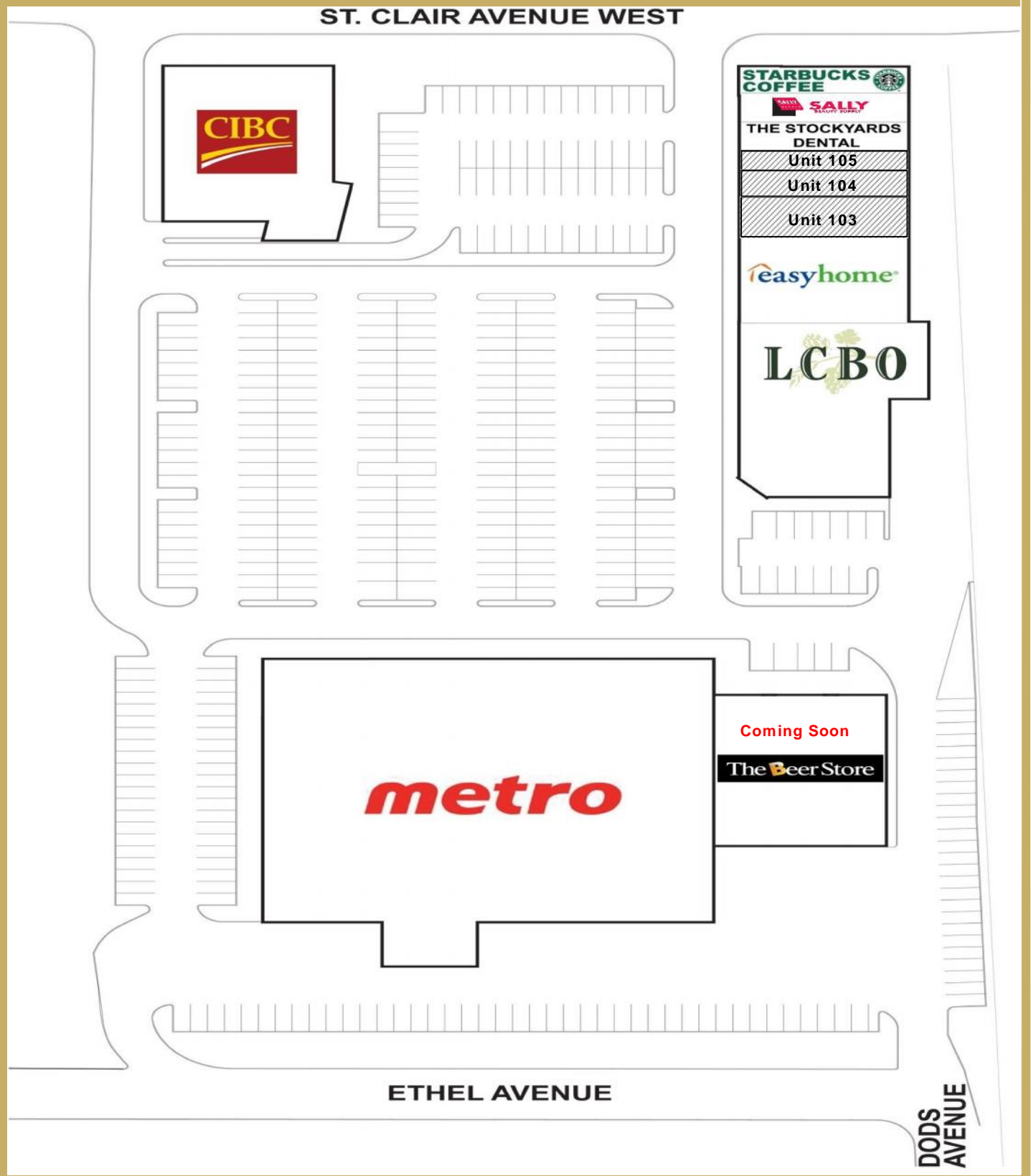
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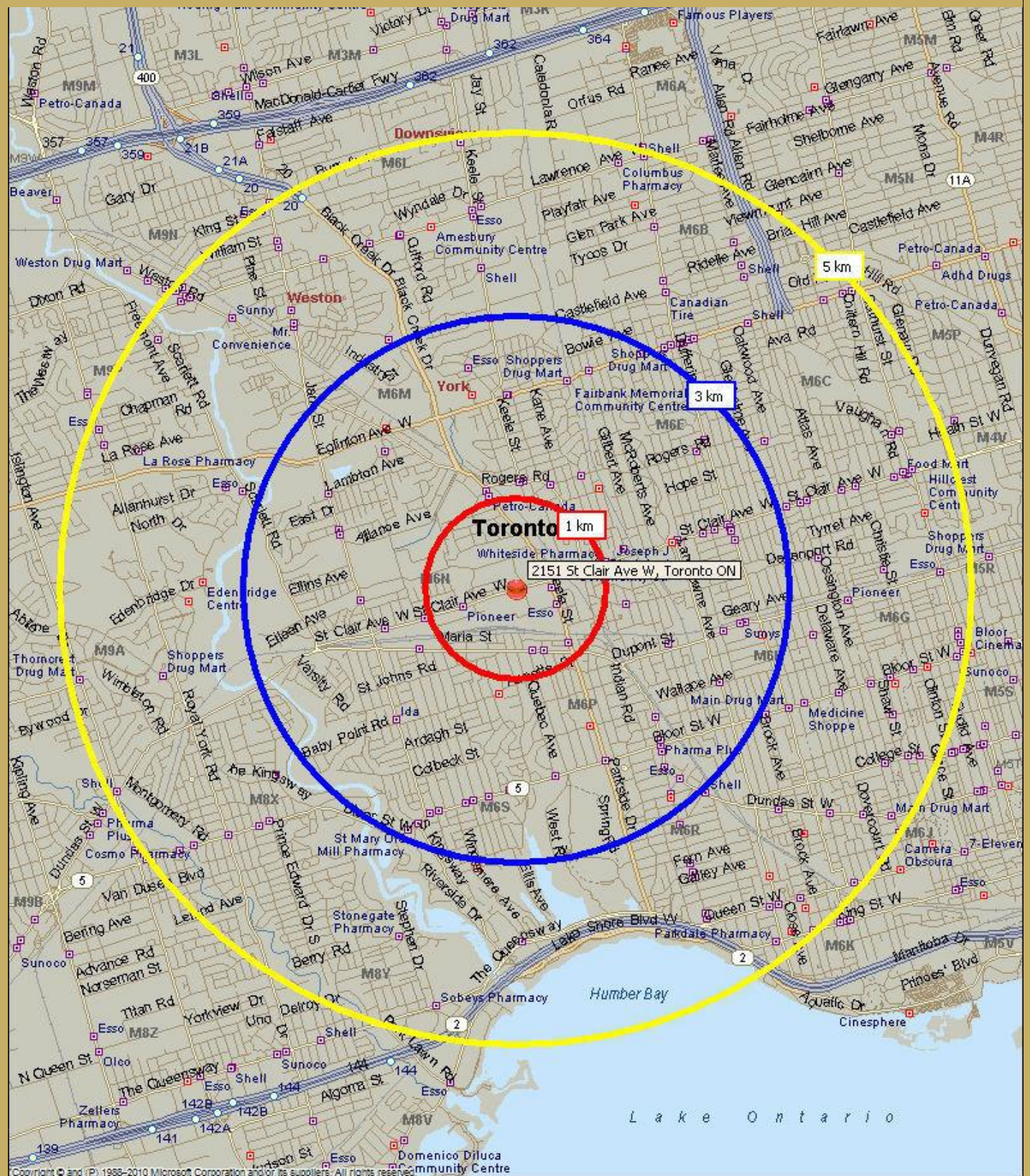
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2151 St. Clair Ave W, Toronto

Site Plan



2151 St. Clair Ave., West Trade Area Map



2151 St. Clair Ave., West

Demographics

2012 Demographic Snapshot	2151 St Clair Ave W, Toronto ON 1 kilometer ring		2151 St Clair Ave W, Toronto ON 3 kilometer ring		2151 St Clair Ave W, Toronto ON 5 kilometer ring	
		%		%		%
Total Population						
2007 estimated	14,440		182,214		462,995	
2012 estimated	15,048		182,443		468,151	
2017 projected	14,818		179,221		467,736	
% Pop. Change (2007-2012)	4.2%		0.1%		1.1%	
% Pop. Change (2012-2017)	-1.5%		-1.8%		-0.1%	
2012 Total Population by Age	15,048	%base	182,443	%base	468,151	%base
0 to 4 years	892	5.9%	10,151	5.6%	25,016	5.3%
5 to 19 years	2,400	15.9%	27,935	15.3%	68,723	14.7%
20 to 24 years	1,115	7.4%	12,888	7.1%	31,838	6.8%
25 to 34 years	2,539	16.9%	30,698	16.8%	77,815	16.6%
35 to 44 years	2,502	16.6%	29,552	16.2%	75,398	16.1%
45 to 54 years	2,493	16.6%	28,276	15.5%	71,380	15.2%
55 to 64 years	1,638	10.9%	20,284	11.1%	52,462	11.2%
65 to 74 years	837	5.6%	11,774	6.5%	32,298	6.9%
75 years & over	631	4%	10,883	6%	33,220	7%
Median Age	37.4		38.3		39.1	
2012 Total Census Families	3,699	%base	45,658	%base	115,612	%base
Average Persons Per Family	3.2		3.1		3.1	
Total Couples	2,785	75.3%	34,999	76.7%	90,037	77.9%
Without children at home	769	20.8%	12,298	26.9%	33,730	29.2%
With children at home	2,016	54.5%	22,701	49.7%	56,307	48.7%
Lone-parent families	914	24.7%	10,659	23.3%	25,575	22.1%
Children Per Census Family	1.4		1.2		1.2	
2012 Educational Attainment (15 years+)	12,423	%base	152,818	%base	391,076	%base
Less than a bachelor degree	9,741	78.4%	115,486	75.6%	277,979	71.1%
Bachelor degree & higher	2,682	21.6%	37,332	24.4%	113,097	28.9%
2012 Households	5,498	%base	72,973	%base	191,055	%base
Persons per household	2.70		2.48		2.41	
Average household income	\$ 72,726		\$ 79,635		\$ 88,799	
2012 Occupied Dwellings	5,498	%base	72,973	%base	191,055	%base
Owned dwellings	3,588	65.3%	40,927	56.1%	100,657	52.7%
Rented dwellings	1,909	34.7%	32,046	43.9%	90,398	47.3%
Dominant building type	Houses		Apartment, buil...		Apartment, buil...	
Dominant period of construction	Before 1946		Before 1946		Before 1946	
Dominant Demographics						
Official Home Language	English		English		English	
Non-official Home Language	Portuguese		Portuguese		Portuguese	
Top 3 visible minorities	Black Southeast Asian Filipino		Black Latin American South Asian		Black Latin American South Asian	