



SHERBOURNE ST.
& QUEENS QUAY
TORONTO, ON

monde

toronto

F1RST GULF

AVAILABLE
FOR OCCUPANCY

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-stories 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.**



**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

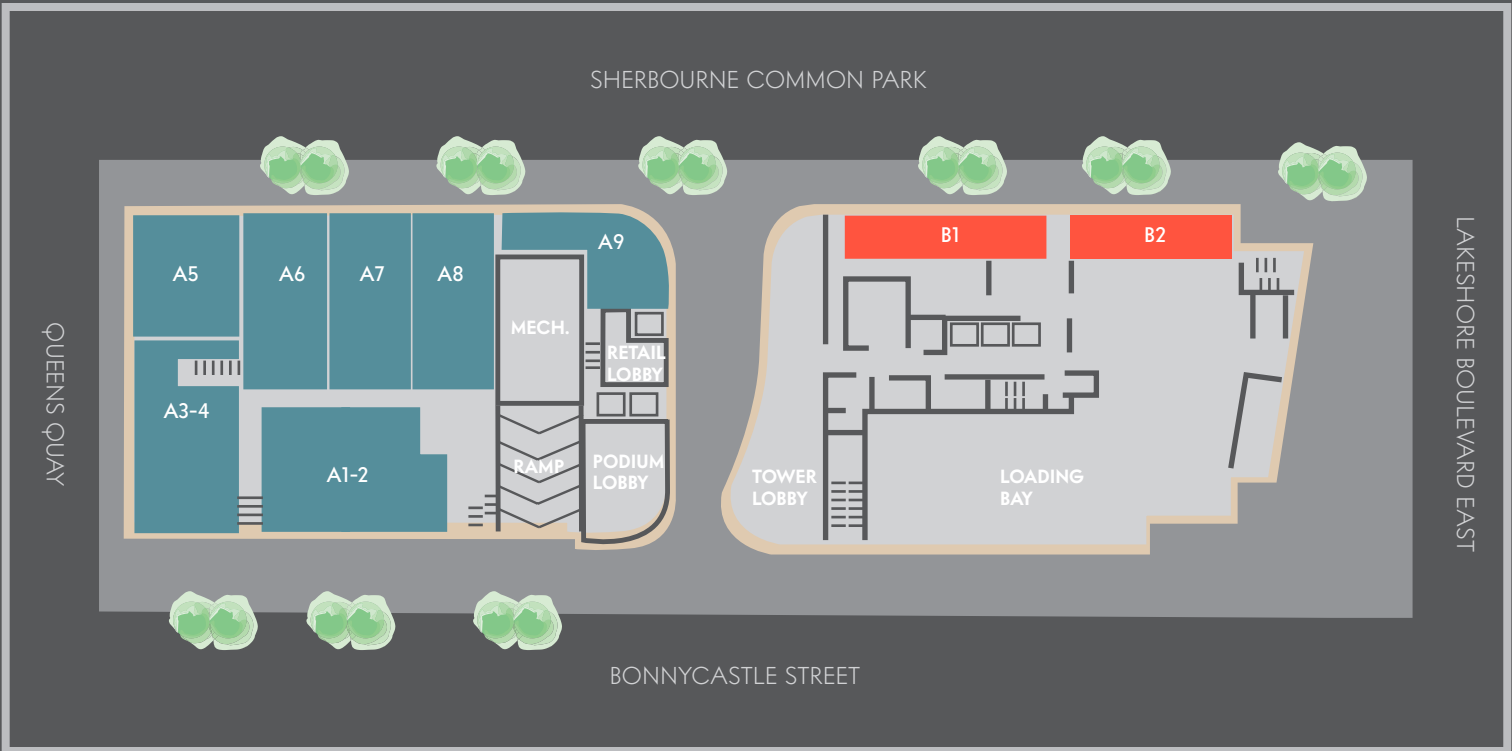
* CITY OF TORONTO
TRAFFIC SAFETY UNIT 2012

** ENVIRONICS ANALYTICS 2018

*** ESTIMATED FIGURES BASED ON NEW
CONDO AND OFFICE PROJECTS -
URBAN TORONTO DATABASE

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

- 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	Fit Lounge & Café	778			
	TOTAL:	7,779			

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FIRST GULF

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