



WESTWOOD
GARDENS



For Lease: Retail

8868 Yonge Street

A boutique residence featuring
a timeless presence on Yonge Street
in Richmond Hill

Lennard:

8868 Yonge Street



Available Space

374 Units in 18 Stories

Unit 17 - 763 SF

Unit 18 - 1,213 SF (Leased)

Unit 19 - 1,213 SF (Leased)

Gross up for common area - 15%



Net Rent

\$35.00 PSF
(with escalations)

Monthly Maintenance Fee

Unit 17 - \$206.50

Additional Rent

\$12.00 PSF (Est.)

Free Rent

Negotiable

TI Allowance

Negotiable

Property Highlights

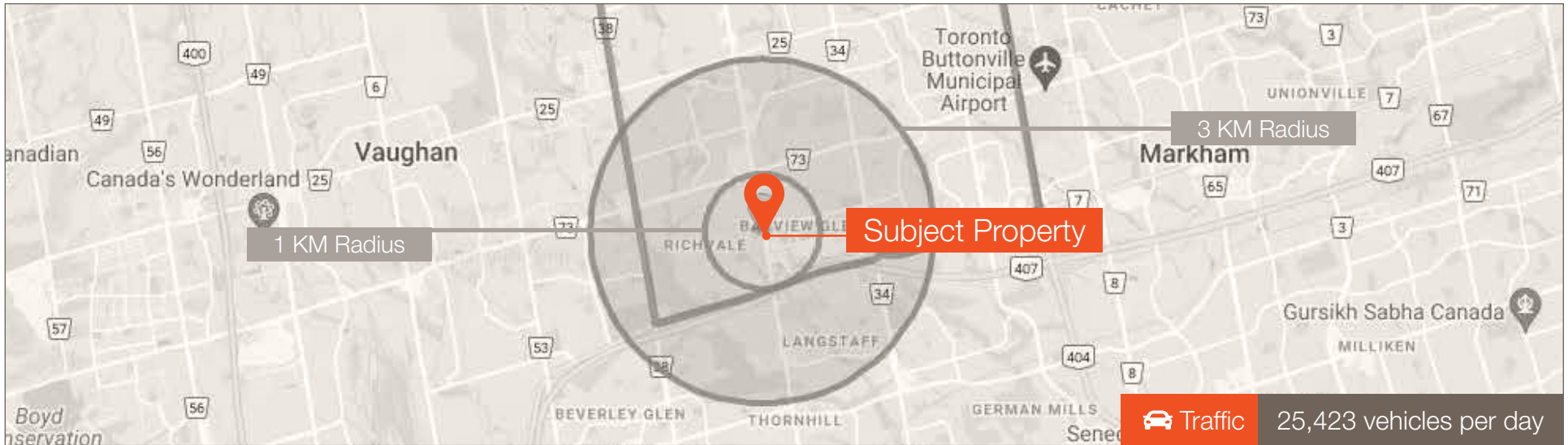
- Boasts a green geothermal system for affordable renewable energy
- Built to cater to both downsizing luxury home owners and young professionals
- Excellent frontage and visibility on Yonge street
- Across the street from busy neighbourhood plaza with Shoppers, and LCBO
- Range of retail, office, medical, and personal service uses.
- 11 parking stalls dedicated to retail
- Units will be shell with water and plumbing roughed in.
- 17' high ceilings

Lennard:



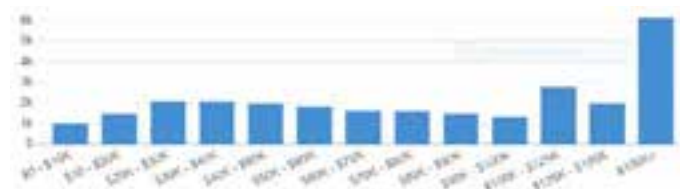
8868 Yonge Street

Demographics



Criteria	Aggregation	Trade Area (3 KM Radius)	Trade Area (1 KM Radius)	Richmond Hill	Ontario
Total Population	Sum	76,313	11,884	195,022	13,448,490
Total Daytime Population	Sum	52,334	8,101	163,081	12,106,843
Average Household Income	Average	\$109,456.90	\$92,098.80	\$115,526.00	97,856
Median Age	Average	45	41.4	42.4	41.3
Average Annual Household Spending	Average	\$97,957.24	\$87,902.21	\$107,749.00	\$93,563.00


Median Household Income
 within Trade Area (3 KM Radius)
\$87,337



Lennard:

8868 Yonge Street

New Developments



Grand Palace Condominium
9612 Yonge Street
15 Stories | 520 Units
Status: Completed

Xpression Condos
9471 Yonge Street
15 Stories | 452 Units
Status: Completed in 2015

9205 Yonge Street
Stories | 1000 Units
Status: Under Construction

South Hill Phase 1
9301, 9325, 9335
Yonge Street
42 & 45 Stories | 821 Units
Status: Pre-Construction

8 Edgar Avenue
250 Units
Status: Completed in 2015

8888 Yonge Street
15 Stories | 204 Units
Status: Under Construction

65 Oneida Crescent
31 & 25 Stories | 312 & 263 Units
Status: Under Construction

Subject Property

Map labels: YONGEHURST, BAYVIEW GLEN, RICHVALE, THORNHILL WOODS, 16th Ave, High Tech Rd, Hwy 7, (Toll road) 407, Bantry Ave, Briggs Ave, Valermeade Dr, Spadina Rd, Weidrick Rd E, Weidrick Rd W, Harding Blvd W, Autumn Hill Blvd, Yonge St, Hwy 7 (Toll road).

8868 Yonge Street

The Neighbourhood



Lennard:

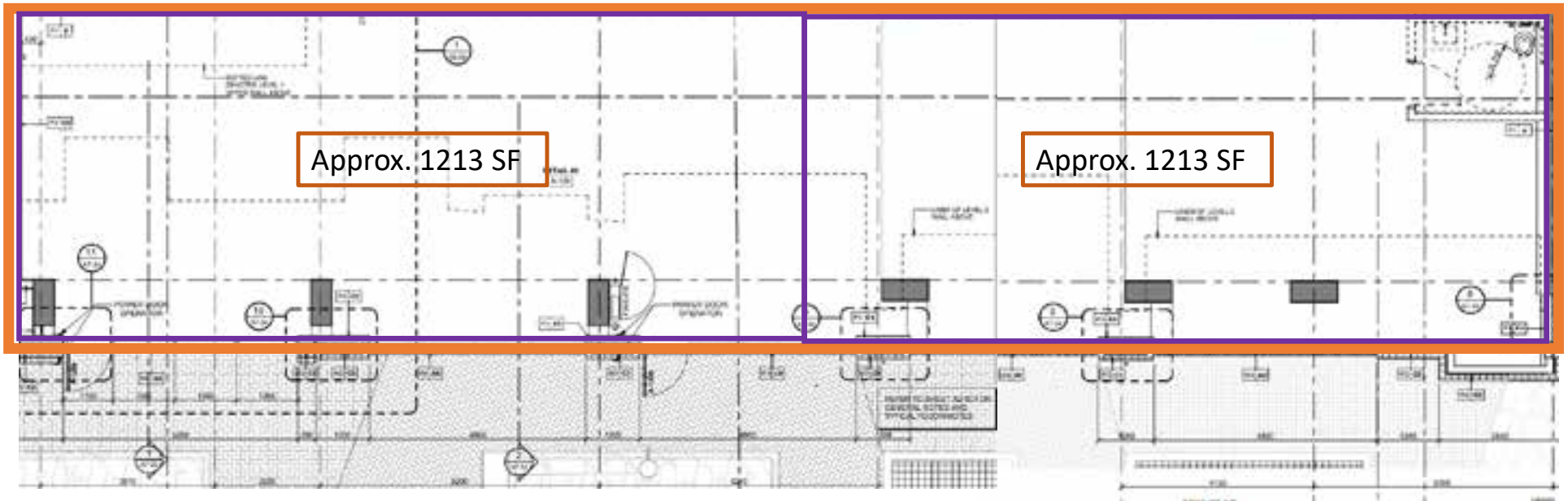
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Floor Plan

Westwood Gardens Commercial Space North side



Total North retail space = 2,427 SF with the possibility of demising into two units



8868 Yonge Street

Permitted Uses

- Retail Store
- Financial Institution
- Convenience Store
- Laundry or Dry Cleaning
- Personal Services
- Restaurant with no venting
- Professional Offices
- Clinics & Medical Offices.

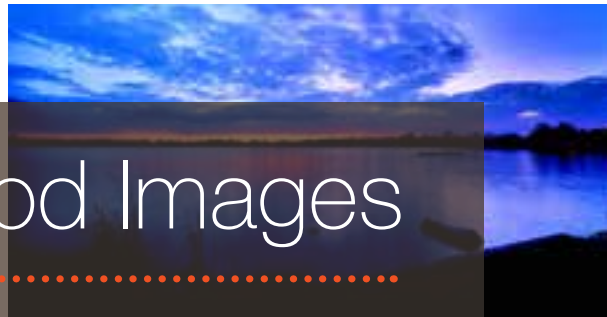


8868 Yonge Street



Property Images

8868 Yonge Street



Neighbourhood Images

Lennard:

lennard.com

8868 Yonge Street



Prospective Tenants



Lennard:

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*Broker
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