

# FOR LEASE

10856 Bayview Ave, Richmond Hill, ON



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# Site Features

10856 Bayview Ave, Richmond Hill, ON



## NEW BUILD DEVELOPMENT - PHASE 3 Bayview Ave. & Elgin Mills Rd. E

- The 10830 Bayview Avenue Development is located just off of the northwest corner of Bayview and Elgin Mills.
- This new build development is anchored by an 18,000sf new format Shoppers Drug Mart, Tim Hortons, Royal Bank, medical clinic along with several strong regional and national retailers.
- With all three phases now complete, the Bayview Elgin Mills Development encompasses approximately 60,000sf of Retail/Office.
- Note that the parking fields in Phase 1, 2 and 3 are fully integrated & linked.
- Phase 3 just completed and includes an additional (approximately) 20,000sf of retail & office space.
- Royal Bank has opened in Phase 3. C.E.F.A. (Early Learning Private School) opened in 5,400sf in Phase 3, along with eight (8) additional tenancies that recently opened.
- Ground Floor Unit sizes in Phase 3 range in size from approximately 960sf to 2,880sf (last remaining units) with Minimum Rent's (Ground Floor Retail) units starting at \$35.00sf triple net plus Common Area Maintenance estimated at \$3.15sf + Property Taxes estimated at \$8.35sf.
- Second Floor Office is now fully Leased.
- Ginza Sushi recently opened.

### Available Units In Phase 3

(Immediate Possession)

960 Square Feet - 2,880 Square Feet

**SHOPPERS**  
DRUG MART



*Tim Hortons*

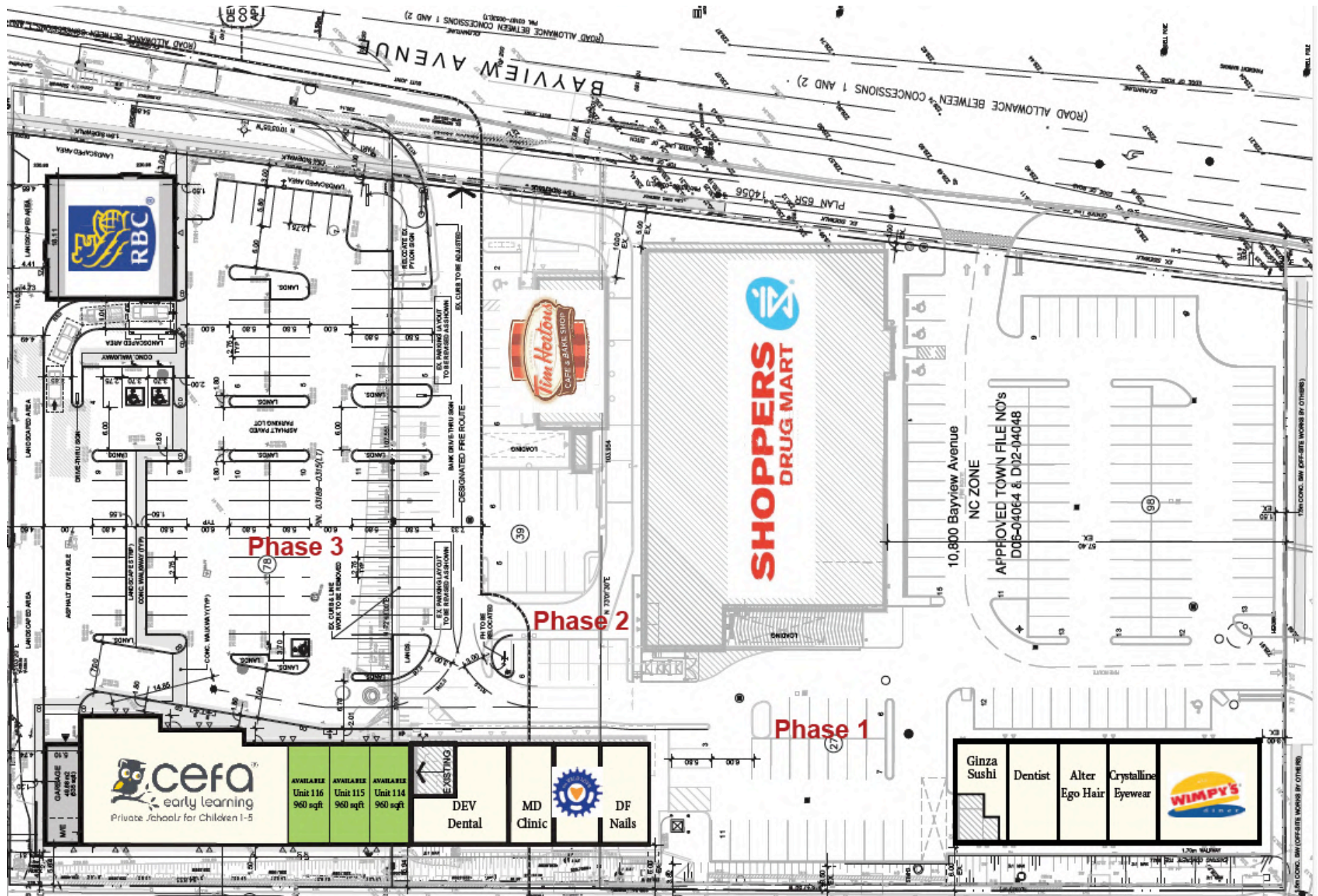


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# Site Plan

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# Floor Plan

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## GROUND FLOOR

Unit 1: 960 Square Feet

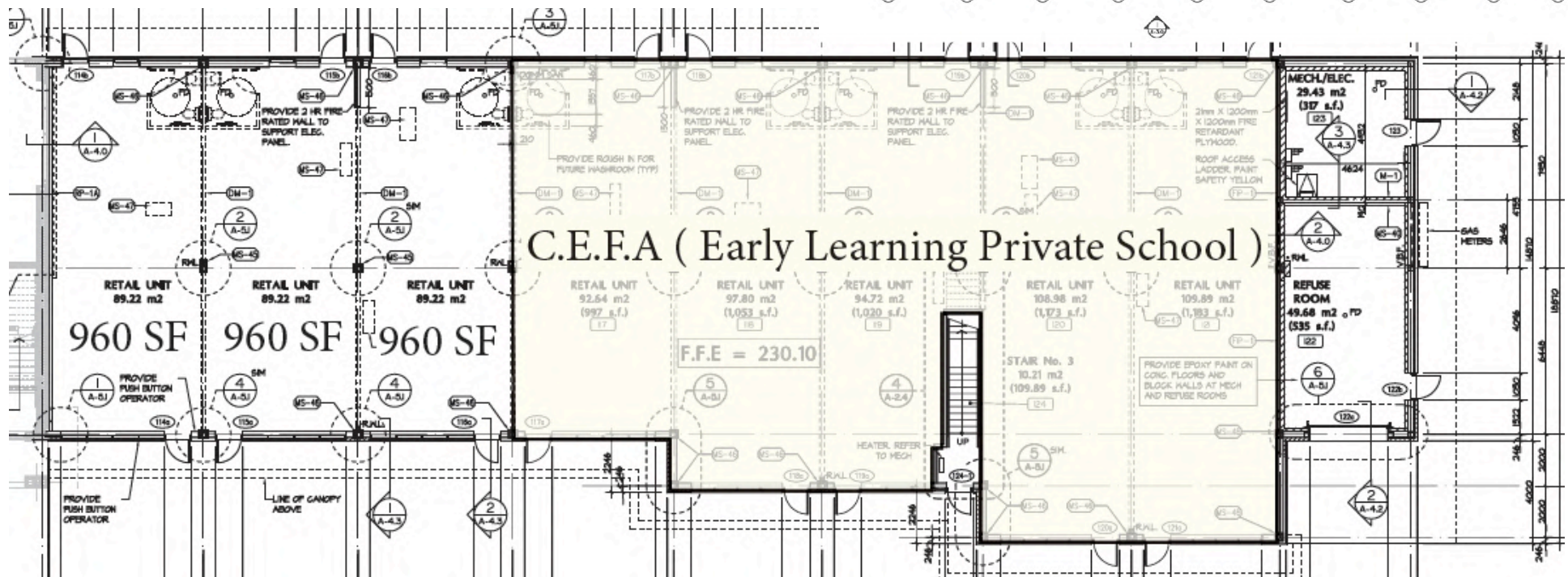
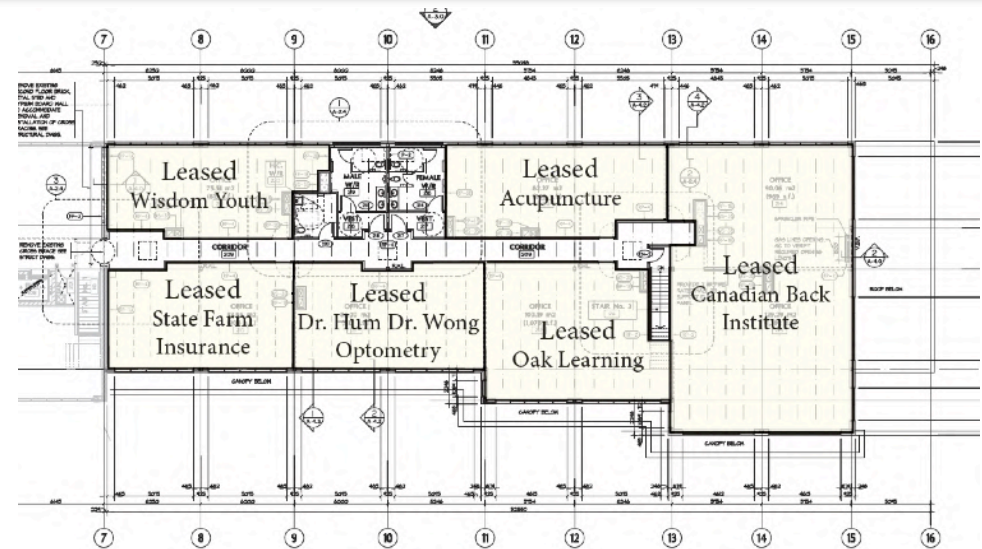
Unit 2: 960 Square Feet

Unit 3: 960 Square Feet

\*Units can be combined for 1,920 square feet or 2,880 square feet

## SECOND FLOOR

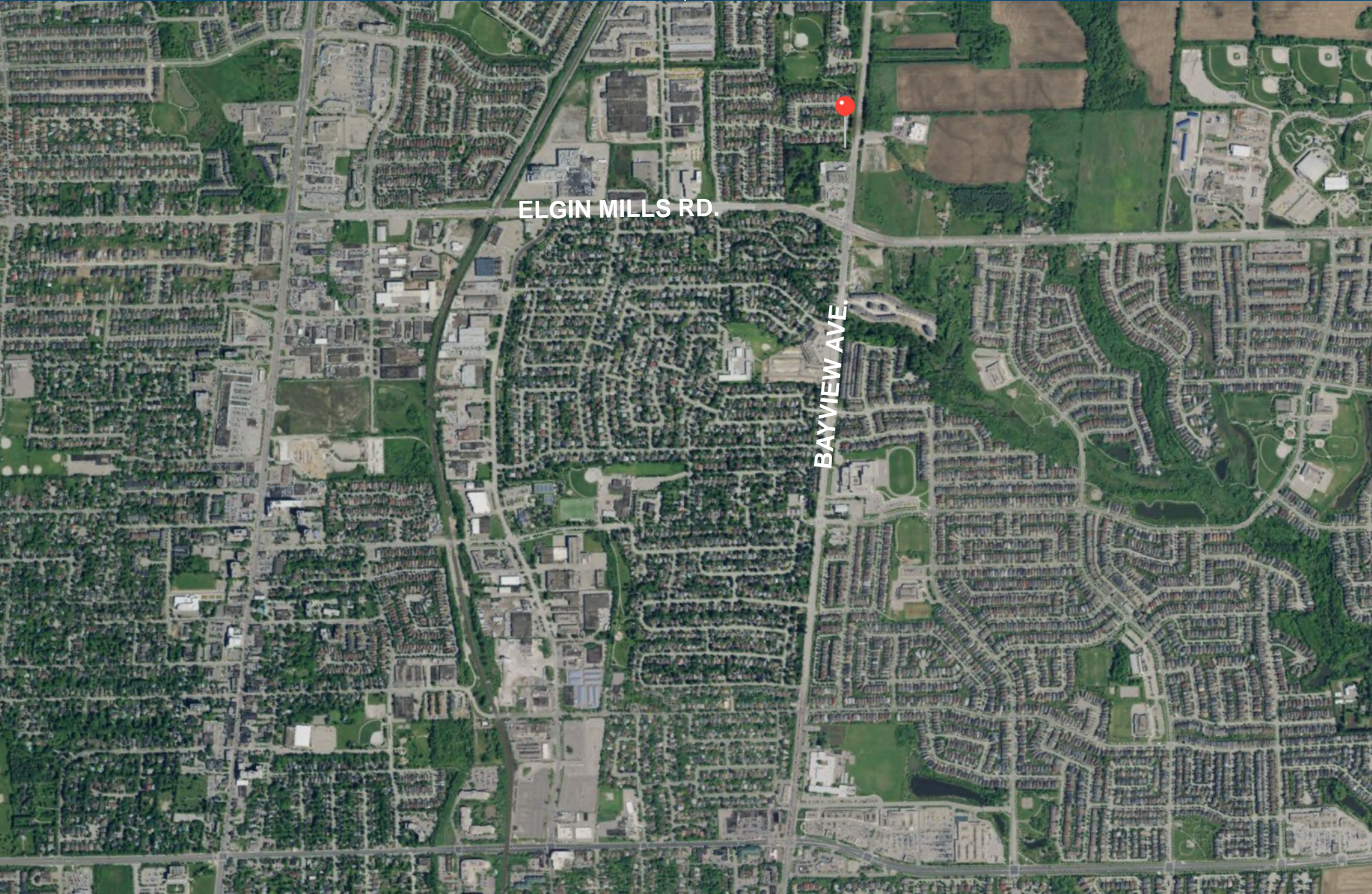
Fully Leased





# Site Overview

10856 Bayview Ave, Richmond Hill, ON



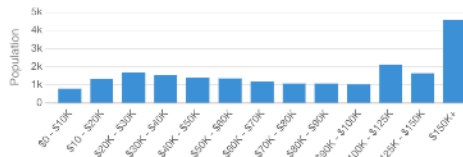


# Demographics

10856 Bayview Ave, Richmond Hill, ON



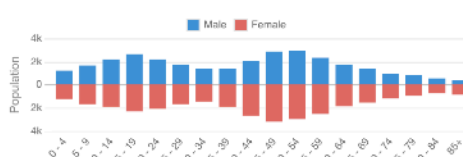
**Average Household Income**  
within Trade Area (3 km Radius)  
**\$102,760**



Average Household Income ▾  
Trade Area (3 km Radius) ▾

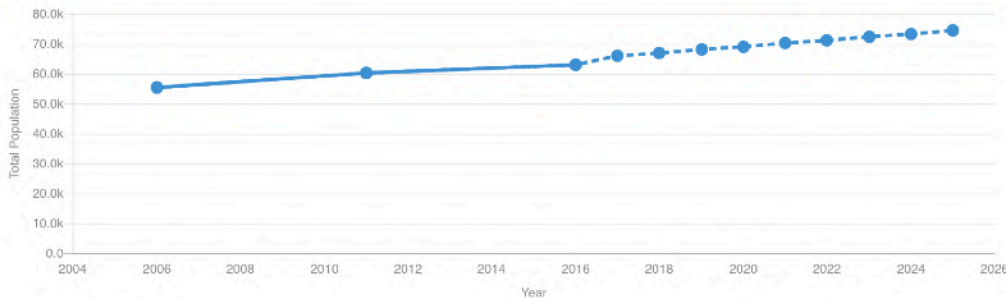


**Average Age**  
within Trade Area (3 km Radius)  
**41**



Average Age ▾  
Trade Area (3 km Radius) ▾

Total Population ↕ 3km

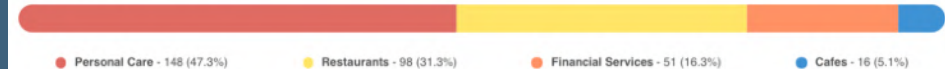


Criteria	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Growth
Total Population	55.4k	60.4k	63.1k	65.9k	67.0k	68.1k	69.1k	70.2k	71.2k	72.3k	73.3k	74.4k	34.4%

## DEMOGRAPHIC SNAPSHOT

	3K	5K
Total Population	63,124	151,039
Households	20,630	48,805
Average Age	40.8	40.4
Average Household Income	\$102,760	\$114,063

### Retail Landscape (Trade Area)



**CLEARSTREAM**  
COMMERCIAL REAL ESTATE LTD., BROKERAGE

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