

OVER 15,000 SF OF PREMIUM RETAIL

NEW RETAIL DEVELOPMENT IN NORTH YORK

KING'S LANDING AT CONCORD PARK PLACE

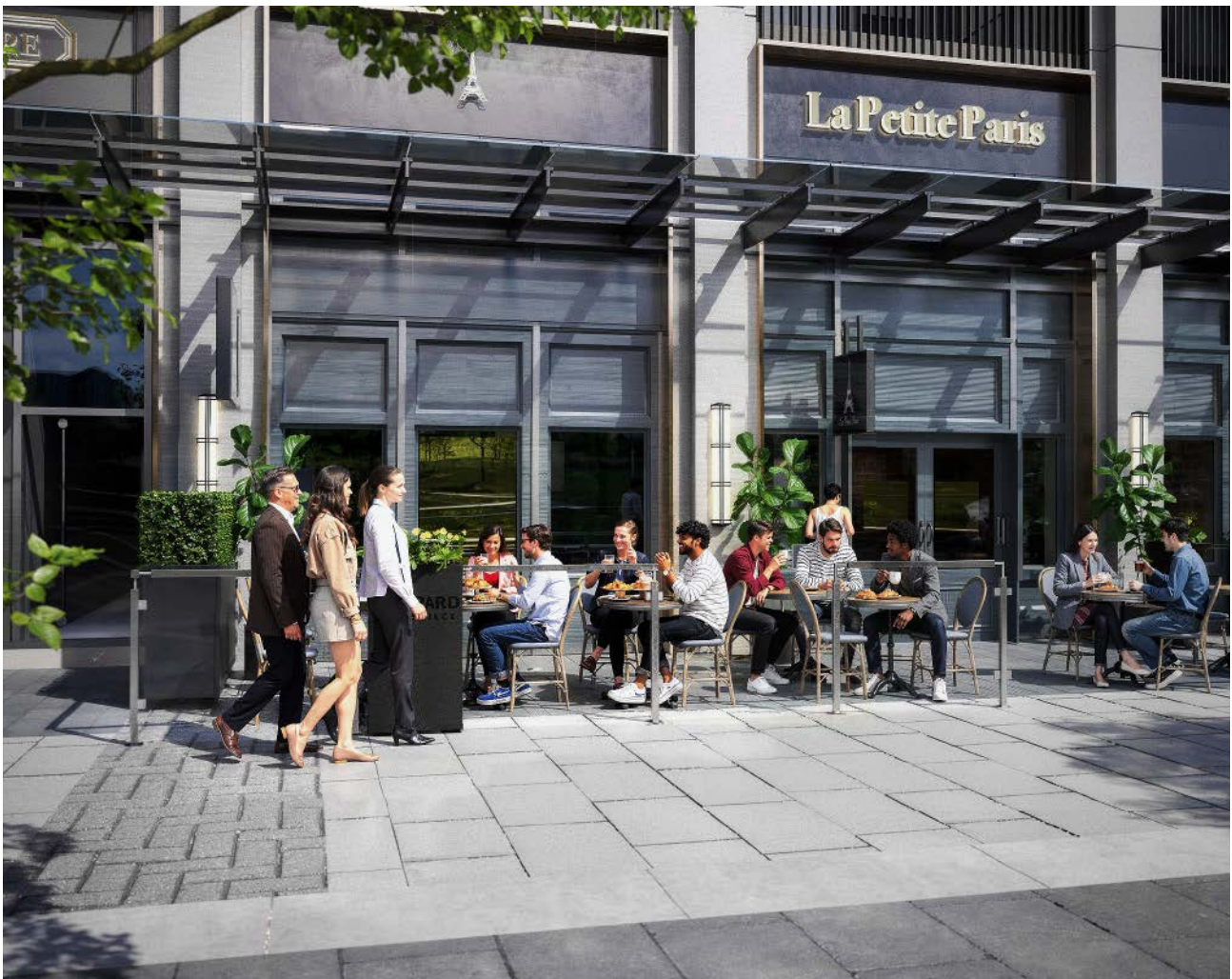


CONCORD
COMMERCIAL PROPERTIES

CONCORD CREATES FOR TOMORROW

OUR VISION

Concord Commercial Properties offers its retail partners commercial spaces that meet the future head on with thoughtful community integration, optimal retail mixes, the backing of our proven track record and range of modern retail environments. We also provide fit-outs and ongoing support to our tenants, allowing them to focus on their business and succeed. Take advantage of our optimal locations supported by a community of residents with an enduring appreciation for luxury retail, gourmet pursuits and unique entertainment experiences.





2020 EST. POPULATION

800 m Radius (10 min walk)

15,661

2 km Radius

68,400



AVERAGE HOUSEHOLD INCOME

800 m Radius (10 min walk)

\$ 123,823

2 km Radius

\$ 116,157



ANNUALIZED GROWTH RATE

2015 – 2020

800 m Radius (10 min walk)

9.7%

2 km Radius

3.8%

WALKING DISTANCE TO TRANSIT:

Bessarion TTC Station

6 MIN

Leslie TTC Station

9 MIN

Oriole GO Station

16 MIN

DISTANCE TO:

BAYVIEW VILLAGE

5 MIN DRIVE

FAIRVIEW MALL

5 MIN DRIVE

IKEA

2 MIN WALK

CANADIAN TIRE

2 MIN WALK

AREA DEMOGRAPHICS

Concord Park Place is located in the heart of an emerging economic hub, with surrounding neighbourhoods like Bayview Village, Don Valley Village, Sunnybrook and The Bridle Path experiencing significant economic growth. Home prices in the area have surpassed the GTA average, indicating an extremely appealing consumer base.

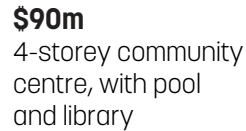
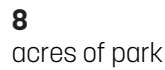
These statistics highlight that residents in the area possess a greater level of disposable income, which makes Concord Park Place an ideal opportunity for upscale retail tenants to find a new storefront. This combination of demographics and Concord's overall strategic tenant mix and retail vision will make King's Landing a luxurious retail centre in this emerging hub.

	1KM	3KM	5KM
 TOTAL POPULATION	20,345	151,566	357,286
 AVERAGE HOUSEHOLD SIZE	2.1	2.5	2.5

NEIGHBOURHOOD C12 (SUNNYBROOK, BRIDLE PATH, YORK MILLS)	NEIGHBOURHOOD C15 (BAYVIEW VILLAGE, DON VALLEY VILLAGE, CONCORD PARK PLACE)	YORK REGION (ENTIRE REGION)
 ALL HOME TYPES	 ALL HOME TYPES	 ALL HOME TYPES
AVERAGE PRICE \$3,021,136	AVERAGE PRICE \$1,023,214	AVERAGE PRICE \$1,355,781

*2023 Stats

Comprised of over 20 residential towers on 45-acres, Concord Park Place is the second largest master-planned community in Toronto after Concord CityPlace. Located at Leslie Street and Sheppard Avenue in North York, this expansive project represents a new way to live in one of the country's fastest growing regions.



THE RIGHT RETAIL





HAVING THE RIGHT RETAIL SETTING IS KEY

At Concord we see our tenant's success is our success. That's why we have developed a strategic retail zoning vision that will help create a complimentary tenant mix. This vision is comprised of various factors including proximity of the retail space, building composition and resident mix in addition to various other factors. This strategic planning will provide our retailers with a dynamic retail community creating demand not only in the immediate area but surrounding communities.

In addition to this our dedicated team has created turnkey outfitting packages that promote the ideal retail mix for the community and will be there every step of the way to help you execute and realize your vision.

Concord also looks to offer adoptive environments to meet the evolving needs of today's modern business. Among our numerous program offerings is Concord Concept Testing, a trial business incubator operating in our Community POP-UP retail locations. Concord Concept Testing allows you to test your concept in a dynamic community with lively residents, enabling you to gauge response before making a commitment. Join the best of Toronto and bring your unique retail experience to Concord Park Place.



POTENTIAL TENANT USES

Adjacent to the community park, close proximity to various parking options, the proximity to other unique food and beverage offerings as well as premium restaurants would make this a regional destination for all foodies.

BILLES HEIGHTS

Unit 5 - 1,186 SF:

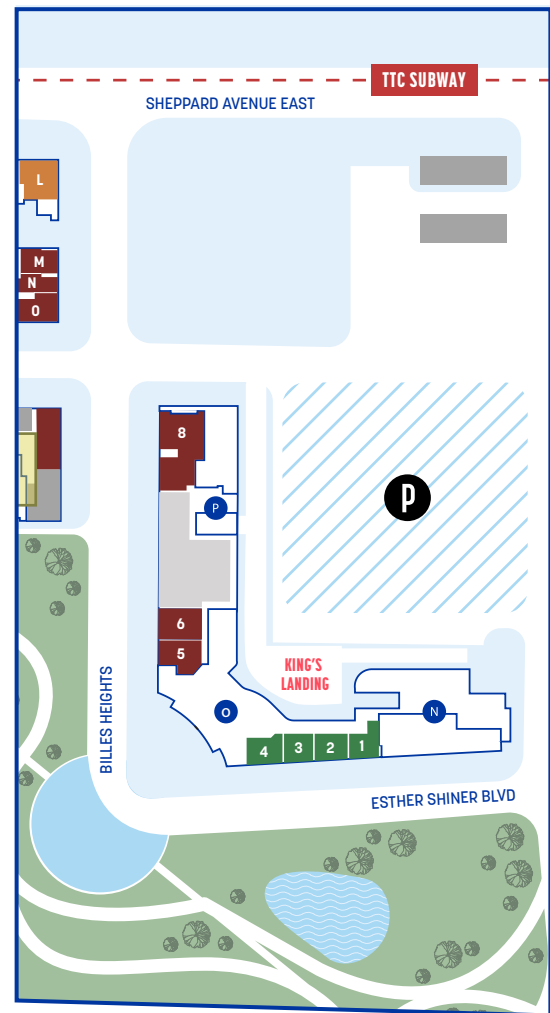
- Connected unit to King's Landing residential lobby with special access food delivery window
- Premium café only

Unit 6 - 1,846 SF:

- Whiskey bar / wine bar
- Boutique restaurant

Unit 8 - 3,384 SF (can be split into 2 units):

- Tapas restaurant
- French bistro
- Famous brunch/lunch destination
- Farm to table restaurant



ESTHER SHINER BLVD

Strong concept non-franchise or non-quick-service-restaurant. Salad or healthy nutritious food concepts

Unit 1 - 738 SF

Unit 2 - 785 SF

Unit 3 - 1,082 SF

Unit 4 - 1,139 SF

Targeted Tenants :

- Running room
- Baby or children's clothes
- Lifestyle activity (bike store)
(rollerblades store, racket, golf store, spin-cycle)
- Arts and craft work studio
- Art gallery
- Juicery
- Gelato and dessert place
- Upscale tea shop

A SUPPORTING PARTNER

Our retail partners enjoy continuous support throughout their tenancy. We'll help with initial setups and connections, provide in-depth orientation to the space, facilitate necessary approvals and introduce you to the community and your future customer base. Our hands-on approach even extends to sizing; we'll work with you to find, or in some cases design, the right unit size to help ensure your arrangement is optimal.



AN EXCLUSIVE REALM OF LUXURY

KING'S LANDING

King's Landing brings famed community builder Concord's global prestige to the heart of the Greater Toronto Region. Situated adjacent to the elite Bridle Path neighbourhood, King's Landing is primed to become the pinnacle of the retail centre and coveted community. This upscale residential experience will set the tone for the elevated retail programming that will cater to the surrounding affluent demographic.



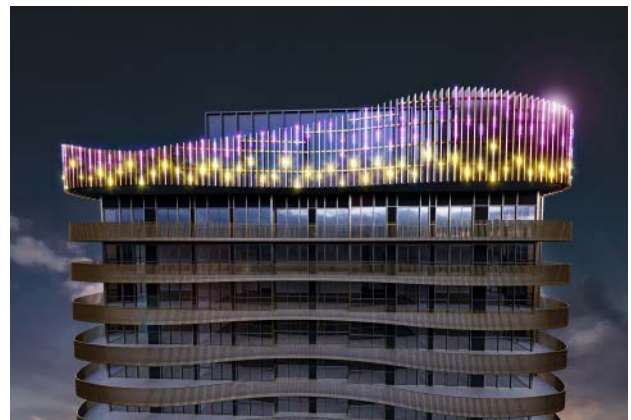
The Lobby



The Building



The Lobby Exterior



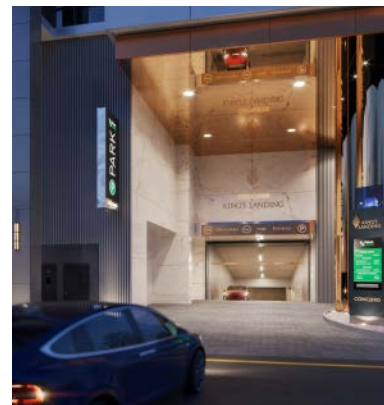
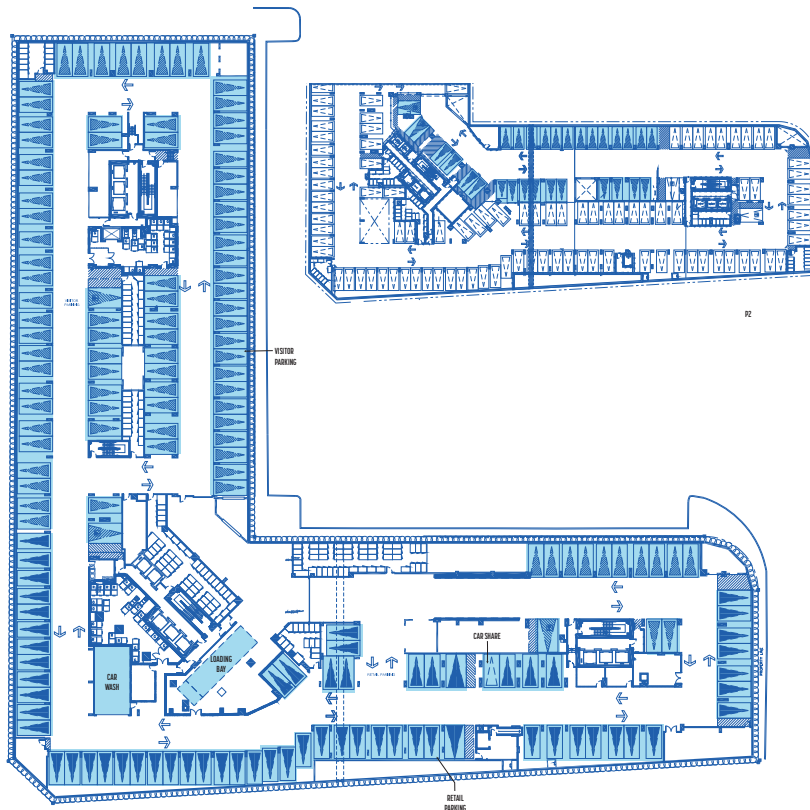
The Architecture

FROM GRAND ENTRANCES TO EXITS

PARKING AMENITIES

King's Landing—the most distinguished address in Toronto, is intelligently designed from top to bottom. With high-speed EV charging, smart thermostats, a touchless car wash system and wireless charging stations throughout, King's Landing effortlessly blends innovation with luxury at every turn.

To better accommodate the needs of our visitors and to better serve our retail community, King's Landing will also be outfitted with a highly accessible parking facility that will offer Levels 2 and 3 EV charging capabilities and over 150 secure, underground parking spaces.



Levels 2 and 3
EV Charging stations



150+ Underground
Parking Spaces



Touchless Car Wash

FIT FOR A KING

RETAIL DESIGN

Inspired by the global resurgence of revivalist design, the trio of towers at King's Landing embodies the Palladian style of Bath, England, complete with signature stone cladding and gas lanterns. While elegant architectural furls and quaint railed balconies evoke exterior opulence from above, the ground level is embellished with a lineup of upscale retail fronts that echo the classic, bespoke façade of Savile Row. It is within this realm of 19th century craftsmanship and 21st century innovation, that we hope to inspire our tenants to design their space as an expression of elevated living.











Concord provides thoughtfully designed signage and patio space that complement the building design for our commercial partners.



SIGNAGE

To establish and preserve a unified look across the retail façade of King's Landing, we will provide signage guidelines and best practices for the design and installation of all exterior signs.



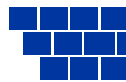
PATIO

All the retail units at King's Landing have an optional patio space—a rare property feature in many areas of the GTA. Patio spaces can be curated to animate the retail façade and create visual impact all year round.

ADDITIONAL UNIT FEATURES



HIGH CEILINGS
19FT TO 27FT



PREMIUM CONSTRUCTION MATERIAL



CONFIGURABLE UNIT ARRANGEMENTS
700 SF - 6,500 SF



WIDE FRONTAGE
12FT TO 91FT
*POTENTIAL TO COMBINE CERTAIN UNITS

*All measurements are approximate. Measurements are subject to change without prior notice. Additional rent may vary through time. Refer to lease agreement for detail definitions.

ADDITIONAL UNIT FEATURES



SECURITY

On-site security will ensure safety for tenants and customers



SNOW REMOVAL

Offering tenants snow removal as part of shared facilities and property management



PROPERTY MANAGEMENT

Professional and experienced commercial property management to provide excellent property upkeep and cater to tenant needs



GARBAGE DISPOSAL

Dedicated commercial disposal bays



LANDSCAPING

Landscaping contracts amortized to the overall development to enable strong landscaping upkeep while keeping costs down



ON SITE STORAGE

Additional underground storage available for lease to lessen tenant from off-site storage headaches



MECHANICAL ROOMS

Bright and spacious layouts accommodate easy maintenance and future needs



CLEANING

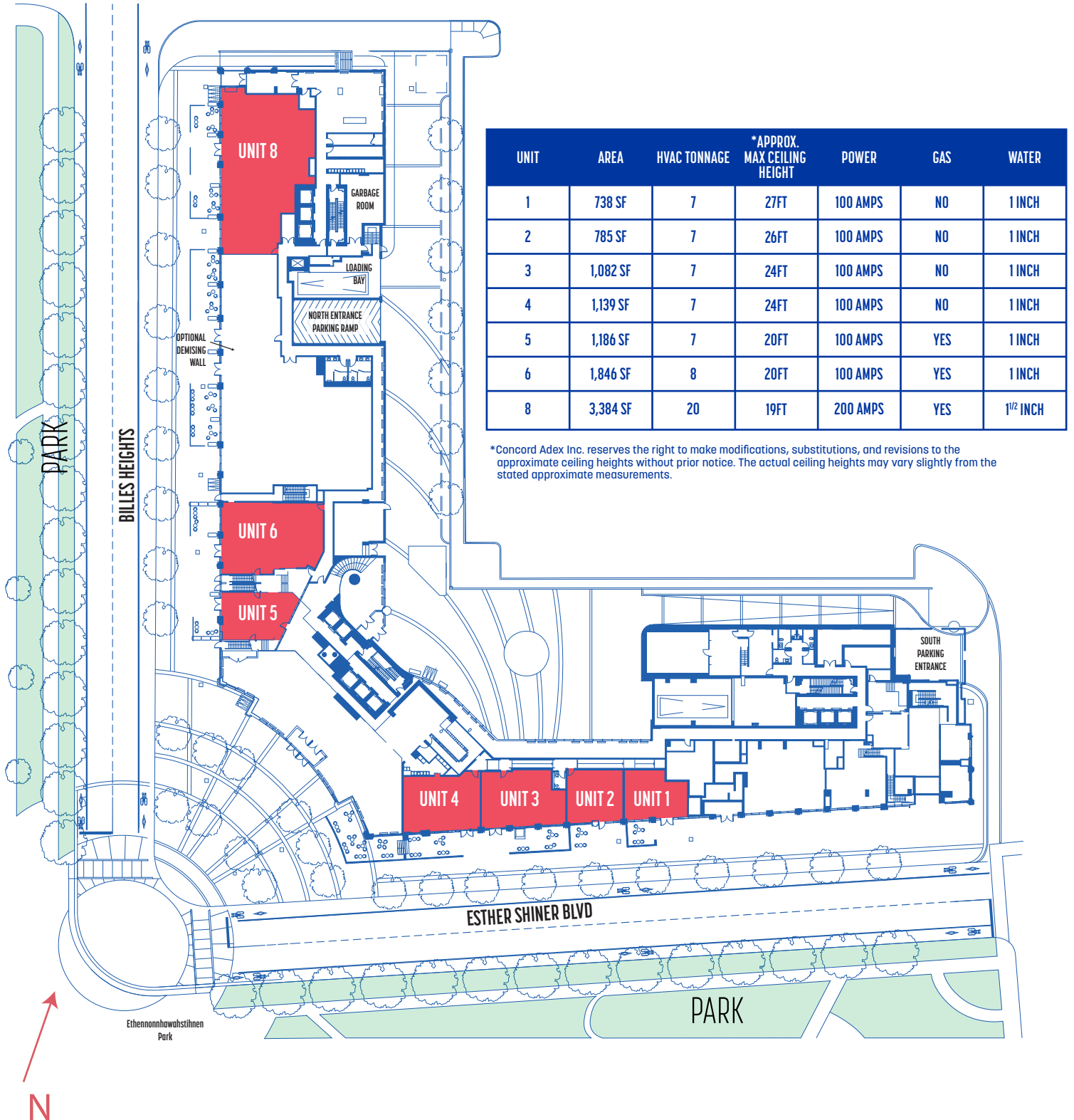
Professional daily cleaning services will keep common areas in well maintained conditions



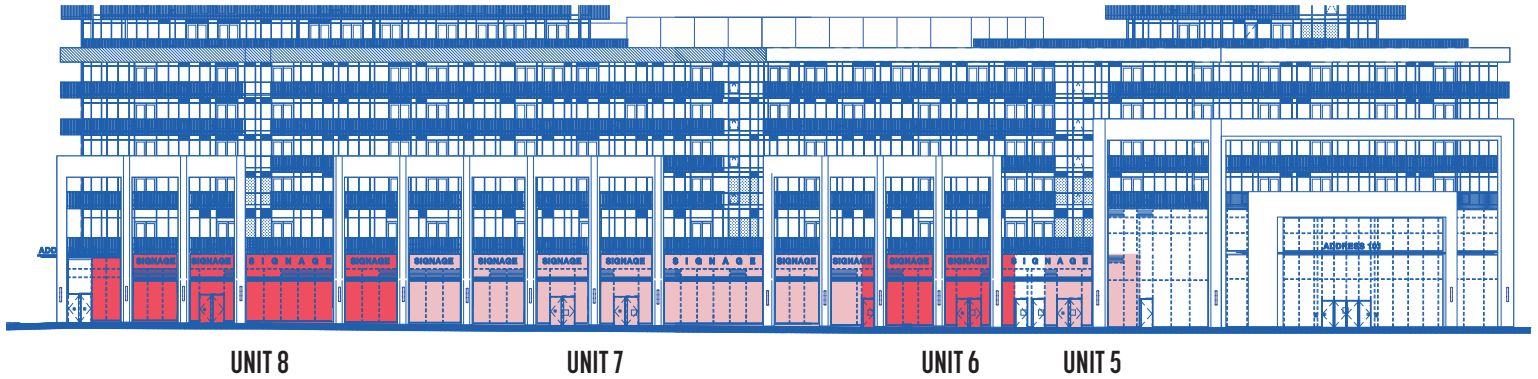
METERING

Metering and sub-metering is setup early on to accurately track consumption

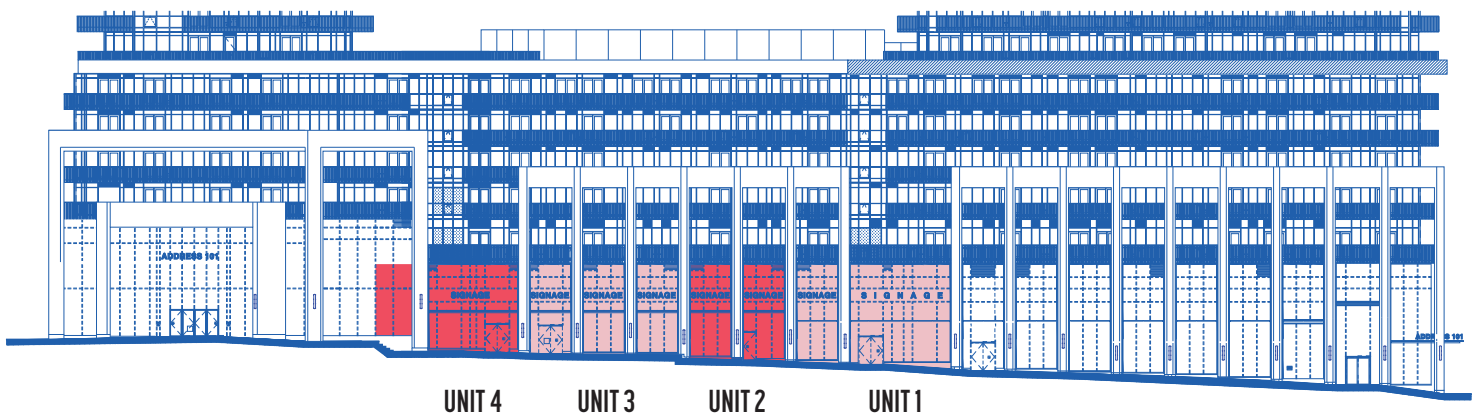
RETAIL FLOOR PLACE



WEST ELEVATION



SOUTH ELEVATION

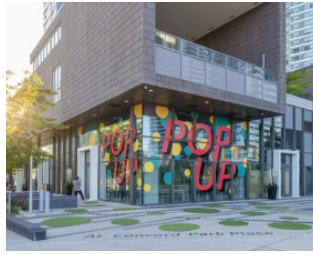
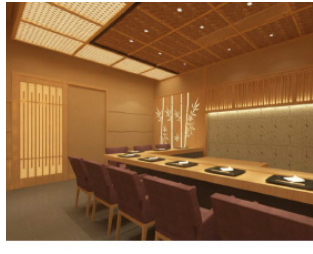


*Concord Adex Inc. reserves the right to make modifications, substitutions, and revisions to the elevation without prior notice. The actual elevation may vary slightly from the stated approximate measurements.



WORLD OF CONCORD COMMERCIAL

WITHIN THE GTA

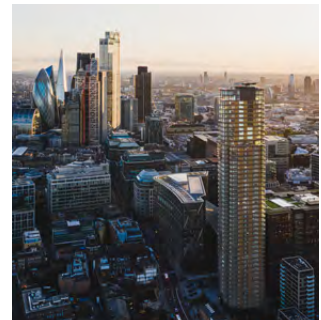


WORLD OF CONCORD COMMERCIAL

OUTSIDE THE GTA



HOSPITALITY



FOR LEASING INQUIRIES PLEASE CONTACT :

416.813.0999

RETAIL@CONCORDADEX.COM



Concord Adex Inc. retains the right to modify, substitute, or revise ceiling heights or exterior window systems without prior notice. The actual square footage may differ from the indicated floorplan. The renderings provided are preliminary concepts created by a rendering artist, and the actual layout and features may significantly vary from what is shown in photographs and renderings. This disclaimer does not constitute an offer for sale or lease. Errors and omissions excepted (E. & O.E.).