



OWNED AND MANAGED BY
RIO CAN

yonge
sheppard
centre

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**WELCOME TO
OUR BLOCK**

A decorative graphic on the left side of the page consisting of a series of parallel diagonal stripes in a light gray color, running from the top-left towards the bottom-right.

Welcome to the new Yonge Sheppard Centre.

Yonge Sheppard Centre has undergone a \$300M revitalization and has become more than just shopping. It's about connecting. It's about entertainment. It's about enjoying a space where you can do what you want and find what you need.

Located at the busy intersection of Yonge St and Sheppard Ave, Yonge Sheppard Centre thrives through the variety of commuters and community members who take part in our daily adventures. With the highway nearby, accessibility through the two subway lines, and a large neighbourhood proudly calling the area home, Yonge Sheppard Centre remains constantly busy with entertainment.

Here, there's always something new to discover and experience. And no matter which part of the city you're coming from, this is where you'll feel right at home.

BUILDING OUR BLOCK

Yonge Sheppard Centre now boasts a new retail exterior elevation, an extensive renovation of the mall interior, anchored by Longo's, LA Fitness, Shoppers Drug Mart, and Winners, and a planned 39-storey purpose-built rental residential tower, Pivot, adding 375 new high-rise units. Yonge Sheppard Centre's new residential tower, Pivot, will be ready for move in by Fall 2020. Cactus Club will be joining us in 2020. Shoppers will be entering through the new grand, elegant entrances to find bright new common areas illuminated with skylights and dramatic interiors including soft seating to find a variety of restaurants just waiting to be tried.



PIVOT





156,000+

PEOPLE RESIDE WITHIN
A 3 KM RADIUS

99,304

VEHICLES DRIVE
PAST THE
INTERSECTION DAILY

63,000

PEOPLE PASS THROUGH
THE SITE AS PART OF
THEIR DAILY COMMUTE

A photograph of two women, an older woman with glasses and a younger woman, both smiling and looking at a smartphone held by the younger woman. The background is dark with bokeh light effects. A semi-transparent teal overlay covers the bottom half of the image, containing white text.

\$9 Billion

IN ANNUAL HOUSEHOLD
EXPENDITURES

\$121,000

AVERAGE HOUSEHOLD
INCOME

4.5%

ANTICIPATED GROWTH
IN RESIDENTS BY 2023

PROJECTED GROWTH

	2019	2024
TOTAL POPULATION	161K	172K
TOTAL POPULATION AGED 20-54	88K	93K
TOTAL HOUSEHOLDS	68K	73K
AVERAGE POPULATION AGE	39	40
AVERAGE HOUSEHOLD INCOME	\$128K	\$148K
UNIVERSITY EDUCATED ADULTS	55%	58%

THE NUMBERS ADD UP

\$9 Billion

ANNUAL HOUSEHOLD
EXPENDITURES

RESTAURANTS

\$393.1 Million

HEALTH & PERSONAL CARE

\$450 Million

CLOTHING

\$321 Million

GROCERY STORES

\$520.5 Million

HOUSEHOLD, FURNITURE,
DÉCOR AND EQUIPMENT

\$647 Million

A photograph of a middle-aged couple smiling and looking at a smartphone together. The woman has blonde hair and is wearing a purple jacket. The man is wearing a cap and a brown jacket. They are outdoors, possibly on a street or near a building. The image has a warm, slightly desaturated color palette.

AGE VARIATIONS:

15-24

12.75%

25-34

17.99%

35-44

15.61%

45-54

13.32%

55-64

12.06%

65+

16.22%



AT THE CENTRE OF IT ALL

With a history rooted in the community and a healthy future ahead, Yonge Sheppard Centre is the longest-running and biggest commercial property at Yonge and Sheppard. It's here we represent the diverse neighbourhood with the most diverse food offerings within walking distance to local office workers, nearby students, and neighbourhood condo/apartment dwellers. With a wide variety of retailers including LA Fitness, Longo's, Winners, Shoppers Drug Mart, Dollarama, Carter's, Ricki's and Miniso Home and the best food options available, visitors will always find exactly what they're looking for. As well as Cactus Club in 2020.

A&W
BANK OF MONTREAL
BASIL BOX
BLAZE PIZZA
BUTTERCHICK
CACTUS CLUB
CARTER'S | OSHKOSH
CELLROX
CIBC
COPPER BRANCH
CURRENCY MART
DOLLARAMA
DR. L. TERK DENTAL OFFICE
DU MONDE OPTICAL &
ORTHO CENTRE
FIDO
FIVE GUYS
FLOCK ROTISSERIE & GREENS
FOREST NAILS AND SPA
FRESHII
FRESHLY SQUEEZED

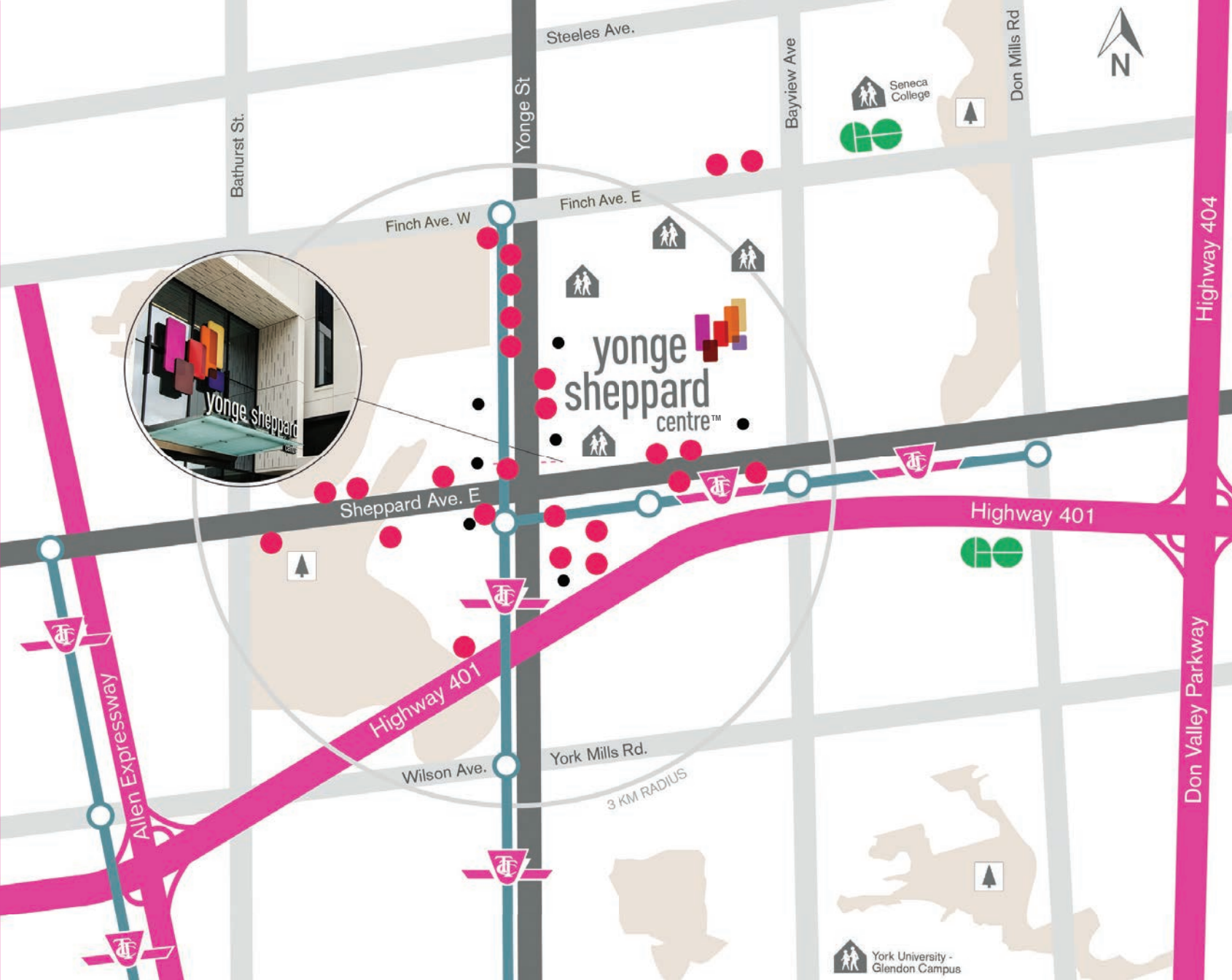
FURAMA DIM SUM
FUZZ WAX BAR
GNC
IQ FOOD CO
JIMMY THE GREEK
KIN-KIN BAKERY
KOODO
LA FITNESS
LONGO'S
MERIDIAN CREDIT UNION
MINISO
MOBILE KLINIK
NORTH YORK'S PREMIUM
DRY CLEANERS
POPEYES
POTATOPIA
PURDYS CHOCOLATIER
REAL FRUIT BUBBLE TEA
REITMANS
RICKI'S
SECOND CUP

SHEPPARD SHOE REPAIR
SHEPPARD TICKET CENTRE
SHOPPERS DRUG MART
SUBWAY
SUSHI-Q
SWEET JESUS
TACORRITO
TD CANADA TRUST
TERIYAKI EXPERIENCE
THAI EXPRESS
THE ISLANDS CARIBBEAN COOKSHOP
TIM HORTONS
TONINO HAIR DESIGN
VALUE MOBILE
VILLA MADINA
VIRGIN MOBILE
VIVAH
WHAT A BAGEL
WIKKI HUT
WINNERS
YSC VARIETY & POST

MEET THE NEIGHBOURS

With 64,000 households nearby and approximately 6,400 residential developments, the area is constantly growing. Yonge Sheppard Centre currently has 1,008 units and 3,502 people who reside in the residential buildings. With construction underway on a 39-storey residence with over 350 more units, we're growing even bigger. The new residential tower, Pivot, has a move in date of 2020.





TTC STATIONS



TTC SUBWAY LINE



HIGHWAY/EXPRESSWAY



PARKS



SCHOOLS



GO STATIONS



RESIDENTIAL DEVELOPMENTS



COMMERCIAL BUILDINGS



TWO-MINUTE
DRIVE TO

CONNECTED TO

THIRTEEN-MINUTE
DRIVE TO

401

TTC

DVP



ServiceOntario



Passeport
Canada

Passport
Canada

PART OF THE BUSINESS COMMUNITY

We're excited to call Yonge and Sheppard home, as it hosts some of the most dynamic and entrepreneurial businesses around. With 2,100 office workers at Yonge Sheppard Centre and an office population of 9,500 within a 0.5 km radius, and everyone always on the go, workers around the area make Yonge Sheppard Centre their go-to stop for anything from a quick lunch to grocery shopping on the way home. To name a few of our office tenants, we have; Alight, Bank of Montreal, CIBC, Ebates, Mount Sinai Fertility, Pandora Jewelry, PeopleScout, and University Health Network.

EXPERTS IN REAL ESTATE

RioCan is one of Canada's largest real estate investment trusts with a total enterprise value of approximately \$14.3 billion as at June 30, 2019. RioCan owns, manages and develops retail-focused, increasingly mixed-use properties located in prime, high-density transit-oriented areas where Canadians want to shop, live and work. Our portfolio is comprised of 230 properties, including 13 development properties, with an aggregate net leasable area of approximately 39.1 million square feet including residential rental properties. To learn more about how we deliver real vision on solid ground, visit www.riocan.com.



YONGE EGLINTON CENTRE

Located at the corner of Yonge and Eglinton is Toronto's most recognizable mixed-use complex, the Yonge Eglinton Centre. With 2 office towers and an enclosed space for shopping, the urban retail centre remains a major hub of activity through a variety of retailers including Indigo, Metro, Winners, Papyrus, Body Shop, Tim Hortons and North America's largest Sephora.



THE WELL

The first of its kind in Canada, The Well is a bold reflection of Toronto's energy and diversity, and an extension of the urban vibrancy of King West. Bordering Wellington, Spadina, and Front, it includes 3.1 million square feet of retail, office, and residential space spread over 7.8 acres. It's a feast for the senses at a global-meets-local, market-inspired food hall. The Well is a place to uncover new experiences, explore novel retail concepts, and make new social connections through art, culture, entertainment and events.

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MAKE OUR
BLOCK YOURS

NOTES

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centre

A decorative graphic consisting of several small, overlapping squares in various colors (purple, red, orange, yellow, brown) arranged in a cluster to the right of the text.