

**The centre
that's got it all.**

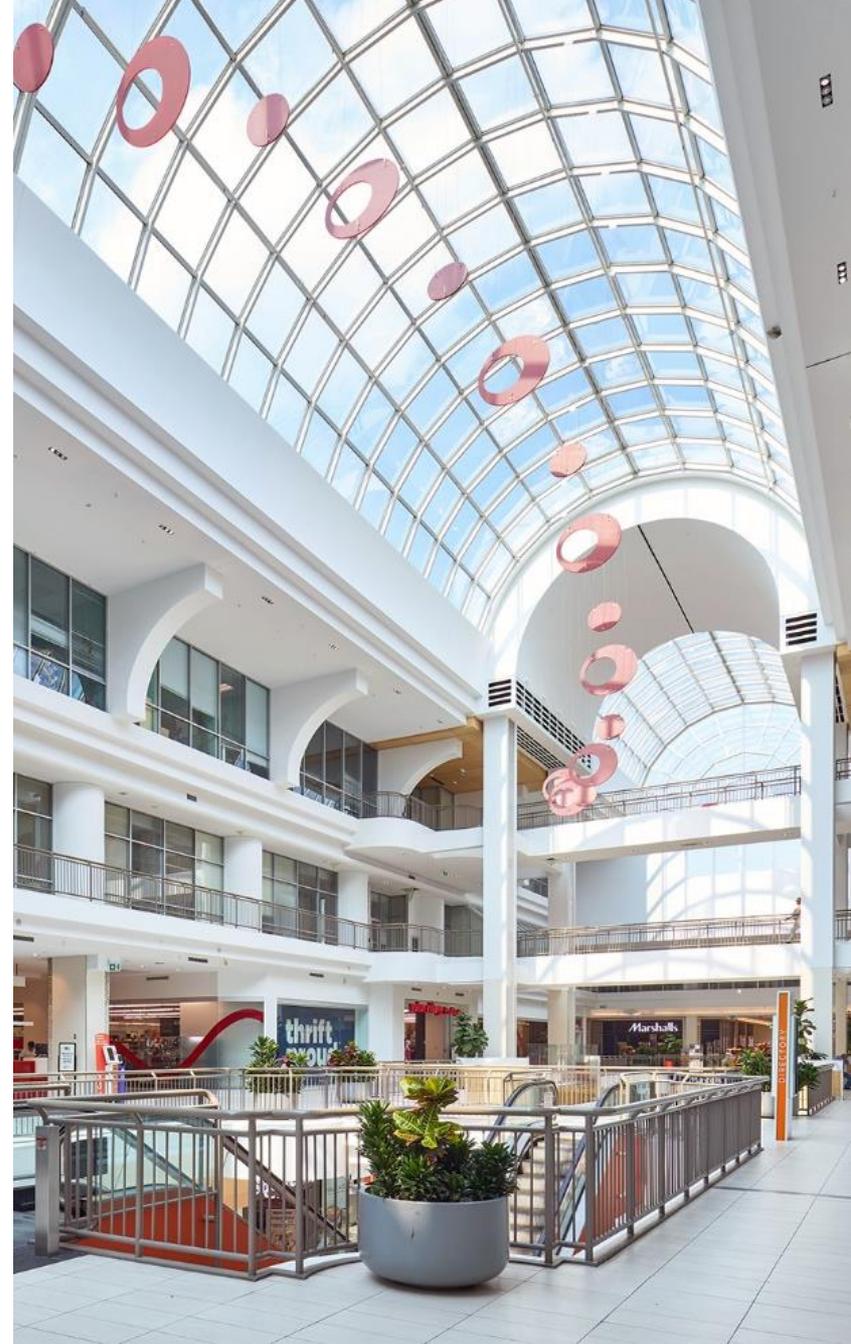


The heart of the neighbourhood.

Lawrence Allen Centre has played a prominent role in the area since 1989 and has long been a place for the community to gather.

More than just a shopping destination, we are an urban, mixed-use property that's home to **over 60 brands** like Canadian Tire, Fortinos, HomeSense, LCBO, Marshalls, PetSmart, Rexall, Structube, Tim Hortons, and Value Village – alongside **20+ office tenants**.

More than developers and managers, we serve as a central hub, actively shaping the community to support the busy, everyday lives of a rapidly growing Toronto neighbourhood.





la
Lawrence Allen
centre

POLLAROMA
PANI Fresco
FORTINOS

la
Lawrence Allen
centre

Marshalls
STRUCTUBE
FURNITURE & ACCESSORIES

HOMESENSE
PETSMART

A

B



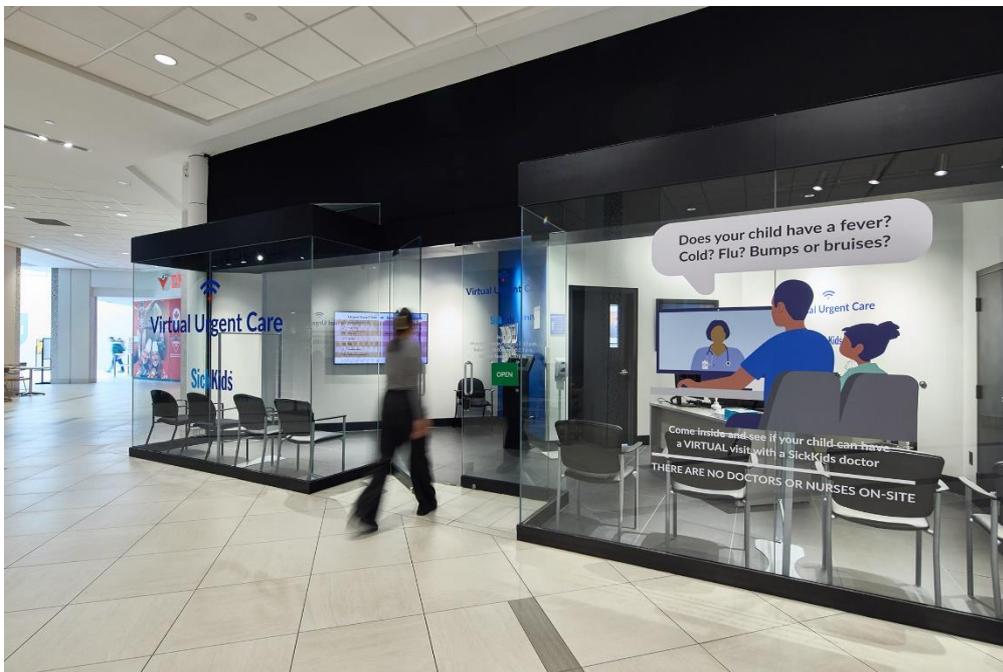
The largest, ground-breaking revitalization project in TCH.

Revitalization at Lawrence Heights includes replacing 1,208 Toronto Community Housing (TCH) units and building over 4,000 new market units, along with new parks, retail and commercial space, and roads connecting Lawrence Heights to the surrounding community. Amenities across this 100-acre site include school, new community recreation centre and child care centre.

32 million a year ridership on LRT.

The Eglinton Crosstown LRT (Line 5) is projected to move over 123,000 passengers each weekday through Lawrence West station, adjacent to our property. Add to this a growing influx of commuters via the 401 and Allen Expressway and the numbers tell a most convincing story.









Meet the neighbours. And your new customers.

At the heart of this master-planned community of tomorrow, Lawrence Allen Centre serves as the hub for Toronto's next great neighbourhood. From young families to culturally diverse young adult households, we offer a vibrant, active community anchored by everyday essentials that make life easier and more comfortable. Explore the topline demographic indicators shaping this emerging high-density neighbourhood.

5 KM RADIUS

472,709
Population

186,532
Total
Households

\$183,476
Average
Household
Income

40%
Households
with Children

51
Median Age

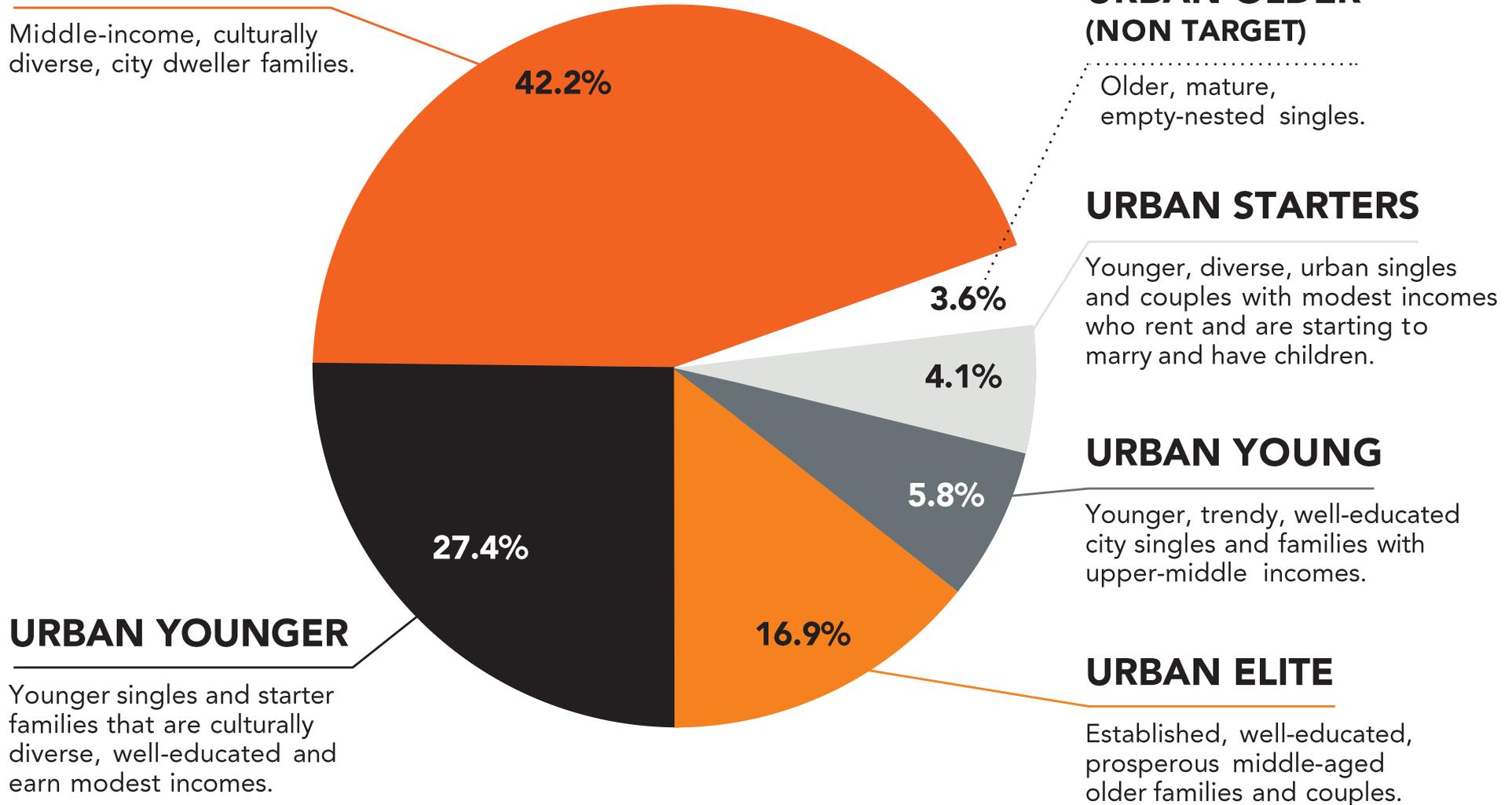
45%
University
Degree

88%
Speak
English

68%
In Labour
Force

URBAN UPSCALE

Middle-income, culturally diverse, city dweller families.



URBAN OLDER (NON TARGET)

Older, mature, empty-nested singles.

URBAN STARTERS

Younger, diverse, urban singles and couples with modest incomes who rent and are starting to marry and have children.

URBAN YOUNG

Younger, trendy, well-educated city singles and families with upper-middle incomes.

URBAN ELITE

Established, well-educated, prosperous middle-aged older families and couples.

URBAN YOUNGER

Younger singles and starter families that are culturally diverse, well-educated and earn modest incomes.

About RioCan

RioCan is one of Canada's largest real estate investment trusts. We own and manage necessity-based retail properties in Canada's most densely populated, in-demand market. As of December 31, 2025, our portfolio is comprised of 168 properties with an aggregate net leasable area of approximately 31.4 million sq ft, and a 97.8% committee occupancy. To learn more about us, please visit www.riocan.com.

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Burlington™
CENTRE

Located at the intersection of Guelph Line and Fairview Street in Burlington, this enclosed shopping centre offers 132 units totaling 738,000 sq ft featuring retailers such as Canadian Tire, Denninger's, GoodLife Fitness, HomeSense, Indigo, Old Navy, SportChek, and Winners.



THE WELL

The Well community spans across 7.7 acres in Toronto's King West with 320,000 sq ft of retail & food experiences, 1.2 million sq ft of premium office space, and 1,700 residential suites. It presents retail favourites, visionary flagships, and culturally relevant pop-ups.



OWNED AND MANAGED BY
RIO  **CAN**