



OWNED AND MANAGED BY  
**RIO CAN**

yonge  
sheppard  
centre

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# WELCOME TO OUR BLOCK



## 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

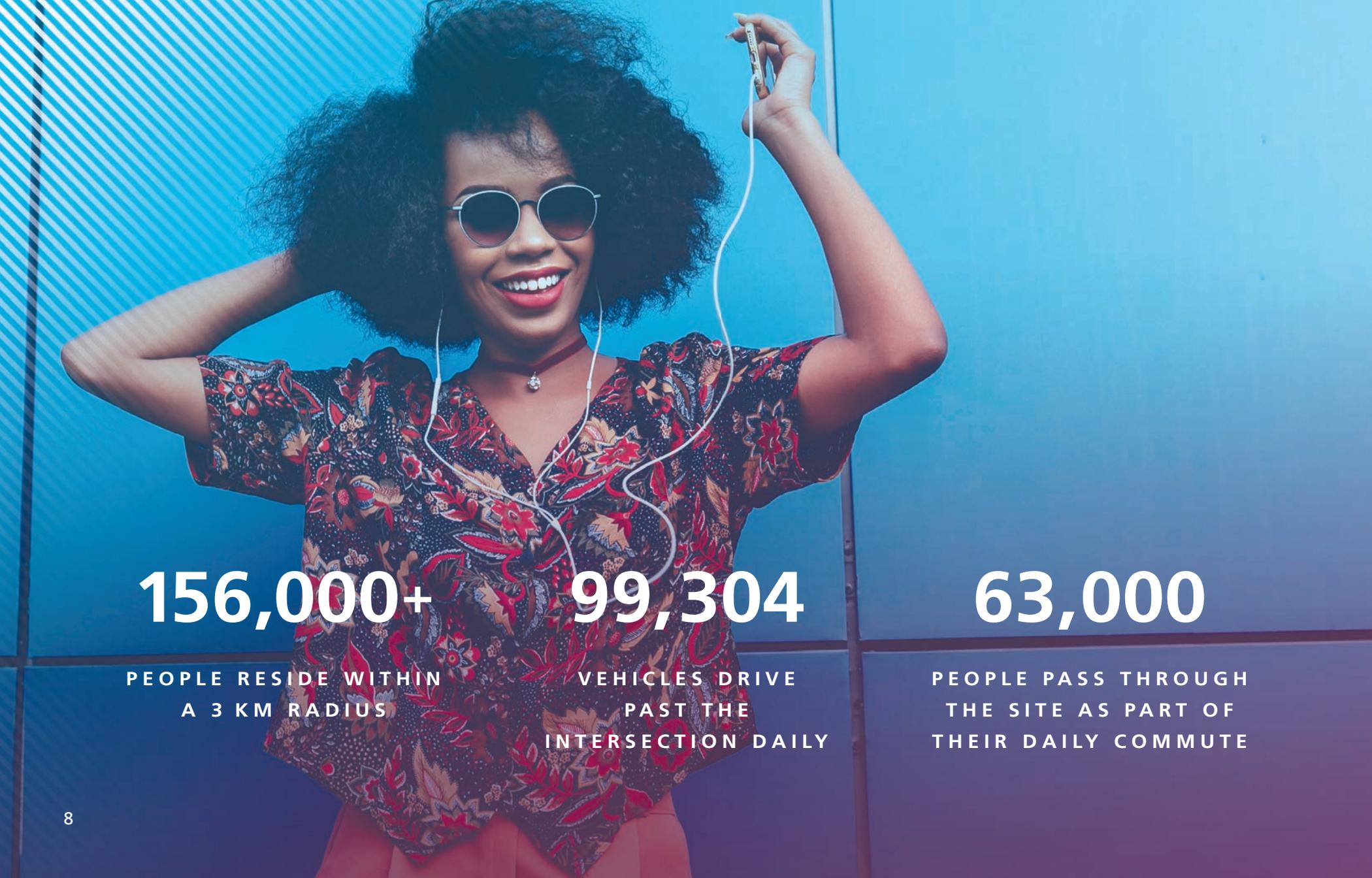
*Lorazod*  
TREATING  
YOU LIKE  
FAMILY  
SINCE 1956.



TASTE  
THE  
BLOOD

FIND YOUR  
FLAVOUR

CIBC



**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



**\$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**



AGE VARIATIONS:

**15-24**

12.75%

**25-34**

17.99%

**35-44**

15.61%

**45-54**

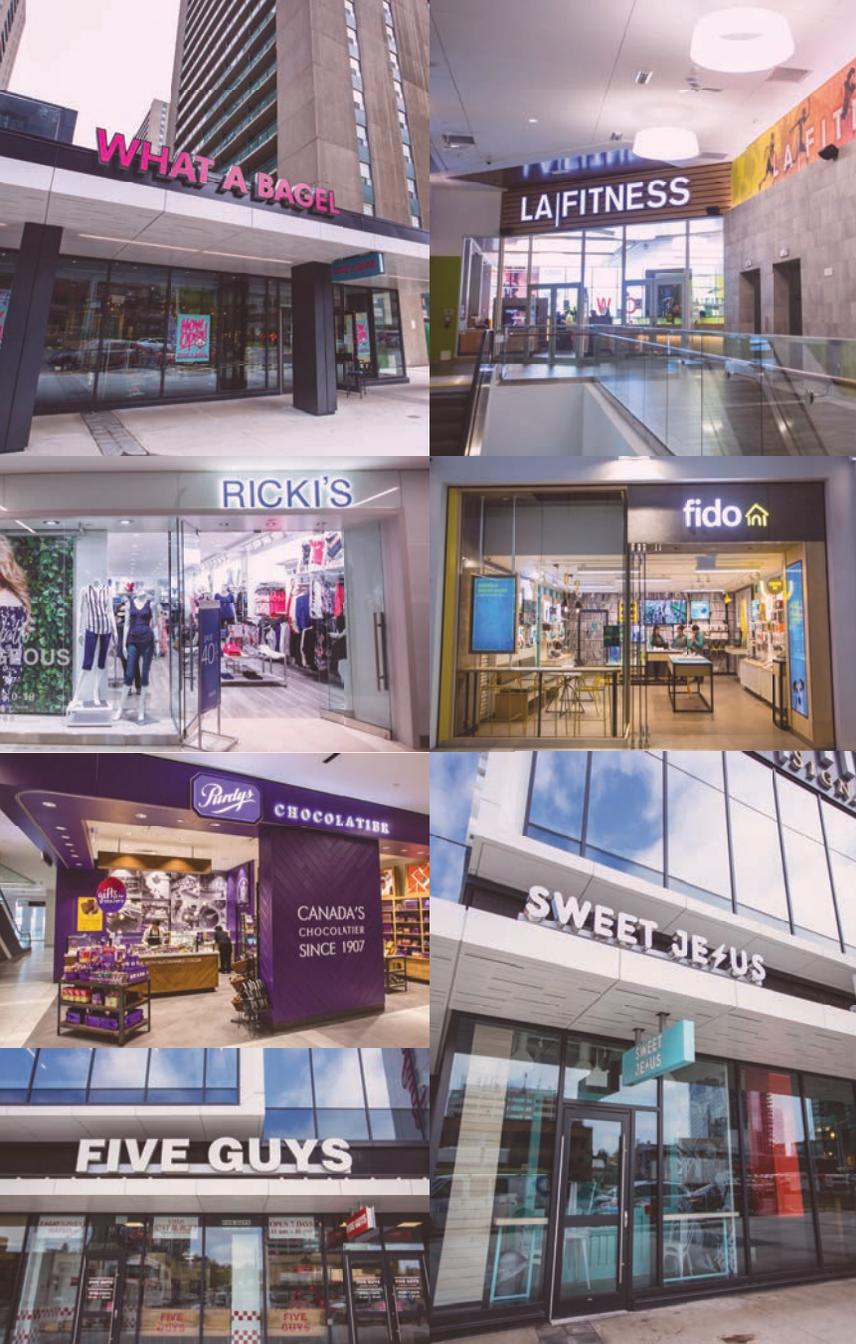
13.32%

**55-64**

12.06%

**65+**

16.22%



# AT THE CENTRE OF IT ALL

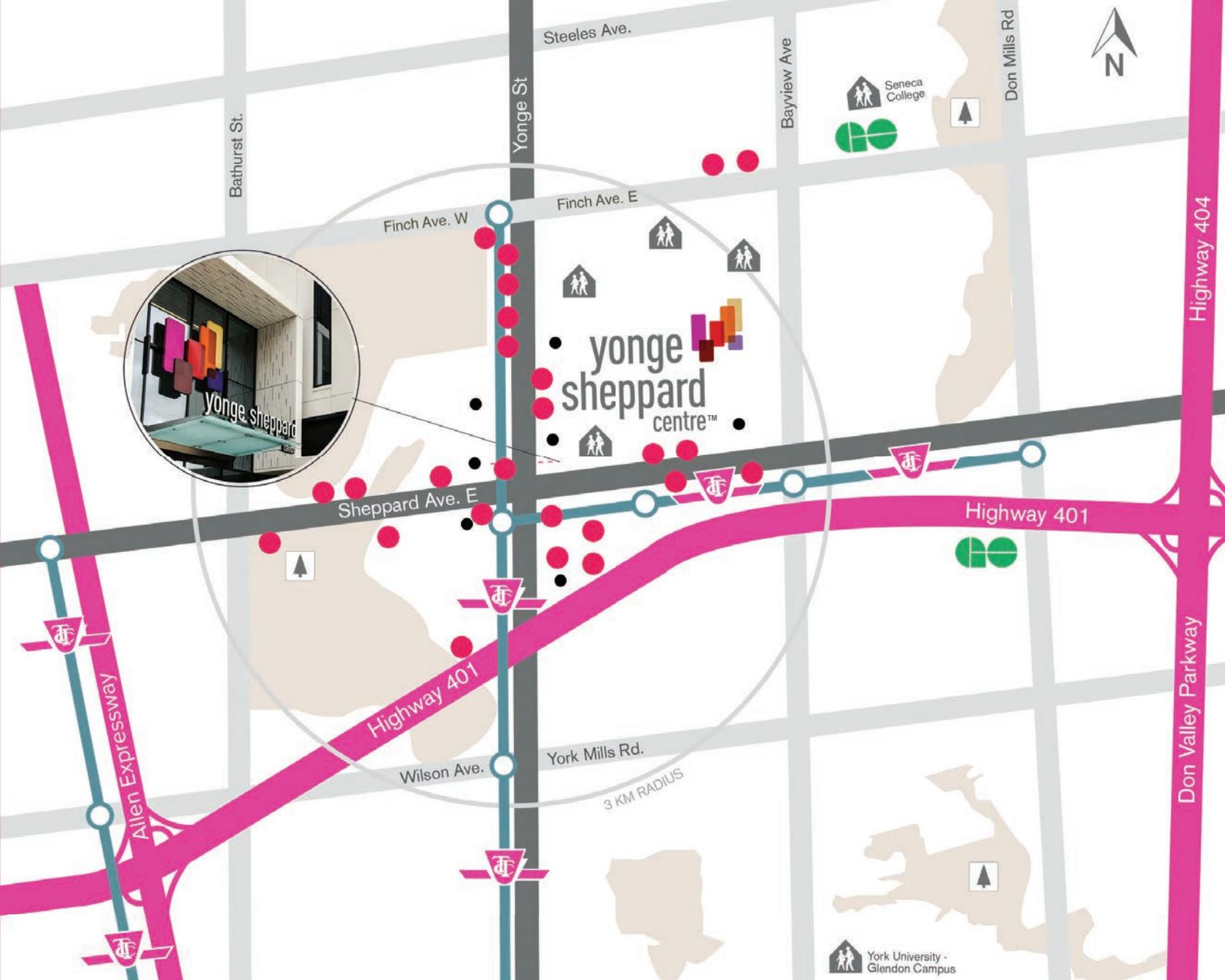
With a history rooted in the community and a healthy future ahead, Yonge Sheppard Centre is the longest-running and biggest commercial property at Yonge and Sheppard. It's here we represent the diverse neighbourhood with the most diverse food offerings within walking distance to local office workers, 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                                | FURAMA DIM SUM        | SHEPPARD SHOE REPAIR           |
| BANK OF MONTREAL                   | FUZZ WAX BAR          | SHEPPARD TICKET CENTRE         |
| BASIL BOX                          | GNC                   | SHOPPERS DRUG MART             |
| BLAZE PIZZA                        | IQ FOOD CO            | SUBWAY                         |
| BUTTERCHICK                        | JIMMY THE GREEK       | SUSHI-Q                        |
| CACTUS CLUB                        | KIN-KIN BAKERY        | SWEET JESUS                    |
| CARTER'S   OSHKOSH                 | KOODO                 | TACORRITO                      |
| CELLROX                            | LA FITNESS            | TD CANADA TRUST                |
| CIBC                               | LONGO'S               | TERIYAKI EXPERIENCE            |
| COPPER BRANCH                      | MERIDIAN CREDIT UNION | THAI EXPRESS                   |
| CURRENCY MART                      | MINISO                | THE ISLANDS CARIBBEAN COOKSHOP |
| DOLLARAMA                          | MOBILE KLINIK         | TIM HORTONS                    |
| DR. L. TERK DENTAL OFFICE          | NORTH YORK'S PREMIUM  | TONINO HAIR DESIGN             |
| DU MONDE OPTICAL &<br>ORTHO CENTRE | DRY CLEANERS          | VALUE MOBILE                   |
| FIDO                               | POPEYES               | VILLA MADINA                   |
| FIVE GUYS                          | POTATOPIA             | VIRGIN MOBILE                  |
| FLOCK ROTISSERIE & GREENS          | PURDYS CHOCOLATIER    | VIVAH                          |
| FOREST NAILS AND SPA               | REAL FRUIT BUBBLE TEA | WHAT A BAGEL                   |
| FRESHII                            | REITMANS              | WIKKI HUT                      |
| FRESHLY SQUEEZED                   | RICKI'S               | WINNERS                        |
|                                    | SECOND CUP            | 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**



Passport  
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](http://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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CACTUS CLUB CAFE

CIBC  
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MAKE OUR  
BLOCK YOURS



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