

# CLOVERDALE MALL

Etobicoke, ON

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Bentall  
Kennedy

# CLOVERDALE MALL

## Etobicoke, ON

### LOCATION:

250 The East Mall, Etobicoke, ON

### MAJOR INTERSECTION:

Highway 427 & Dundas Street

### TYPE:

Enclosed Regional Shopping Centre

### EXPANSION/RENOVATION:

2006

### TOTAL GLA:

378,359 square feet

### MAJOR TENANTS:

Winners	41,500 square feet
Metro	40,348 square feet
Home Hardware	13,300 square feet
Pharma Plus	13,483 square feet
Kitchen Stuff Plus	12,707 square feet
LCBO	8,334 square feet

### ANCILLARY:

144,987 square feet (95 stores and services)

### DEMOGRAPHICS (2018 PROJECTIONS):

	1 km	3 km	5 km
Total Population	7,446	85,222	228,234
Total Households	2,822	34,140	89,518
Household			
Average Income	\$99,840	\$95,257	\$117,274

### OPERATING COSTS AND TAXES (ESTIMATES):

	Per Square Foot
Common Area Maintenance:	\$19.63
Taxes:	\$15.00
Promotion Fund:	\$3.50
Total:	\$38.13



### MARKET SUMMARY:

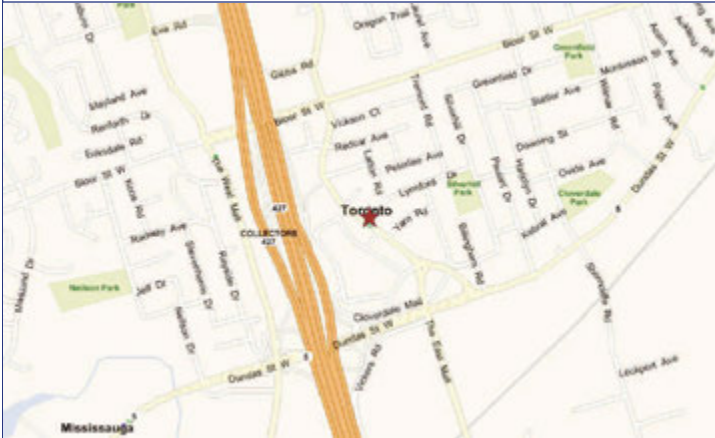
Cloverdale Mall is an enclosed shopping centre in the southwest quadrant of the City of Toronto (formerly Etobicoke). Offering excellent exposure and access from Highway 427, together with a stable and loyal customer base, Cloverdale Mall provides a solid tenant mix and desirable income characteristics.

A densely populated area with over 200,000 residents surrounds the centre within a 5 kilometre radius, of which have an average household income in excess of \$100,000 per annum.



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UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT
PD101	The Beer Store	4,905	143	Dr. Sly Chiropractor	988	205	Zacks	2,018	254	Tailor's Choice	470	290	Essential Physiotherapy Clinic	1,197
PD102	Petro Canada	4,176	159	Peoples Jewellers	1,234	207	Cazza Petite	2,108	255	Nature's Counter	819	293	Judy's Jewelry & Accessories	250
101	Kitchen Stuff Plus	12,707	162	Green Mango Boys	1,231	209	Society	1,563	257	Nails for You	580	294	Lawesh	2,129
102	Tim Horton's	1,257	174	Pharma Plus	14,791	210A	Cloverdale Dental Group	1,345	259	Scotiabank & Trust	8,422	296	Ricki's	2,021
103	Sew Right	595	175	FL'Hair	1,270	211	Cloverdale Dental Group	1,282	263	GNC	771	298	International News	245
105	Public Mobile	549	177	Available	500	213	Subway	1,344	265	Sushi K Express	762	299	Winners	41,500
109	LCBO	8,334	179	Northern Reflections	1,944	214	Cloverdale Dental Studio	394	267	Anna Bella	684	302K	Silvertime	212
114	Bell	1,024	180	Cloverdale Sewing Centre	1,099	215	Coles	3,000	269	Laura Secord	740	311K	Dakin	200
116	Michael's Hair Salon	550	181	Bentley	1,463	218	Bulk 'N Bits	1,571	271	Shoe Club	1,810	315K	Second Cup	261
120	Dollarama	8,980	182	Cloverdale Medical Centre	1,533	219	Reitmans	2,976	272	Available	1,848	316K	Rogers	160
122	H & R Block	730	183	Showcase	1,486	220	KFC	376	273	Julies	1,320	319K	Gateway Lotto	99
123	Hallmark	1,746	184	Park Lane Cleaners	718	221	Pick N' Chus	405	275	Payless ShoeSource	2,327	320K	Wireless Wave	200
125	Pearle Vision	2,470	185	Taylor Somers	1,465	222	A&W	407	276	Alia N TanJay	1,819	K2	Koodo	200
127	Naturalizer	1,508	187	Wind Mobile	1,074	223	Spexx Optical	1,118	277	Available	1,000			
128	Etobicoke Denture Clinic	575	190	Available	110,582	225	Sunrise Records	1,643	279	The Source	2,376			
129	Star Shoes	1,657	191	Available	1,799	227	Minute Keys	662	281	Best Buy Mobile	1,193			
131	The Cut Above	2,114	193	ServiceOntario	2,097	229	EB Games	876	283	Hampton Row	1,677			
134/137	Walking On A Cloud	4,148	195	Ardene	3,979	249	Home Hardware	13,300	285	Available	3,083			
139	Griffin Jewellery Design	1,091	197/201	Available	5,163	251	Metro	40,348	287	Hot Oven Bakery	1,614			
142	Mr. Souvlaki	940	203	Enhanced Hearing Solutions	2,414	253	Available	180	289	Available	336			

The information contained herein has been obtained from sources deemed to be reliable but does not form part of any future contract and is subject to independent verification by the reader. The property is subject to prior letting, withdrawal from the market and change without notice.

**PROFESSIONALLY LEASED AND MANAGED BY:**  
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