



SHERBOURNE ST.  
& QUEENS QUAY  
TORONTO, ON

# monde

toronto

#### FIRST GULF CONTACTS

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# FIRST GULF

[firstgulf.com](http://firstgulf.com)

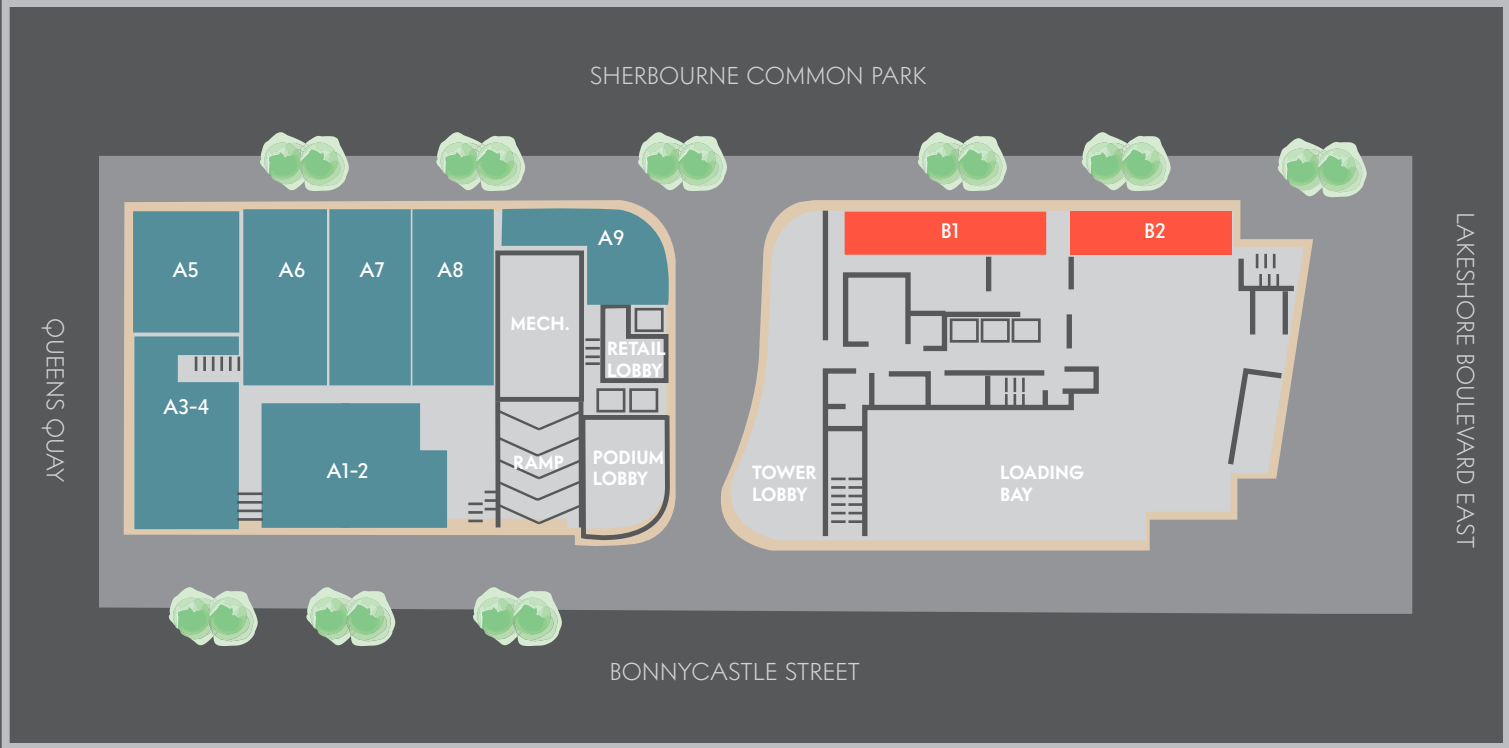
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# FIRST GULF

AVAILABLE  
FOR OCCUPANCY



- RETAIL SPACE AVAILABLE
- LEASED
- COMMON AREAS



**TENANTS:**

UNIT	TENANT	AREA (SF)	UNIT	TENANT	AREA (SF)
A1-2	Kinetic Labs	1,557	B1	Available	1,046
A3-4	Popeye's Louisiana Kitchen	1,560	B2	Available	566
A5	Thistle	976	TOTAL:		1,612
A6	Convenience Store	883			
A7	Pizzaville	1,016			
A8	Dental Office	1,009			
A9	Fit Lounge & Café	778			
	TOTAL:	7,779			

welcome to  
**monde**

**AVAILABLE FOR OCCUPANCY**  
Over 10,000 sf of ground floor retail space in an urban, mixed-use condo.

- Located at Sherbourne and Queens Quay, in **an up-and-coming area** that will see approx. **10,000 new residents**, and an additional daytime population of approx. **6,000 more workers** within a 1km radius, by 2022.\*\*\*
- 39-stories with **513 residential units** with **10,000 sf** of ground-floor retail.
- Part of the Waterfront revitalization program of Waterfront Toronto.
- Designed by Moshe Safdie.
- **LEED® Gold candidate.**



COVER: Western elevation. LEFT: Eastern elevation.  
TOP AND BOTTOM RIGHT: Artist's renderings of completed retail, western elevation.

**NEIGHBOURHOOD DEMOGRAPHICS**



**6,021 vehicles per day\***  
Average Daily Traffic Count along Lake Shore Blvd.



**trade area population\*\***  
within 1 km - 28,631  
within 2 km - 95,205



**10 year projected pop. growth\*\***  
within 1 km - 39%  
within 2 km - 33%



**average household income\*\***  
within 1 km - \$123,750  
within 2 km - \$114,592



**trade area households\*\***  
within 1 km - 16,836  
within 2 km - 53,903

\* CITY OF TORONTO TRAFFIC SAFETY UNIT 2012  
\*\* ENVIRONICS ANALYTICS 2018  
\*\*\* ESTIMATED FIGURES BASED ON NEW CONDO AND OFFICE PROJECTS - URBAN TORONTO DATABASE