



JARVIS ST.
& CHARLES ST.
TORONTO, ON

X2

toronto

FIRST GULF CONTACTS

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FIRST GULF

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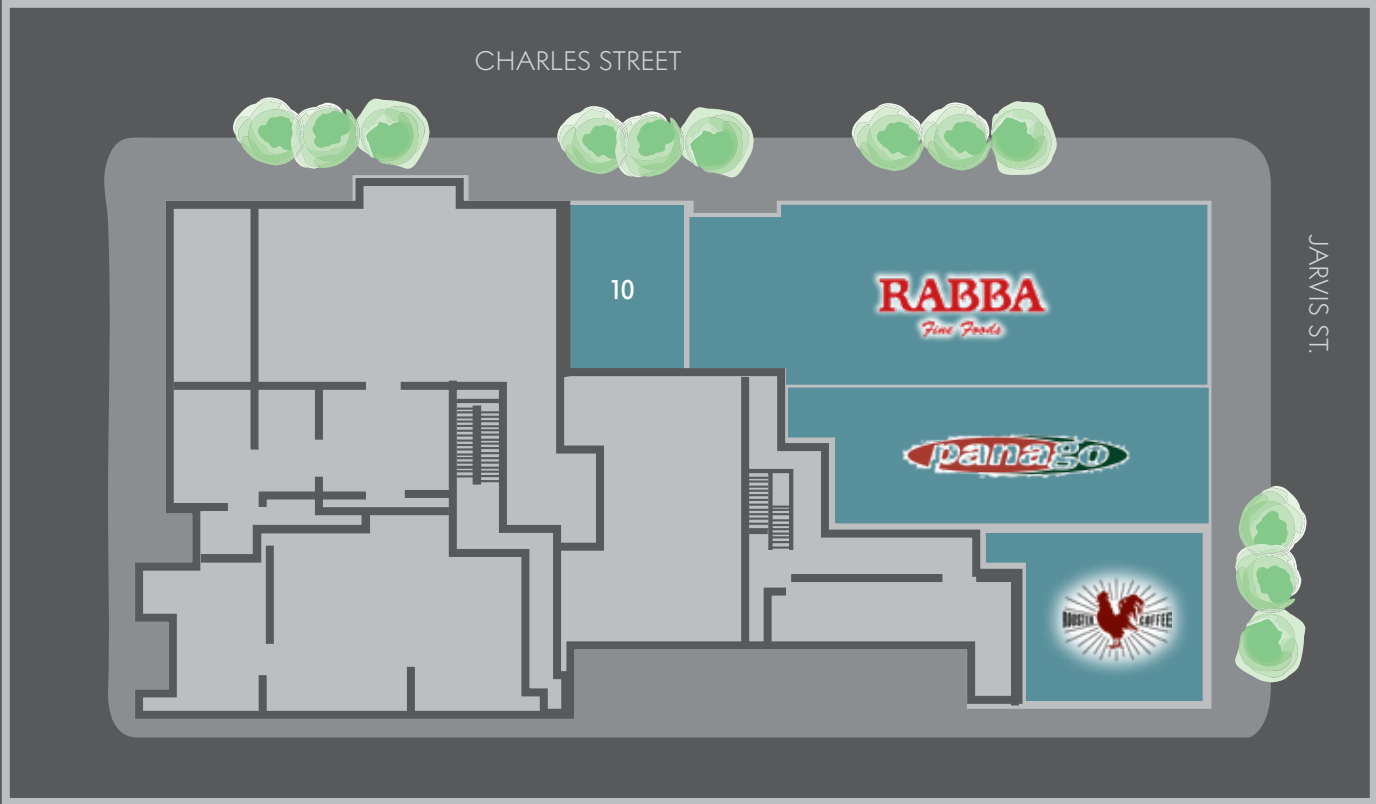
FIRST GULF

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LEASED

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COMMON AREAS



TENANTS:

UNIT	TENANT	AREA (SF)
10	Platis Cleaners	669
20	Rabba Fine Foods	4,028
30	Panago Pizza	1,832
40	Rooster Coffee Company	1,451
	TOTAL	7,980

welcome to

X2

7,980 sf of ground floor retail space in an urban mixed-use luxury condo.

- Located at Jarvis St. and Charles St.
- **49-storey residential tower with 560 units.**
- **Walking distance to Bloor St.** and the Rogers office main campus.
- Rogers head office has approximately 5,000 employees.

NEIGHBOURHOOD
DEMOGRAPHICS



**11,736
vehicles per day***
Average Daily Traffic Count
along Jarvis St. at Charles St.



**trade area
population****
within 1 km - 77,926
within 2 km - 157,984



**10 year projected
pop. growth****
within 1 km - 12%
within 2 km - 14%



**average
household income****
within 1 km - \$105,838
within 2 km - \$125,314



**trade area
households****
within 1 km - 46,085
within 2 km - 87,490



GETTING AROUND THE
NEIGHBOURHOOD

Walk Score

98

Transit Score

96

Bike Score

75

Mobility scores from
WalkScore.com, 2019

* CITY OF TORONTO TRAFFIC SAFETY
UNIT 2012

** ENVIRONICS ANALYTICS 2018