



VIDA

AT BAYVIEW VILLAGE

RETAIL/COMMERCIAL  
OPPORTUNITY FOR LEASE

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WITHIN AN URBAN SOPHISTICATED  
VIBRANT CONDOMINIUM RESIDENCE







RESIDENTIAL

RESIDENTIAL

RETAIL/COMMERCIAL  
LEVEL 2

RETAIL/COMMERCIAL  
LEVEL 1



SHEPPARD AVENUE EAST

SHEPPARD AVENUE EAST

Artist's Concept



# A UNIQUE LEASING OPPORTUNITY

VIDA represents an unparalleled opportunity to showcase your brand within the desirable neighbourhood of Bayview Village. Individual storefront and personal service condominium suites are available for lease.

Located just a block east of the upscale Bayview Village Shopping Centre and the Bayview/Yonge TTC station, this site scores high on a walkability and accessibility rating. Over 45 public parking spaces on site.

Built and managed by Castle Group, an award winning developer known for its commitment to architectural excellence and design, the retail and office premises at VIDA provide excellent exposure and access to a high density, affluent consumer base.

- Coffee House / Café
- Hair Salon
- Spa / Esthetics
- Nail Salon
- Medical Offices
- Dental Offices
- Pet Grooming
- Chiropractic
- Specialty Barber
- Physiotherapist
- Financial Services
- Sports Clinic
- Yoga Studio
- Optical Services
- Life Counseling
- Legal Services
- Accounting Services
- Banking Services
- Pharmacy
- Health Store
- Fitness Training
- Meditation Studio
- Learning Centre
- Health & Wellness



VIDA Internal Courtyard View and Lobby

Artist's Concept



# THE TRADE AREA

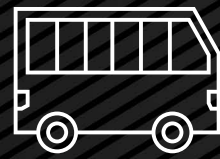
VIDA is located central to a number of Toronto's most affluent residential communities, with above average per capita income levels in the trade area. It is also located in a high growth area with a number of major residential projects planned/in the works/proposed.



WALK  
SCORE:

81

VERY WALKABLE



TRANSIT  
SCORE:

71

EXCELLENT TRANSIT



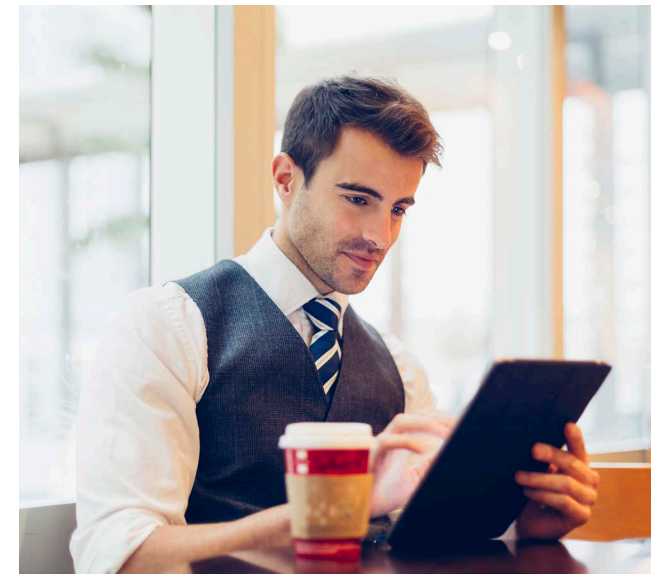
DAYTIME  
AREA  
POPULATION:

334,946



AVERAGE AREA  
HOUSEHOLD  
INCOME:

\$126,338



# A HIGH GROWTH MARKET

Within the next two years 3,785 new households and over 6,000 new neighbours will added to the immediate trade area.

DISTANCE	1 KM	3 KM	5 KM
POPULATION (EST.)	18,608	157,577	340,549
0 TO 4 YEARS	4.3%	4.6%	4.6%
5 TO 19 YEARS	10.9%	12.5%	13.5%
20 TO 24 YEARS	6.6%	7.8%	7.7%
25 TO 34 YEARS	19.7%	18.4%	15.8%
35 TO 44 YEARS	17.2%	15.5%	14.4%
45 TO 54 YEARS	12.6%	13.1%	13.8%
55 TO 64 YEARS	11.4%	11.8%	12.4%
65 TO 74 YEARS	9.1%	8.6%	9.1%
75 YEARS & OLDER	8.0%	8.0%	9.0%
MEDIAN AGE	39.4	39	40.7
HOUSEHOLDS	8,416	65,901	136,136
PERSONS PER HOUSEHOLD	2.19	2.37	2.48
AVG. HOUSEHOLD INCOME	\$119,869	\$118,611	\$126,338
DAYTIME POPULATION*	26,881	149,579	334,946

POPULATION INCREASE 2018/23	7.6%	4.2%	4.5%
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## PRIZM5 Social Groups:

DISTANCE	1 KM	3 KM	5 KM
U4 URBAN YOUNGER DIVERSE	66.9%	56.1%	46.3%
U2 URBAN UPSCALE DIVERSE	15.4%	20.9%	26.8%
U3 URBAN YOUNG	7.8%	10.3%	6.6%
U1 URBAN ELITE	7.7%	8.7%	12.8%
U5 URBAN DOWNSCALE	1.2%	1.3%	2.6%

5,000+

NEW CONDOMINIUM UNITS ARE  
EITHER UNDER CONSTRUCTION  
OR IN PRE-DEVELOPMENT IN  
THE BAYVIEW VILLAGE AREA

\*Source: Sitewise 05/19 | \*At Home and at Work



# PRIME RETAIL/ COMMERCIAL FLOOR PLANS

- Unparalleled frontage on Sheppard Avenue
- Amazing exposure and signage opportunity
- Suitable for most uses
- Direct access to public transportation
- Rapidly growing area
- 45+ retail commercial underground parking stalls



GROUND FLOOR

Artist's Concept

SHEPPARD AVENUE EAST







- Bright and airy office suites
- Suitable for a variety of professionals
- May be combined for larger user
- Convenient access by parking elevator from P-1

SECOND FLOOR



All dimensions, specifications, drawings, renderings and floorplans are approximate and are subject to change without notice. Actual dimensions and square footage may vary from that stated hereon. Floorplans are not to scale. Window and door locations, size and type may vary without notice. Bulkheads required for construction purposes have not been indicated.



# JOIN A PRESTIGIOUS AND UPSCALE NEIGHBOURHOOD

There's no finer address than Sheppard and Bayview. This affluent neighbourhood is a shopping mecca and is located a one-minute drive from the 401 and steps to the Bayview subway station, giving shoppers easy access to the area.

## 1. Bayview Village

Home to over 110 one-of-a-kind and luxury merchants, Bayview Village is one of Canada's most prestigious shopping centres catering to discerning foodies/fashionistas/decoristas seeking unique merchandise in an inviting, upscale environment. Anchored by Loblaws, Pusateri's, LCBO and Shoppers Drug Mart.

## 2. Ikea

## 3. Canadian Tire

## 4. Mark's Work Warehouse

## 5. LifeLabs Medical Laboratory Service

## 6. North York General Hospital

## 7. MEC North York

## 8. Toronto Sheppard YMCA Centre

## 9. Bite-Rite Denture Clinic

## 10. Toronto North Animal Hospital

## 11. Romanovsky and Associates Public Accountant

## 12. BuyNCell

## 13. CORE Performance Therapy Wellness

## 14. Bayview Village Veterinary Clinic

## 15. Ultimate Diagnostics Inc

## 16. Rexall

## 17. RONA

## 18. Just Drums

## 19. Sherwin-Williams Paint Store

## 20. Sobie's Barbecues

## 21. Invictus Game Station

## 22. Beer Store

## 23. Whole Foods Market

## 24. Yonge Sheppard Centre

Winners

Koodo

Dollarama

GNC

## 25. Empress Walk

Cineplex

LCBO

Best Buy

Walking On A Cloud

## 26. North York Centre

Toronto Public Library

Rexall

Starbucks

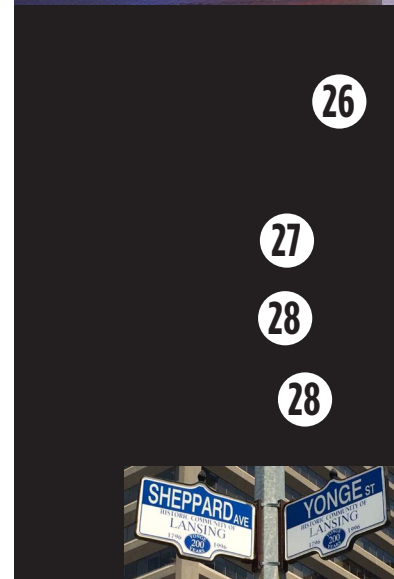
## 27. Douglas Snow Aquatic Centre

## 28. Toronto Centre for the Arts

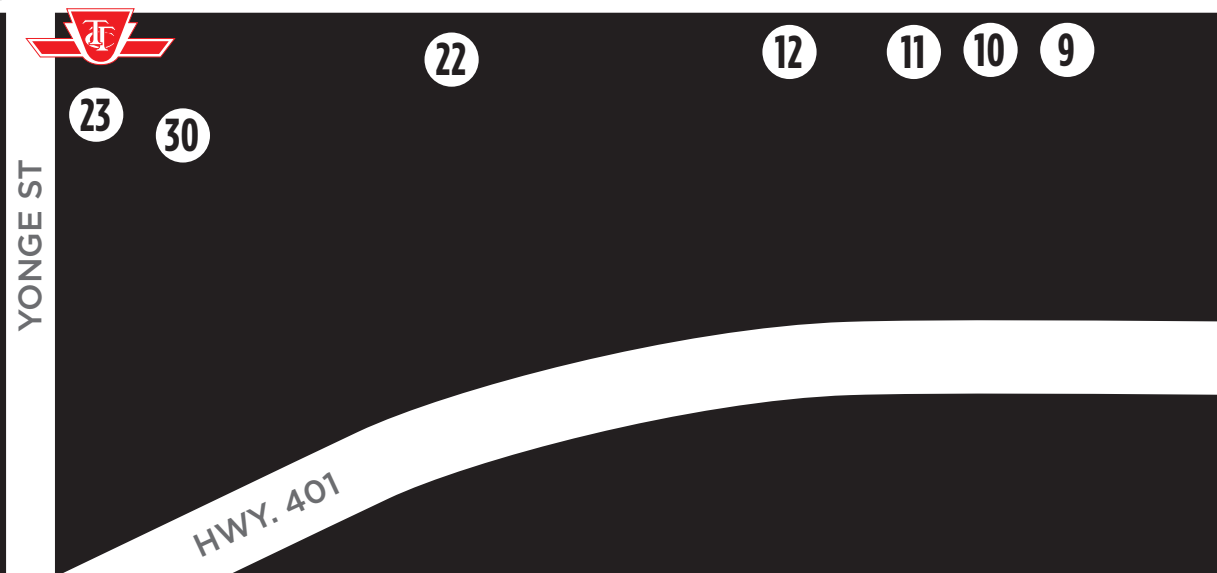
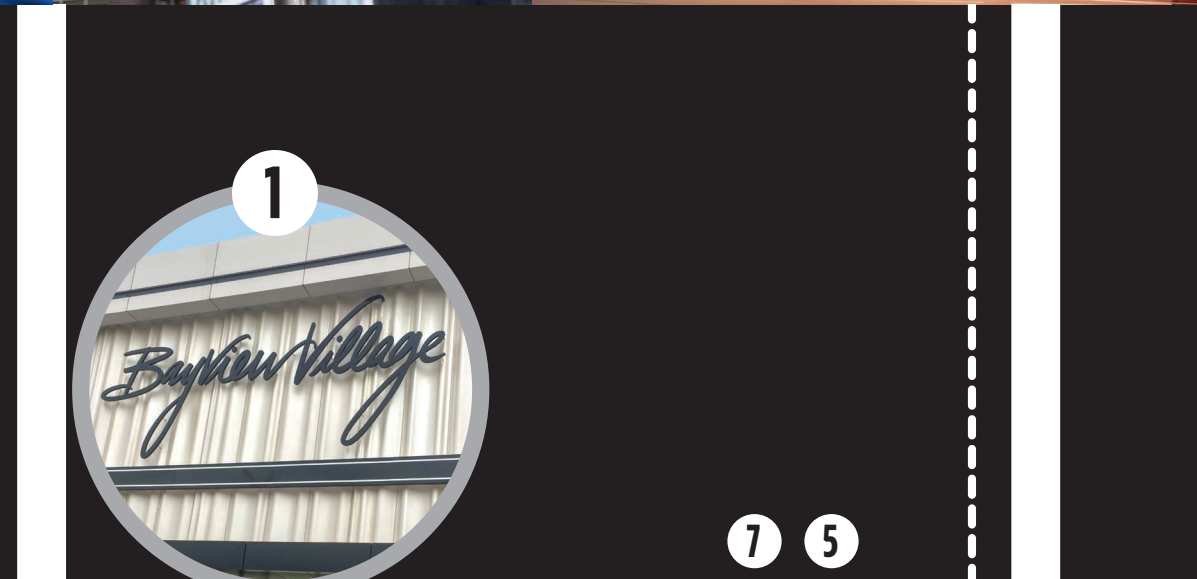
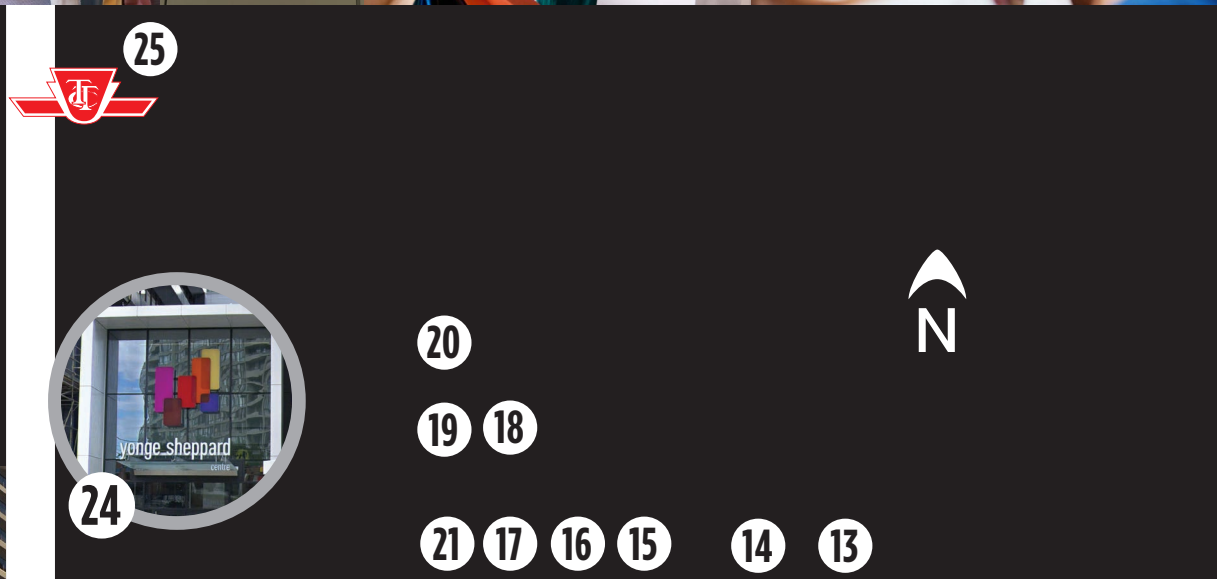
## 29. Shoppers Drug Mart

## 29. LCBO

## 30. ServiceOntario



SHEPPARD AVE. W.





# about the BUILDER

Castle Group Developments is a highly creative development team committed to exceeding today's condominium buyers' expectations. By delivering excellence in design and craftsmanship, Castle Group provides a higher end product and value offering with a standard of living that is beyond compare.

Our team combines distinguished architecture and livable interior designs with impressive amenities created to offer years of enjoyment for our purchasers. Collectively we bring integrity, creativity, and vision to each and every community we build. Investing in people and neighbourhoods for the long term. Witness Castle Group's signature style in our highly successful Bellair Gardens, a luxurious boutique condominium in one of Toronto's premium neighbourhoods or in our flagship community of Tuscany Gates, offering European inspired living in Mississauga.

Attention to "Lifestyle and Value" remain the primary focus in all of our projects. We want to offer lifestyle experiences which are part of the city but not in the heart of the city. Visit our latest completed project, The Palm Condominium Residences, conveniently located across from the Finch Subway where the whole city is in the palm of your hands. Or visit our current project in North York, VIDA at Bayview Village, a building designed with modern urban architecture and a vibrancy that speaks to residents on a personal level. Fun, lively and stylish, VIDA is a condominium that is as convenient as it is prestigious.



THE PALM  
NORTH YORK | COMPLETED



TUSCANY GATES  
MISSISSAUGA | COMPLETED



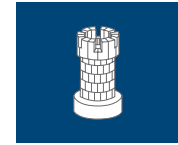
BELLAIR GARDENS  
YORK MILLS TORONTO | COMPLETED





VIDA

AT BAYVIEW VILLAGE



CASTLE GROUP  
DEVELOPMENTS

Your Home Is Your Castle.

## YOUR BUSINESS WILL BENEFIT FROM THE VIDA LIFESTYLE

### LEASE TERMS:

Minimum Rent psfpa - Contact Listing Agent

Additional Rent psfpa - Est. \$23.00 (2019) at grade

- Est. \$14.00 (2019) second floor

**REGENT STREET**  
Retail & Restaurant Real Estate Solutions

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