



OWNED AND MANAGED BY
RIO CAN

**yonge
sheppard**
centre

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WELCOME TO OUR BLOCK

Welcome to the new Yonge Sheppard Centre.

With a \$250M revitalization underway, the new Yonge Sheppard Centre 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

The Yonge Sheppard Centre will soon boast a new retail exterior elevation, an extensive renovation of the mall interior, anchored by Longo's, LA Fitness, and Winners, and a planned 39-storey residential tower adding 375 new high-rise units. Shoppers will enter 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.





150,000+

PEOPLE RESIDE WITHIN
A 3 KM RADIUS

96,225

VEHICLES DRIVE
PAST THE
INTERSECTION DAILY

49,000

PEOPLE PASS THROUGH
THE SITE AS PART OF
THEIR DAILY COMMUTE



\$8.3 Billion

IN ANNUAL HOUSEHOLD
EXPENDITURES — AN
INCREASE OF \$1 BILLION
IN THE PAST YEAR

\$118,000

AVERAGE HOUSEHOLD
INCOME

3.7%

ANTICIPATED GROWTH
IN RESIDENTS BY 2020

PROJECTED GROWTH

| | 2017 | 2027 |
|--------------------------------|--------|--------|
| TOTAL POPULATION | 150K | 168K |
| TOTAL POPULATION AGED 20-54 | 83K | 88K |
| TOTAL HOUSEHOLDS | 64K | 71K |
| AVERAGE POPULATION AGE | 41 | 43 |
| AVERAGE HOUSEHOLD INCOME | \$118K | \$158K |
| OWN A HOME | 63% | 64% |
| UNIVERSITY EDUCATED ADULTS | 53% | 59% |

THE NUMBERS ADD UP

Last year alone, food sales increased by \$200 million,
and that was only the start of what’s to come.

\$8.3 Billion

ANNUAL HOUSEHOLD
EXPENDITURES

RESTAURANTS

\$347.2 Million

HEALTH & PERSONAL CARE

\$433.4 Million

CLOTHING

\$313 Million

GROCERY STORES

\$489.1 Million

HOUSEHOLD, FURNITURE,
DÉCOR AND EQUIPMENT

\$590 Million

AGE VARIATIONS:

15-24

12.16%

25-34

18.19%

35-44

15.56%

45-54

13.97%

55-64

11.88%

65+

15.85%

45% OF FAMILIES HAVE MORE THAN ONE CHILD



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 Winners, Shoppers Drug Mart, Dollarama, GNC and Miniso Home and the best food options available, visitors will always find exactly what they're looking for.

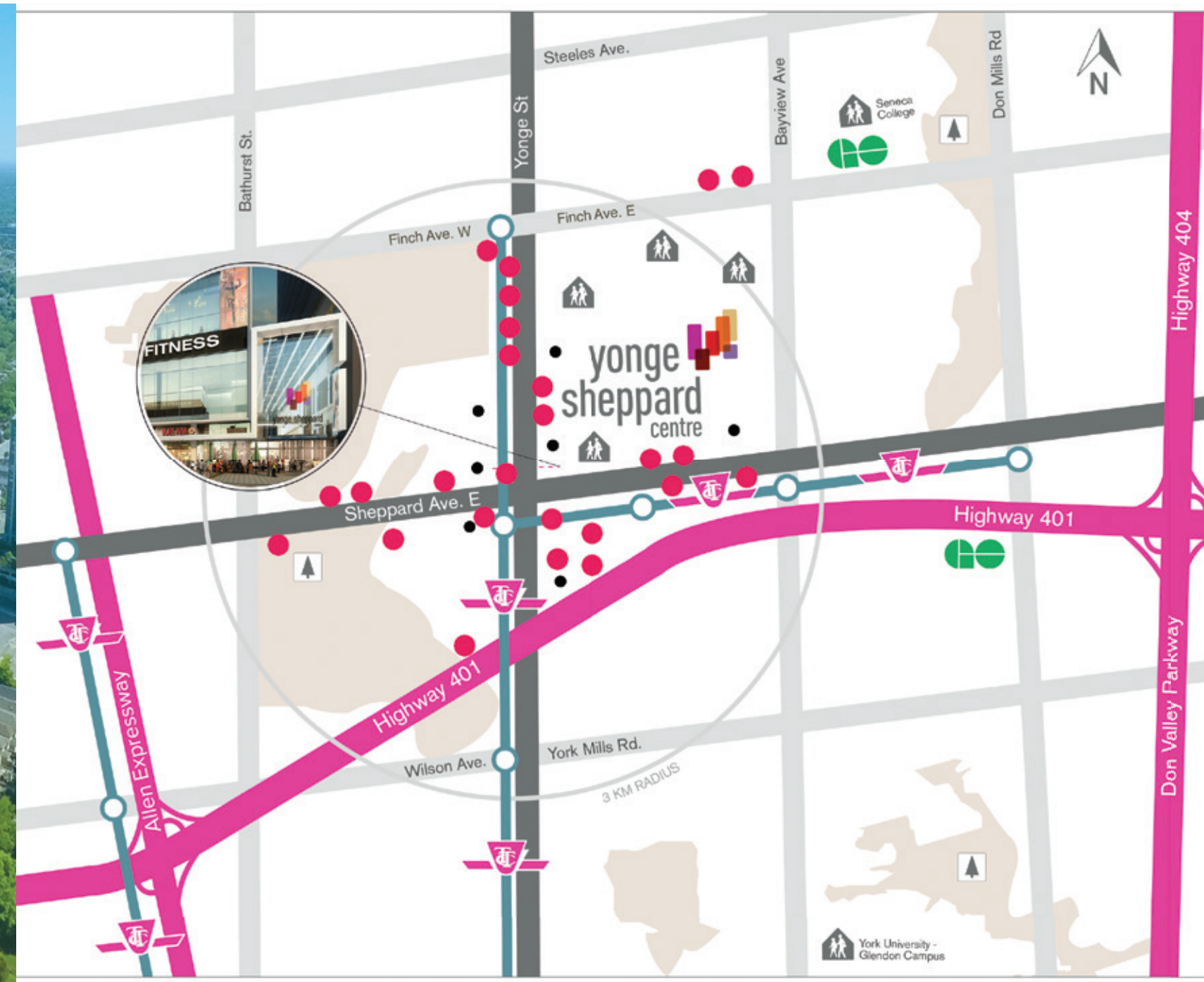
A&W
Butter Chick
Blaze
Five Guys
Flock
Furama
Freshii
Freshly Squeezed

IQ Foods
Jimmy the Greek
Kim Kim Bakery
Mo's Golden Pretzel
Popeye's
Potatopia
Potbelly Sandwiches
Purdy's

Second Cup
Sweet Jesus
Thai Express
Tim Hortons
Villa Madina
What a Bagel
Wikki Hut

MEET THE NEIGHBOURS

With 64,000 households nearby and an additional 6,400 condos being planned for development, the area is constantly growing. Yonge Sheppard Centre currently has 1,008 units and 3,502 people who reside in the building, but with construction underway on a 39-storey residence with over 350 more units, we're growing even bigger.



- TTC STATIONS
- TTC SUBWAY LINE
- HIGHWAY/EXPRESSWAY
- PARKS
- SCHOOLS
- GO STATIONS
- FUTURE CONDOS
- COMMERCIAL BUILDINGS

TWO-MINUTE
DRIVE TO

401

CONNECTED TO

TTC

THIRTEEN-MINUTE
DRIVE TO

DVP



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 an office population of 7,500 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.

EXPERTS IN REAL ESTATE

RioCan is Canada's largest real estate investment trust with a total enterprise value of approximately \$13.9 billion at September 30, 2017. 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 294 properties, including 16 development properties, with an aggregate net leasable area of approximately 45 million square feet. To learn more about how we deliver real vision on solid ground, visit 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

Spread over seven and a half acres, this mixed use contemporary community will border Wellington, Spadina and Front. With over 1.5 million sq. ft. of residential, 1 million sq. ft. of office and 500,000 sq. ft. of retail planned, this new neighbourhood will be a major hub for Toronto's downtown west.

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MAKE OUR BLOCK YOURS

OWNED AND MANAGED BY
RIO CAN

yonge
sheppard
centre

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.