

23

BUCKINGHAM STREET

VANDYK
PROPERTIES



Premium **Grocery** Leasing Opportunity



Overview

The burgeoning Grand Central Mimico™ district is located in a family-oriented neighbourhood in Toronto's west-end, positioned in close proximity to many of Toronto's major arterials including the Gardiner Expressway, The Queensway and Lakeshore Boulevard. Recognized as a priority "Regeneration Area" by the City of Toronto, significant reinvestment and intensification of the area is underway, enabling new residential and employment in the community. This all-inclusive neighbourhood will feature a new modern reconstructed Mimico GO station, with integrated access points to several new mixed-use buildings. A new 1.2km Greenway along the southern edge of Grand Central Mimico, will connect the Judson neighbourhood to the west and Mystic Pointe to the east to this central hub.

CURATING AN AUTHENTIC DESTINATION & RETAIL EXPERIENCE

Heritage serves as inspiration for this new district as reflected in the architecture of 23 Buckingham Street. Rich brickwork, steel awnings, black mullions and cross bracing, celebrate Mimico industrial heritage and rail history. This authentic backdrop is well suited for like-minded businesses as Vandyk Properties carefully curates complementary retail tenants at the podium of this 3-tower mixed-use building. 23 Buckingham is the first sold out phase of Grand Central Mimico, consisting of 749 residential units, over 45,000 SF of office and over 20,000 SF of retail at its podium.

URBAN GROCERY
ARTISAN COFFEE
RESTAURANTS
HEALTH + WELLNESS
BREWERY
BOUTIQUE SHOPS

GRAND
CENTRAL
MIMICO

23

BUCKINGHAM
STREET

GRAND CENTRAL MIMICO™
PHASE 3

GRAND CENTRAL MIMICO™
PHASE 2

SOUTH TOWER
379 SUITES

CENTRAL TOWER
264 SUITES

NORTH TOWER
106 SUITES

OFFICE | OVER 45,000 SF

GROCERY ★

RETAIL

Grocery Details

Unit Size: 13,767 SF (Interior)

P1 Cart Corral: 394 SF

Patio: 602 SF

Mechanical Mezzanine: 518 SF

Available: Q1 2025

Net Rent: Contact Listing Agent

Additional Rent: \$15.00 PSF (Est. 2025)

Term: 10 Years









Highlights

- Prime ground floor retail space
- New construction retail at the base of 749 residential units in new condo
- Over 45,000 SF of new office space directly above
- Over 2,300,000 SF of incoming mixed-use buildings within 500 metres
- New Greenway and pedestrian bridge at Royal York Road, to connect surrounding neighbourhoods to this central hub.
- 350 metres from Mimico GO Station
- 1,600 average daily Mimico GO ridership
- High visibility & exposure



Demographics

	CURRENT (3 km Radius)	23 BUCKINGHAM ST (Projected)	PROJECTED 10-15 YEARS (500m Radius)
 POPULATION	86,027	1,875 ^{+/-}	12,000 ^{+/-}
 DAYTIME POPULATION	69,957	2,500 ^{+/-}	15,000 ^{+/-}
 MEDIAN AGE	40	41	-
 TOTAL HOUSEHOLDS	40,754	749	5,052+
 AVG. HOUSEHOLD INCOME	\$109,768	Avg. to high income earners	Avg. to high income earners
 AVG. COST PER RESIDENCE	\$1,500,756	\$687,000	-



Area Developments

Total Residential Units: 4,592 | Total Office: 213,537 SF

- A** 49/53/55 JUDSON STREET

Units: 100
Stores: 3, 4
Office SF: 61,537
Status: Pre-construction
- B** 251 MANITOBA STREET

Units: 499
Stores: 11, 29
Office SF: 0
Status: Pre-construction
- C** 10 AUDLEY STREET

Units: 880
Stores: 20, 24
Office SF: 0
Status: Pre-construction
- D** 1 & 25 AUDLEY STREET

Units: 838
Stores: 26, 36
Office SF: 0
Status: Pre-construction

★ Grand Central Mimico™

VANDYK PROPERTIES

- ★** 23 BUCKINGHAM STREET

Units: 749
Stores: 12, 26, 37
Retail SF: 20,000
Office SF: 50,000
Status: Pre-construction

- E** 39 NEWCASTLE STREET

Units: 834
Stores: 22, 30, 36
Retail SF: 27,000
Office SF: 0
Status: Pre-construction

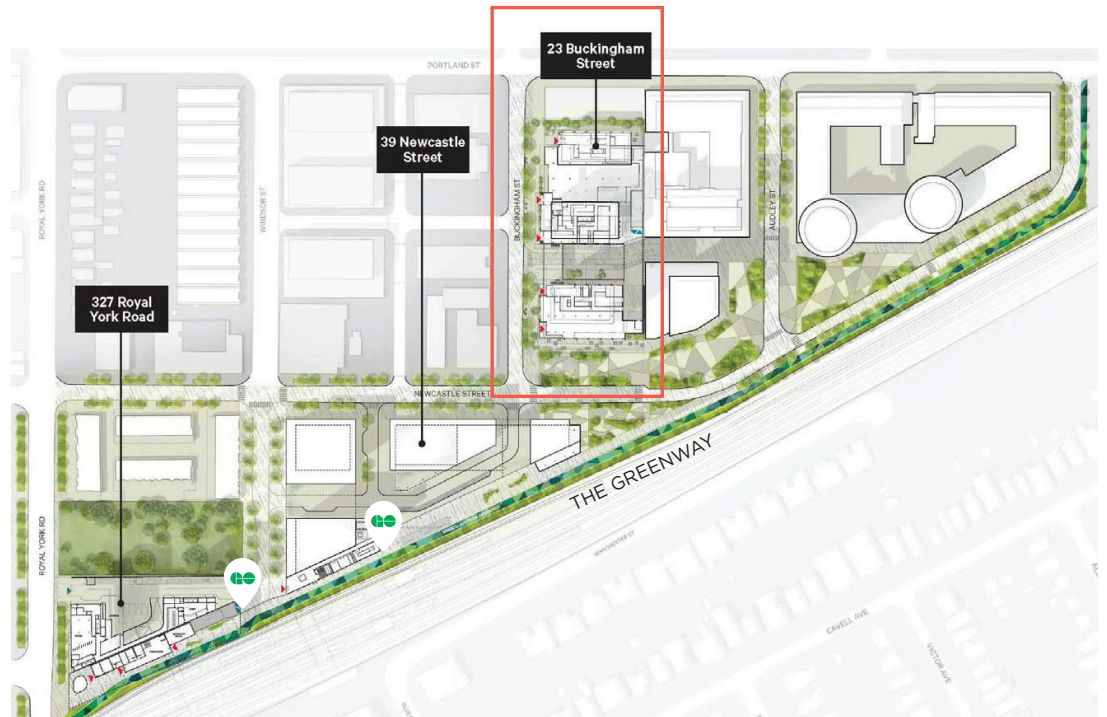
- F** 327 ROYAL YORK ROAD

Units: 692
Stores: 29, 44
Retail SF: 2,200
Office SF: 102,000
Status: Pre-construction

■ Planned Regeneration
 ■ Mimico GO Station
 ⋯ The Greenway
 ⋯ Pedestrian Bridge



Retail Site Plan



Grocery
Unit

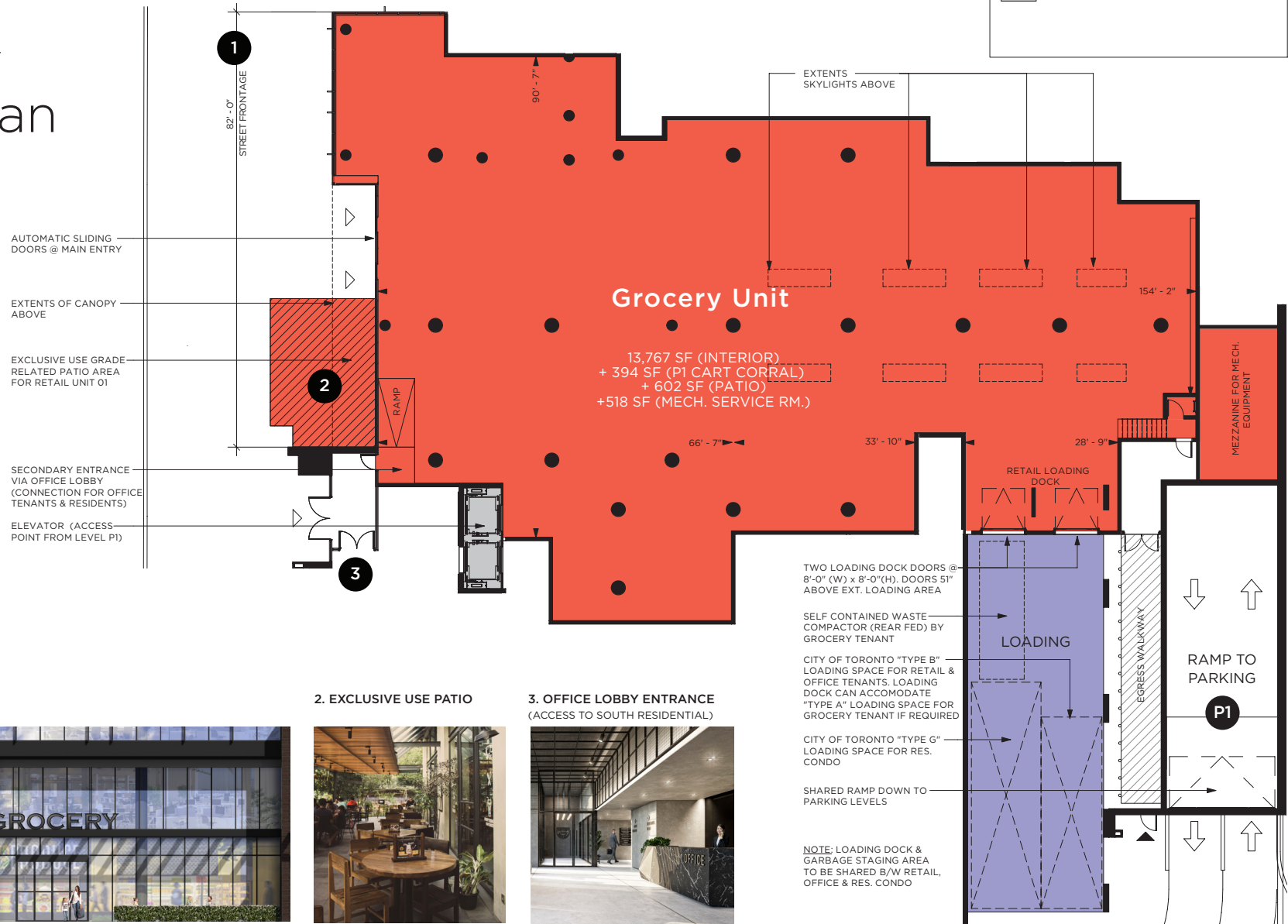
GROCERY



GRAND
CENTRAL
MIMICO

Grocery Floor Plan

LEGEND	
	GROCERY UNIT LEASABLE AREA
	GROCERY UNIT LEASABLE AREA (ANCILLARY)
	BUILDING SERVICE AREAS
	MAJOR VERTICAL PENETRATIONS



1. STREET FRONTAGE



2. EXCLUSIVE USE PATIO







3. OFFICE LOBBY ENTRANCE
 (ACCESS TO SOUTH RESIDENTIAL)

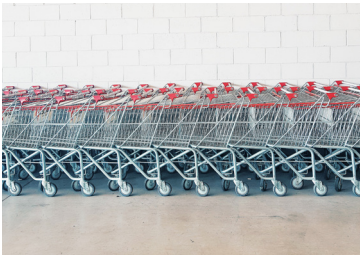


Parking Floor Plan

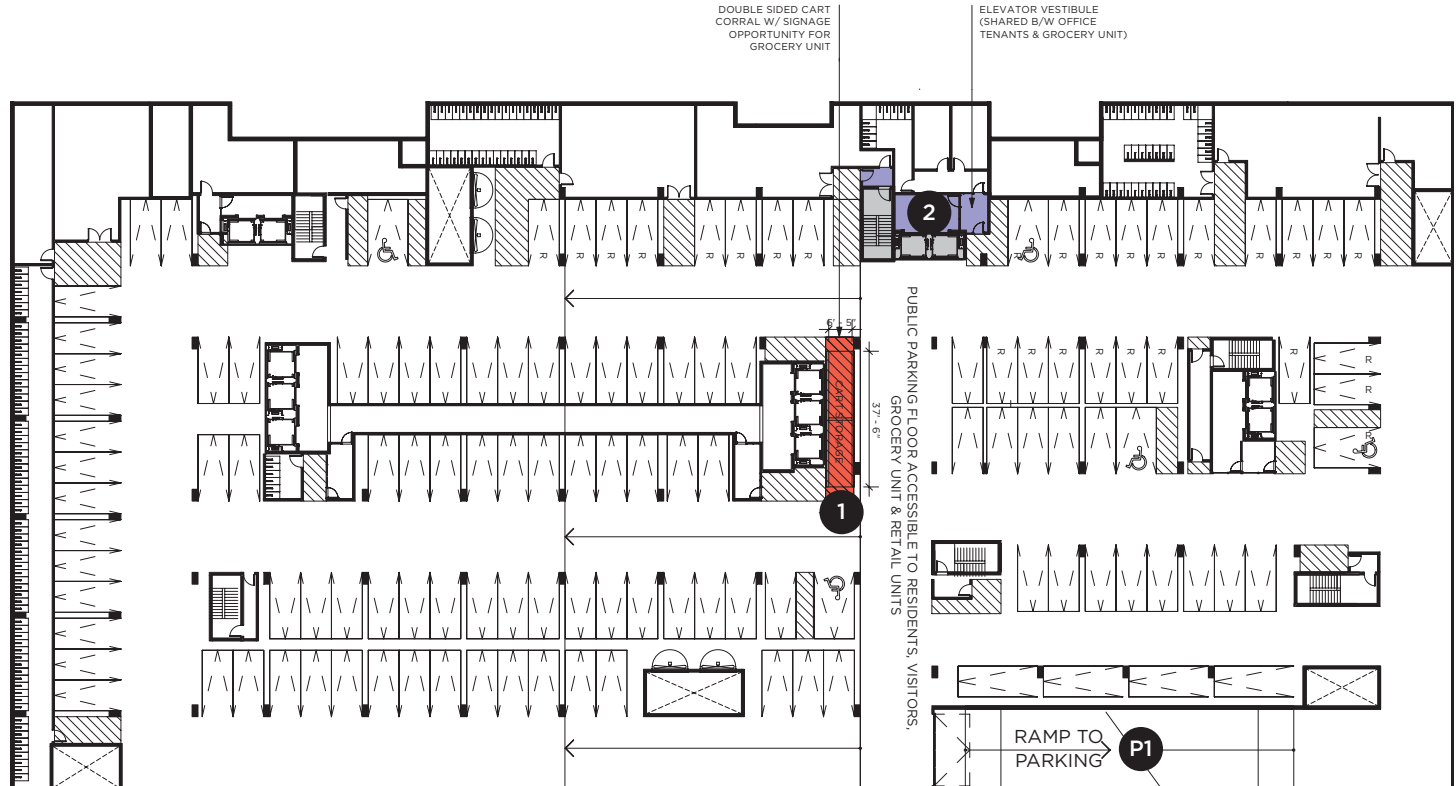
124 PARKING SPACES

LEGEND	
	GROCERY UNIT LEASABLE AREA
	GROCERY UNIT LEASABLE AREA (ANCILLARY)
	BUILDING SERVICE AREAS
	MAJOR VERTICAL PENETRATIONS

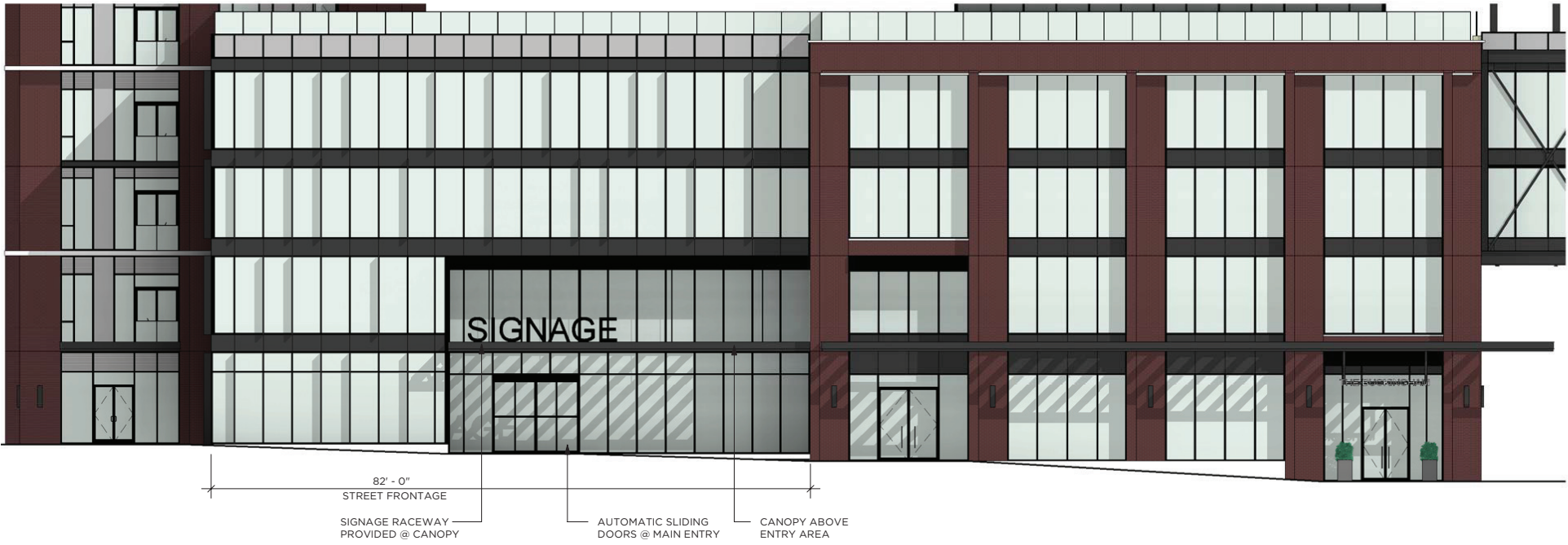
1. DOUBLE SIDED CART STORAGE WITH SIGNAGE OPPORTUNITY



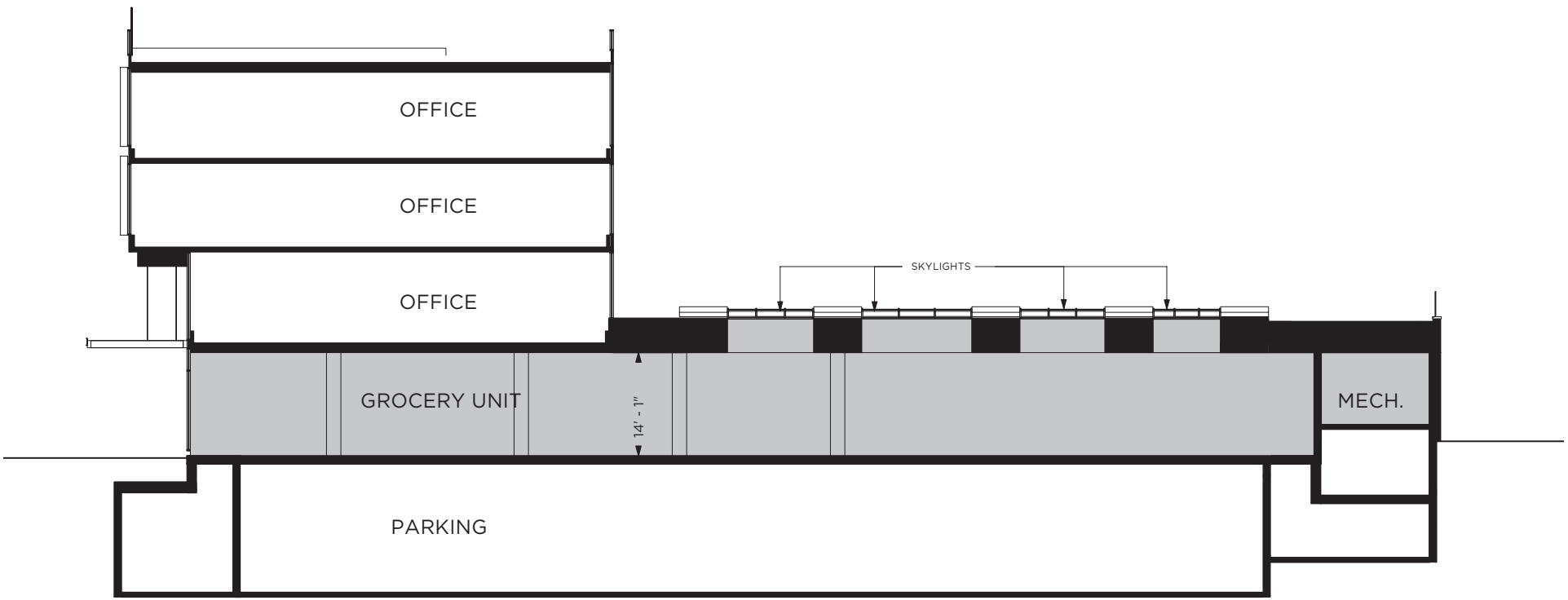
2. ELEVATOR TO GROCERY/OFFICE/RETAIL



Grocery Elevation



Grocery Section



23 BUCKINGHAM STREET, ETOBICOKE, ON M8Y 2W2

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