

# 5139-5145 Dundas Street West



Prime Retail Steps From Kipling  
Avenue and Dundas Street West





# Opportunity Overview

5139-5145 Dundas Street West presents a prime retail opportunity in the heart of Etobicoke. This corner property boasts wraparound visibility and 5,085 SF of space at the base of a 170-unit purpose-built rental. The location offers versatile demising options, with the potential for either one large-format operator or multiple small-format operators seeking right-sized units. Situated in a bustling area with high foot traffic and convenient access to public transit, this retail space combines excellent visibility with the amenities of a growing residential community.



## DEMOGRAPHICS – WITHIN 1KM



27,741

Total  
Population



28,674

Daytime  
Population



15.7%

Growth Rate Over  
Next 5 Years



\$120,679

Average HH  
Income



37.4

Median  
Age



88

Walk  
Score



90

Transit  
Score



# Area Overview

Islington-City Centre West in Etobicoke is a rapidly gentrifying neighborhood centered on Dundas Street West. This area is attracting diverse businesses and residents, with neighboring retailers including F45, Hasty Market, Subway, Pizza Hut, CIBC, Rexall, and Academy of Math and English. The location offers excellent accessibility, with easy access to the Bloor line subway, Kipling GO Station, and a 5-minute drive from the Gardiner Expressway.

As the neighborhood evolves, it's becoming increasingly attractive to young professionals and families, creating a dynamic environment for new businesses. The nearby Islington Golf Club, a staple in the community since 1923, adds to the area's appeal. Public attractions such as Central Arena, Kingsway Platform Tennis Club, Memorial Pool and Health Club, Etobicoke Football Club, and Etobicoke Collegiate Institute bring a steady flow of people to the area, enhancing its vibrancy and foot traffic.

## NOTABLE DEVELOPMENT UNDER CONSTRUCTION

#	NAME	DEVELOPER	UNITS
01	Kipling Station Condos	CentreCourt	563
02	5207 Dundas Street West	Tricon	725
03	Westerly Condos	Tridel	612
04	Cavo Condominiums	Minto	325
05	Amica Islington Village	Amica Senior Lifestyles	199





# Property Details

<b>Units:</b>	
Retail 1:	2,317 SF
Retail 2:	973 SF
Retail 3:	654 SF
Retail 4:	1,141 SF
Total:	5,085 SF
<b>Net Rent:</b>	Please Contact Listing Agents
<b>Additional Rent:</b>	TBD
<b>Term:</b>	5-10 Years

Can be leased  
together or  
separately



# Property Highlights

- Customizable spaces with flexible demising options
- Steps away from Kipling Station (subway and GO transit)
- Commanding wrap around corner presence for maximum visibility and branding
- Dedicated shipping and receiving area
- Neighbouring retailers include F45, Hasty Market, Subway, Pizza Hut, CIBC, Rexall, and Academy of Math and English

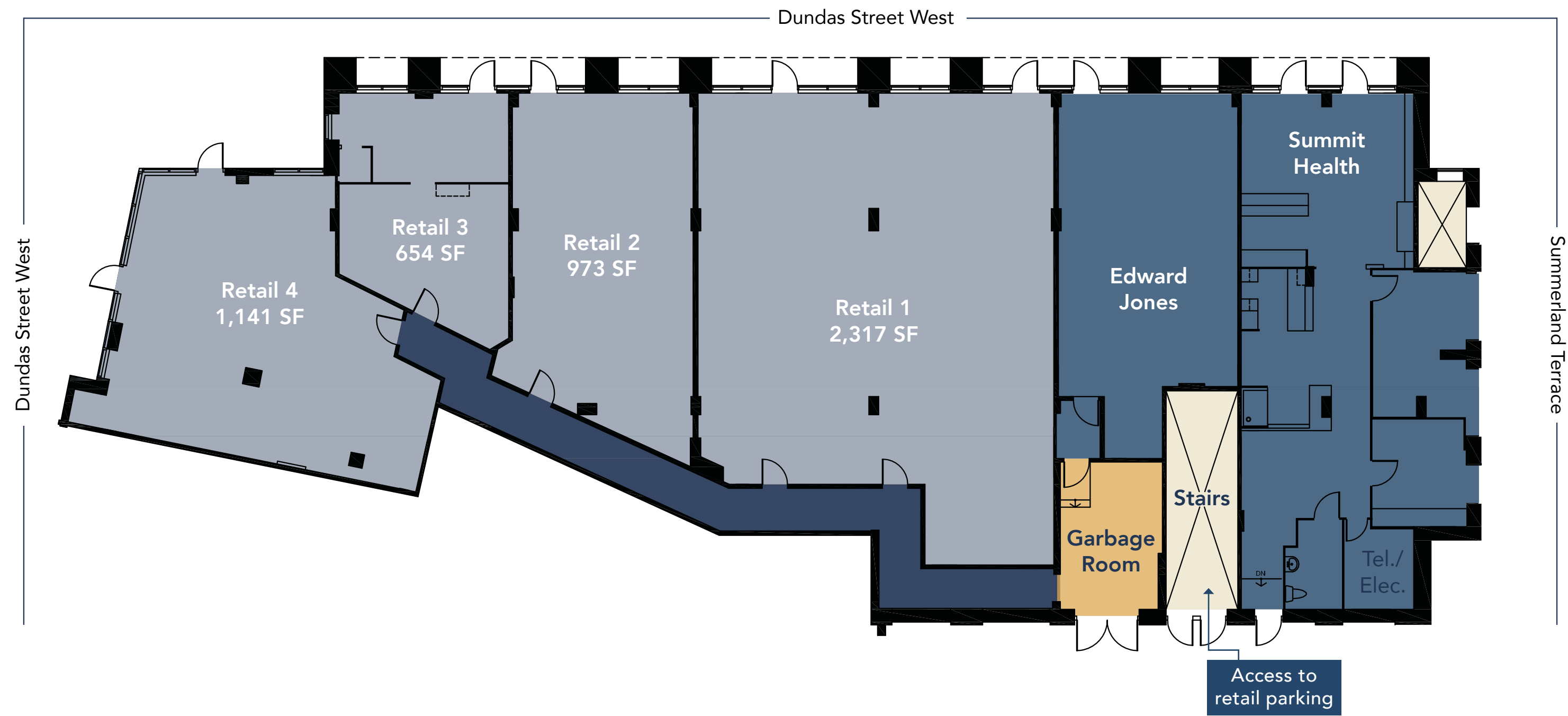




# Floor Plan



## DEMISING OPTIONS







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