

5137-5145 Dundas Street West

Prime Retail Steps From Kipling
Avenue and Dundas Street West



Opportunity Overview

5137-5145 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 779-unit residential community. 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, becoming increasingly attractive to young professionals and families while creating a dynamic environment for new businesses. The area’s appeal is enhanced by the historic Islington Golf Club, established in 1923, alongside public attractions such as Central Arena, Kingsway Platform Tennis Club, Memorial Pool and Health Club, Etobicoke Football Club, and Etobicoke Collegiate Institute—all contributing to the neighborhood’s vibrancy and steady foot traffic.

Adding to this transformation, the City of Toronto is relocating the Etobicoke Civic Centre to the Bloor-Kipling area on City-owned lands, where the relocated facility will function as a state-of-the-art civic hub featuring complementary public amenities: a community recreation centre, public library, non-profit childcare centre, versatile community spaces, and a civic square designed for public events and programming to further serve this evolving community.

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.

NOTABLE DEVELOPMENT UNDER CONSTRUCTION

#	NAME	DEVELOPER	UNITS
1	Kipling Station Condos	CentreCourt	563
2	5207 Dundas Street West	Tricon	725
3	Westerly Condos	Tridel	612
4	Cavo Condominiums	Minto	325
5	Amica Islington Village	Amica Senior Lifestyles	199



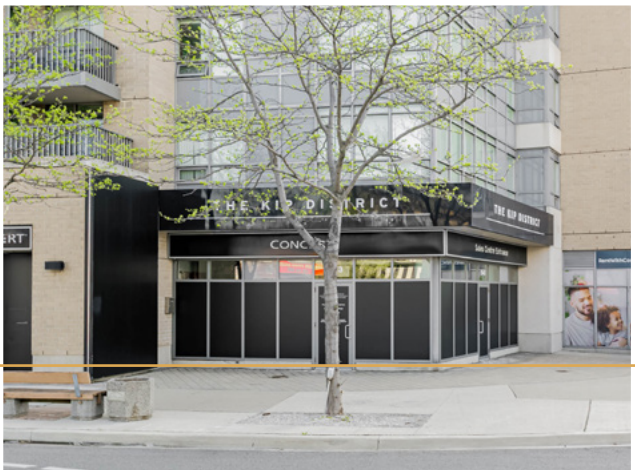
Property Details

Units:		
Retail 1:	2,317 SF	Can be leased together or separately
Retail 2:	973 SF	
Retail 3:	654 SF	
Retail 4:	1,141 SF	
Total:	5,085 SF	
Net Rent:	Please Contact Listing Agents	
Additional Rent:	\$11.91 PSF + 5% Management Fee (EST. 2025)	
Term:	5-10 Years	



Property Highlights

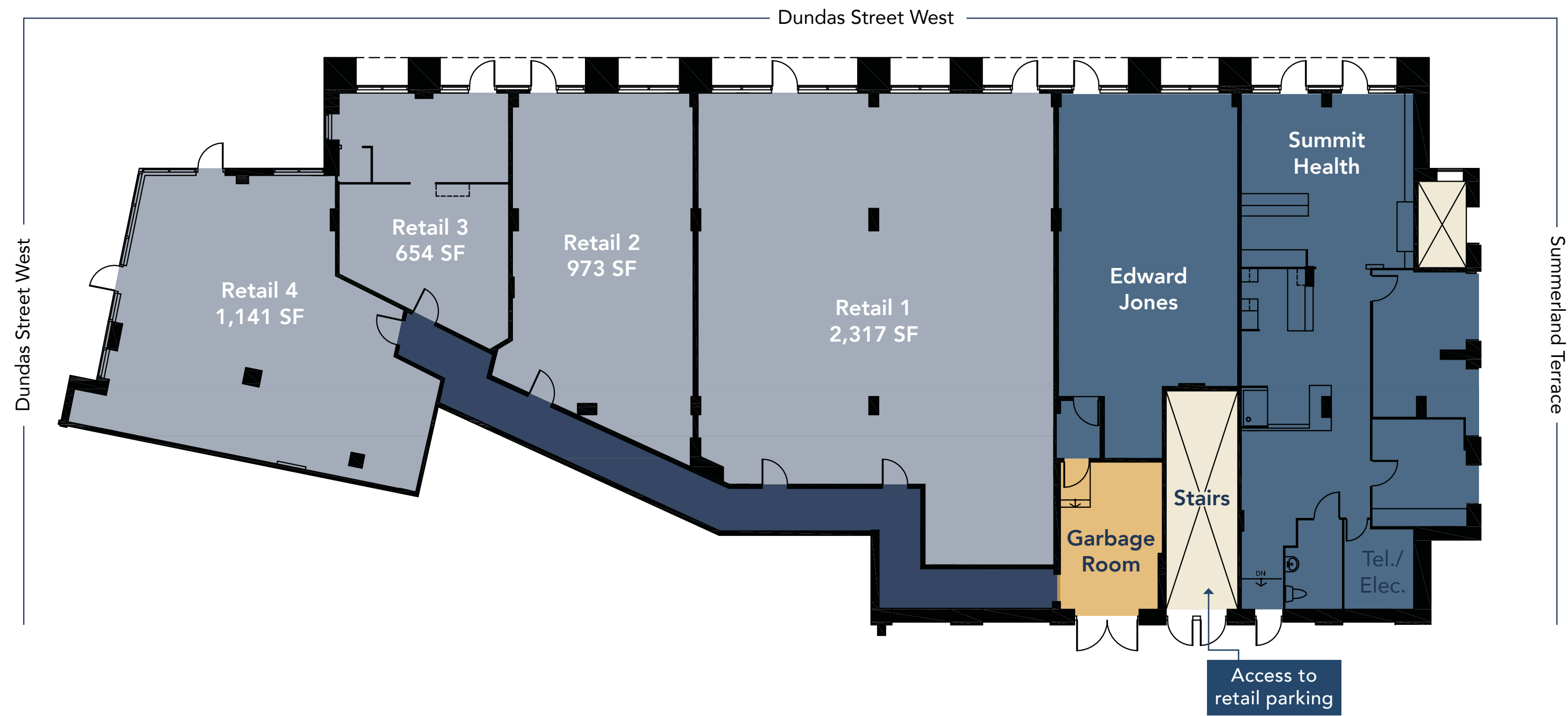
- Customizable spaces with flexible demising options
- Steps away from Kipling Station (subway and GO transit)
- Commanding wrap around corner presence for maximum visibility and branding
- Dedicated shipping and receiving area
- Neighbouring retailers include F45, Hasty Market, Subway, Pizza Hut, CIBC,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



Floor Plan



DEMISING OPTIONS





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**Broker. *Sales Representative.

