



 PINNACLE  
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3260 Sheppard Avenue East

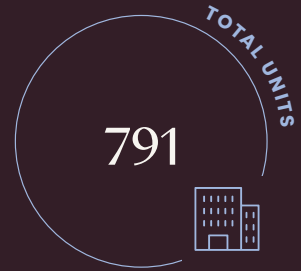
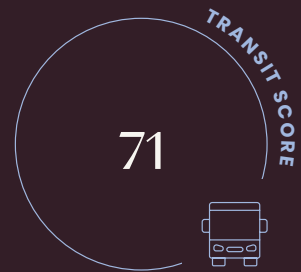
PINNACLE TORONTO EAST

# Area Overview

Situated at the prominent intersection of Sheppard Avenue East and Warden Avenue in Toronto's dynamic east end, Pinnacle Toronto East positions retailers at the heart of a thriving, established residential community. The surrounding trade area represents a mature, high-density suburban node characterized by strong household formation and consistent consumer activity.

Fronting Sheppard Avenue East with vehicular traffic counts of 33,682 AADT, the property offers outstanding visibility and accessibility via major highway corridors, with further growth anticipated along the future proposed TTC extension line. The location benefits from its position within a well-established neighborhood surrounded by extensive residential development, creating sustained demand for retail services and amenities.

Anchored by national retailers including Food Depot Supermarket, Dollarama, and McDonald's, Pinnacle Toronto East presents a compelling opportunity for retailers seeking a high-traffic suburban node with strong fundamentals and proven market stability.



|                                      | 0.5 km    | 1 km      | 1.5 km    |
|--------------------------------------|-----------|-----------|-----------|
| <b>TOTAL POPULATION</b>              | 5,424     | 20,263    | 36,433    |
| <b>DAYTIME POPULATION</b>            | 4,244     | 15,162    | 27,682    |
| <b>GROWTH RATE OVER NEXT 5 YEARS</b> | 39.9%     | 10.9%     | 6.9%      |
| <b>AVG. HOUSEHOLD INCOME</b>         | \$146,929 | \$119,812 | \$118,589 |
| <b>MEDIAN AGE</b>                    | 40.5      | 40.9      | 40.9      |

Source: Environics, 2026



## Property Highlights

6 retail units available ranging from 710 to 1,980 sf, with demising options up to 4,201 sf to accommodate a variety of retail and service concepts

Prime corner exposure at Sheppard Avenue East and Warden Avenue, with 33,682 vehicles passing daily and frontage along one of Scarborough's most travelled arterials

791-unit residential development directly above, providing an immediate and captive built-in customer base from day one

Underground commercial parking on-site, supporting convenience-driven retail and service tenants

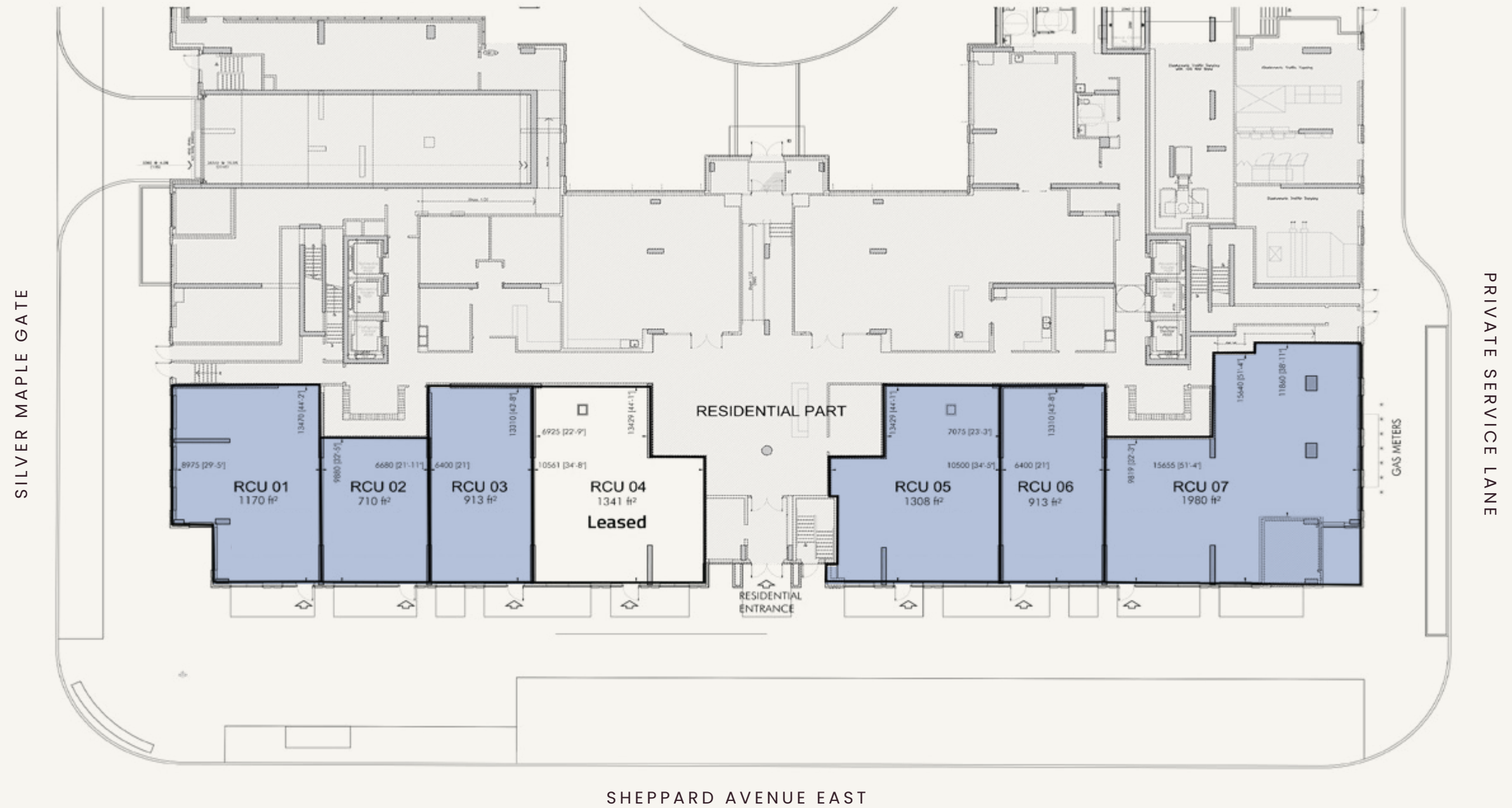
Future transit-oriented growth with the property situated along the proposed TTC extension line, driving long-term population density and foot traffic to the node

## Property Overview

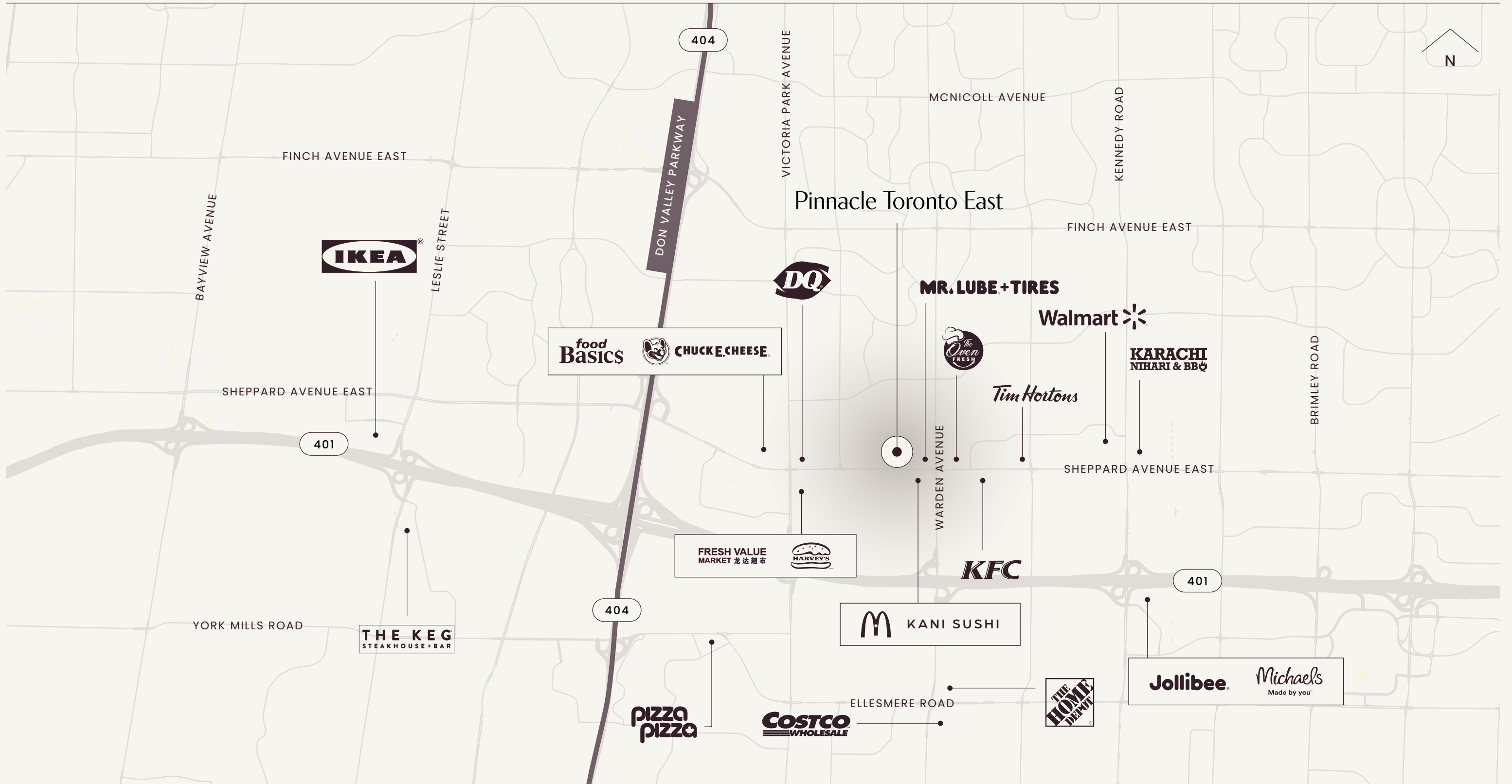
|                    |                          |
|--------------------|--------------------------|
| TOTAL RETAIL UNITS | 6 Units                  |
| UNIT SIZE          | 710-4,201 sf (demisable) |
| RESIDENTIAL UNITS  | 791                      |
| PARKING            | Underground Commercial   |
| VEHICULAR TRAFFIC  | 33,682 AADT              |
| RENT               | Contact Listing Agents   |
| ADDITIONAL RENT    | \$16.00/sf (2026 est.)   |



# Floor Plan



# Neighbourhood



# 3260 Sheppard Avenue East

## PINNACLE TORONTO EAST

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