

Humbertown Shopping Centre

Premium office opportunities in a well-established location

1,400 - 2,400 SF

Brand-new office spaces



New Offices Spaces

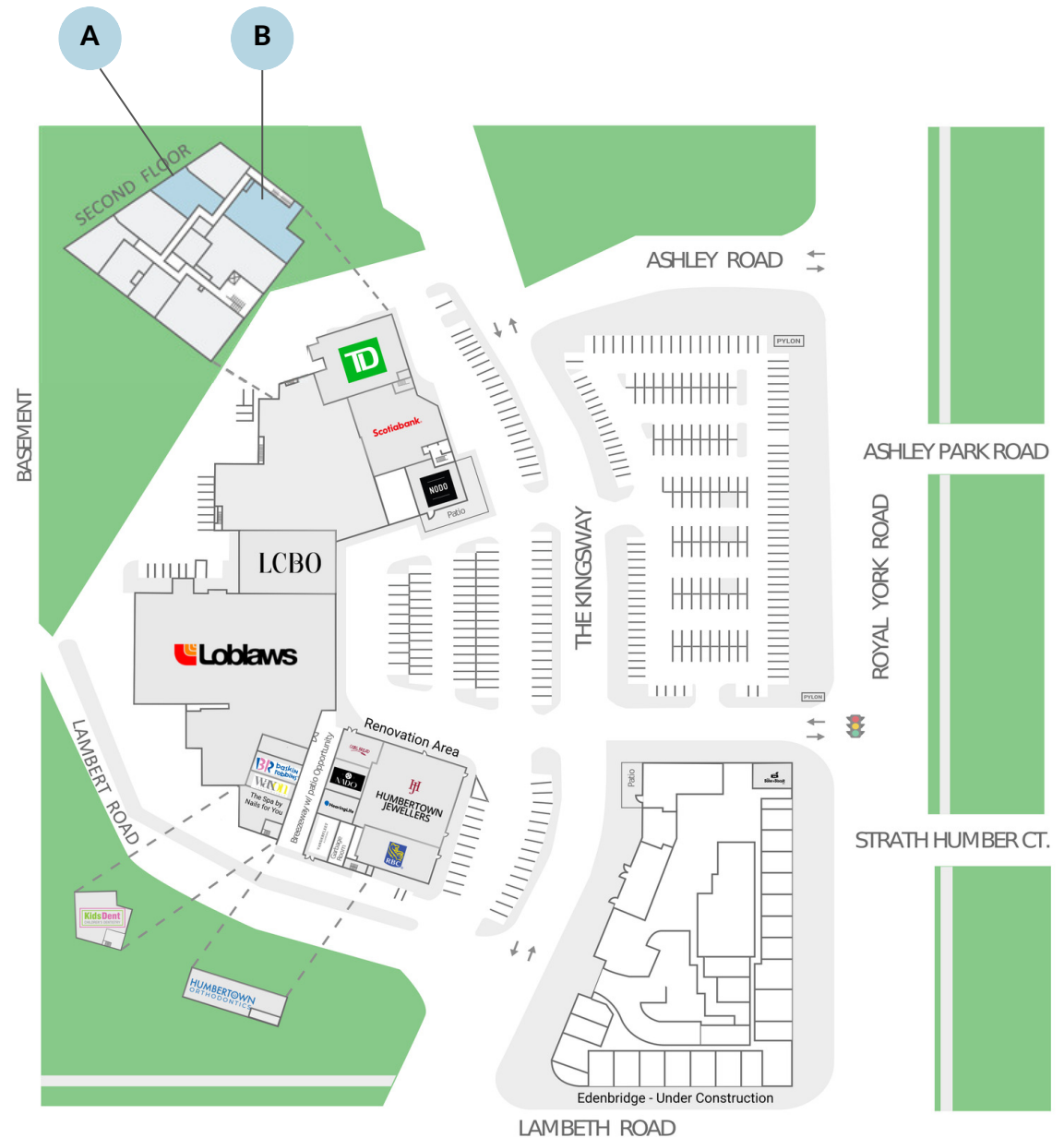


Second Floor Office Spaces

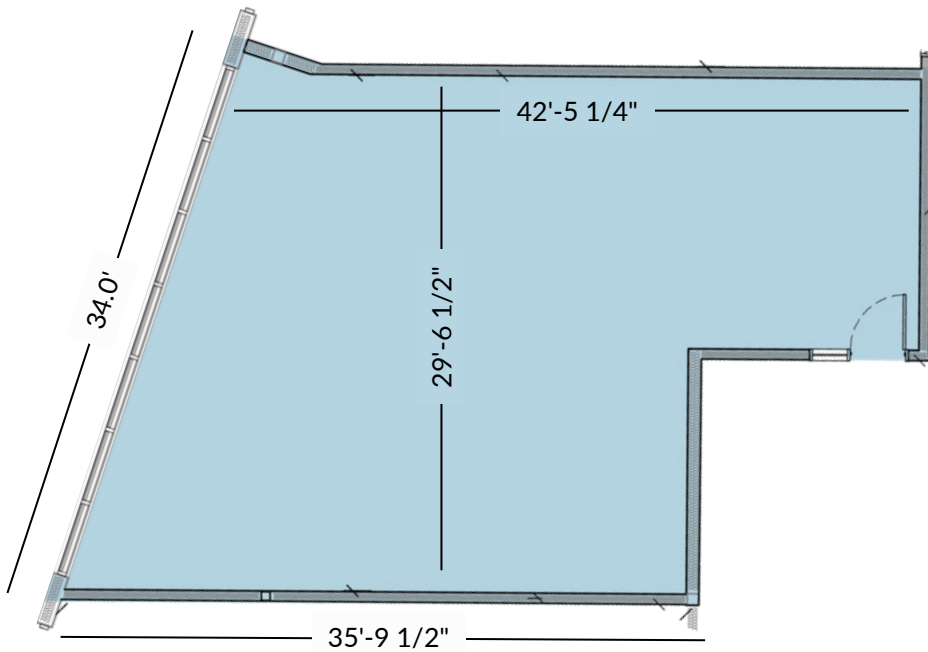
Space	SF	Rentable Area
A	1,187 SF	1,426 SF
B	2,037 SF	2,448 SF

Bring your business to a well-established location that provides convenience to the surrounding neighbourhood. These brand-new spaces are the perfect opportunity for a new or expanding business looking to operate in a highly sought-after community.

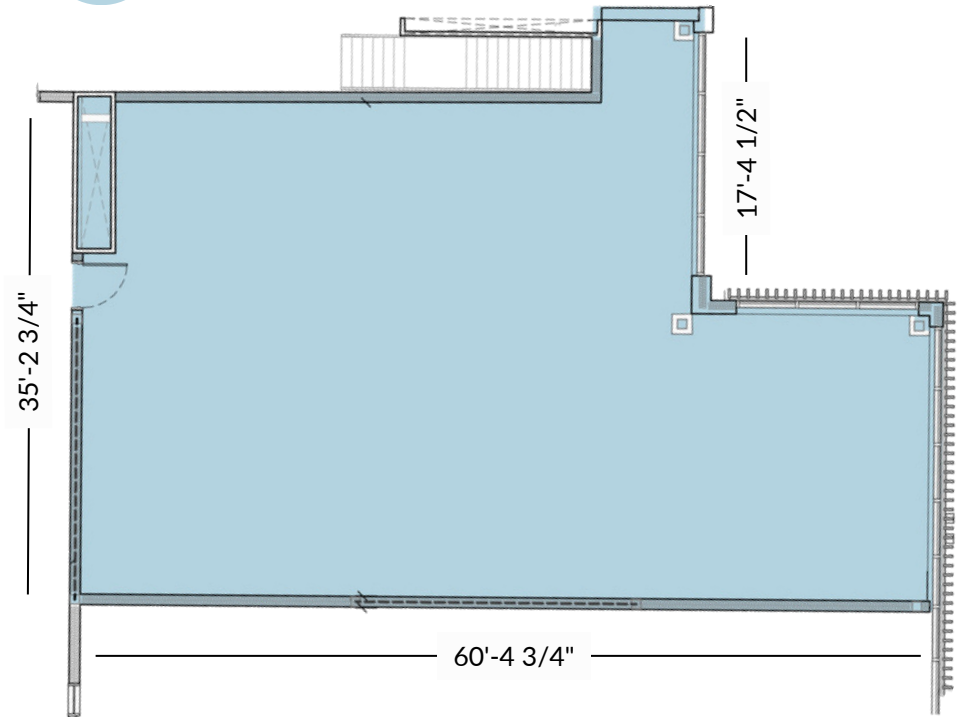
- Brand-new blank canvas spaces
- Opportunity to combine
- Signage opportunities
- On-site parking



A 1,187 SF **Rentable Area: 1,426 SF**



B 2,037 SF **Rentable Area: 2,448 SF**



The Ultimate Location

To the west of Toronto lies the affluent neighbourhood of Humber Valley. Renowned for its rolling landscapes and mature tree-lined streets, this peaceful area features a combination of traditional English and contemporary-style homes situated on ravine lots, with additional residential developments planned for the future.

We are dedicated to continuous improvements that enhance our ability to serve our visitors, tenants, and the community. We are nearing the completion of the final phase of the shopping centre revitalization, which will introduce more brand-new businesses that cater to the needs of the neighbourhood. Phases 1 and 2 revitalized the southern block of the centre, including a complete renovation of the existing Loblaw's, and welcomed a variety of new and dynamic businesses, creating a convenient and seamless shopping destination for the community.

Scotiabank



Loblaw's

**SHOPPERS
DRUG MART**



LCBO

HearingLife

**HJ
HUMBERTOWN
JEWELLERS**

COBS BREAD

**the
Bone & Biscuit
co.**

MAKER

**HUMBERTOWN
ORTHODONTICS**

**VANDERFLEET
FLOWERS**

**NADO
FROMAGERIE**

**wax on
LASER+WAXBAR**



The Spa
by NAILS for You

**BR
BASKIN-ROBBINS**

KidsDent
CHILDREN'S DENTISTRY



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Demographics & Key Features



Population (5km)
375,000



Bike Score
70



Household Income (5km)
\$158,000



Walk Score
70



Households (5km)
145,000



Transit Score
70



Nearest Bus lines

48 **73**

Within 150 m



Nearest Rail line

Islington Subway Station

Within ~2km

- 3-minute drive to Humber Valley Park
- 12-minute drive to West Park Healthcare Centre
- On-site parking and bus stop
- c
- Over 5 schools within 3km

Top 3 Occupations - 3km radius

1. Business, finance and administration
2. Sales and Service
3. Social science, education and government services



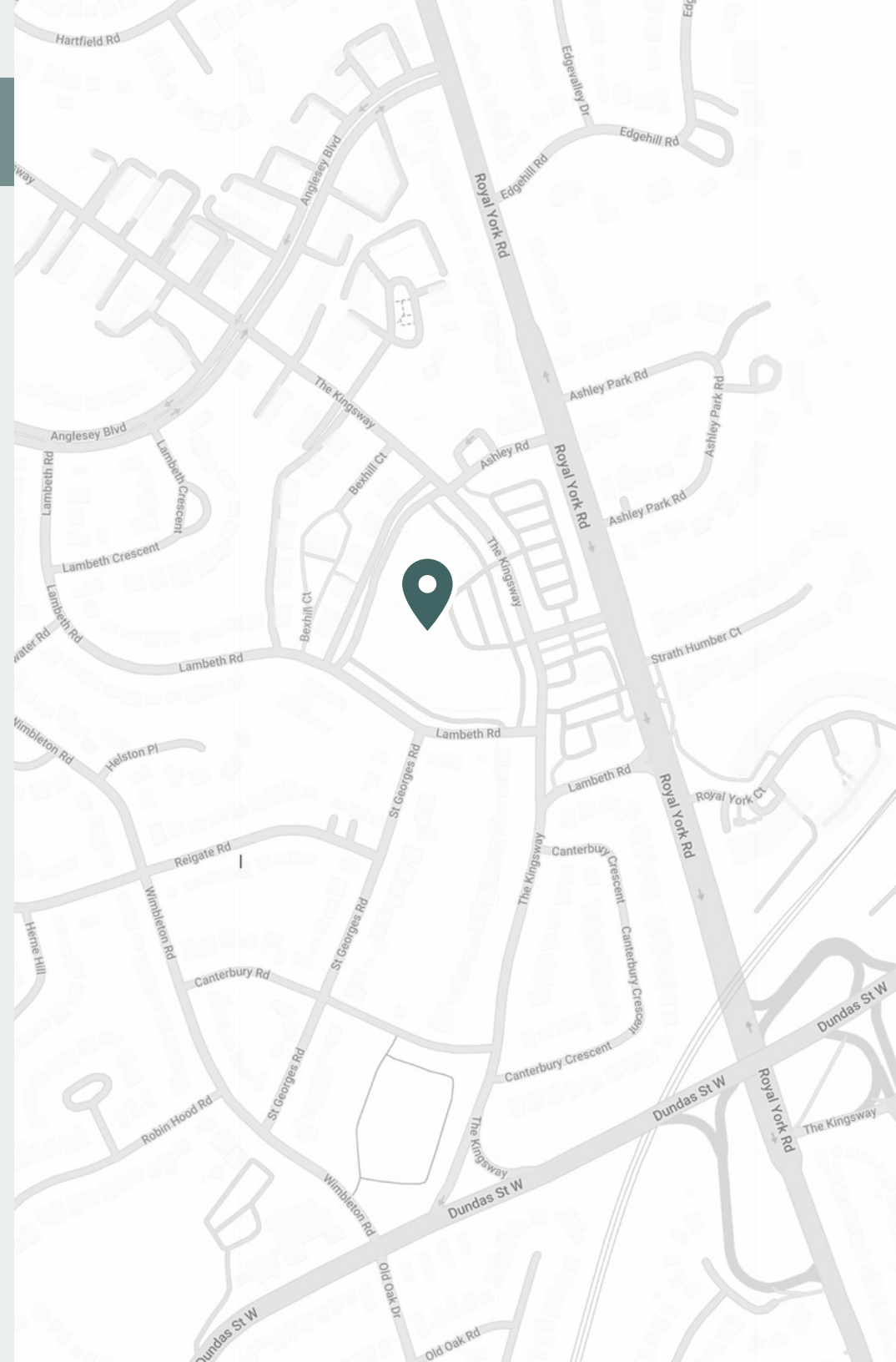
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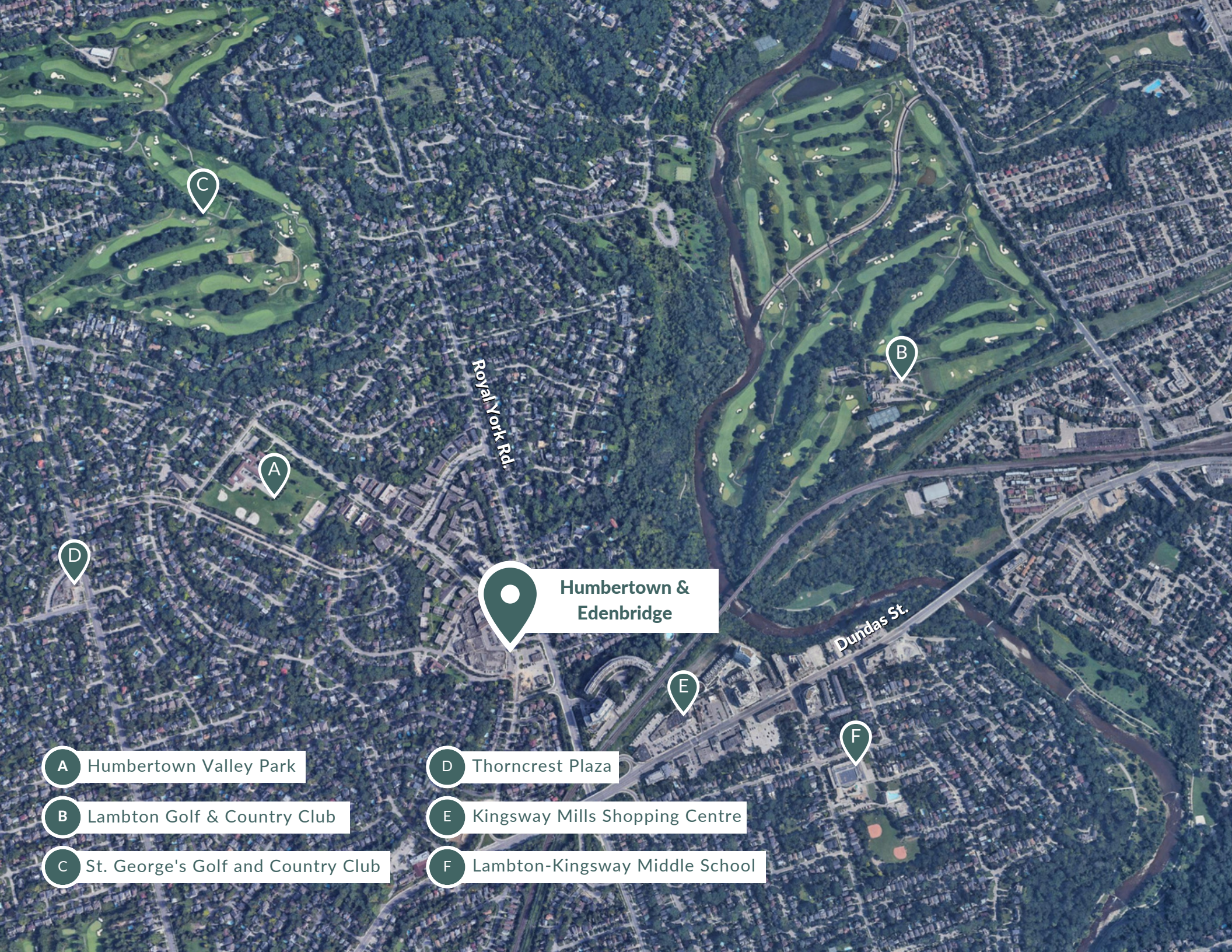
Median Age - 3km



65%

Family Households - 3km





Royal York Rd.

Dundas St.

Humbertown & Edenbridge

A Humbertown Valley Park

B Lambton Golf & Country Club

C St. George's Golf and Country Club

D Thorncrest Plaza

E Kingsway Mills Shopping Centre

F Lambton-Kingsway Middle School

