

RETAIL & OFFICE LEASING AVAILABILITIES

RIVERSIDE SQUARE
OFFERS THE UNIQUE
OPPORTUNITY TO
SERVICE A DYNAMIC
NEIGHBOURHOOD



THE SITE —

IN THE HEART OF A RAPIDLY GROWING COMMUNITY



19,000 SF

Retail and office space in
Phase 1, available immediately

682

Residential units have been
completed as of Phase 1

42,900 SF

Retail and office space in
Phase 2, available Q3 2023

226

Residential units will be
completed in 2023

A collection of five dynamic buildings situated on a 4.5-acre parcel of land at the edge of Queen Street East and the Don Valley Parkway, Riverside Square is the latest mixed-use development by Streetcar and Dream.

The first phase of development has seen the completion of three residential towers with an assortment of commercial spaces at grade, designed by acclaimed architectural firm RAW Design. The second phase of development, slated for completion in 2023, will boast an additional two residential towers, anchored by a grocery store, along with supplementary commercial space.

This master-planned community offers a wide mix of units with innovative green roofs, integrating within the surrounding neighbourhood while reflecting environmentally sustainable design. Locals and visitors alike will be able to enjoy a new public park, fronting Queen Street East and Baseball Place, a new central street that pays homage to Toronto's first ballpark.

Riverside Square will offer a curated mix of shops and services to accommodate the surrounding community, with quick access from the east end to downtown via the Riverside Bridge, aside the Don Valley.

THE DEMOGRAPHICS —

EAT, WORK, PLAY & REPEAT

At the heart of an exciting and evolving neighbourhood, Riverside Square is minutes from the downtown core, and surrounded by notable neighbourhoods including Corktown, Leslieville, Studio District, and Canary District.

Offering commuters the quickest access from the east end to downtown via the Queen Street streetcar line, and drivers close proximity to the DVP, Riverside Square will become a central community hub with onsite retail shops, a grocery store, and other commercial spaces for locals and Greater Torontonians to enjoy during quick trips or extended stays.

This built in customer base is only set to grow as Dream adds commercial and residential density in the Canary District, Distillery District and West Don Lands, southwest of the site.

908

Residential units

59,972 SF

Retail space

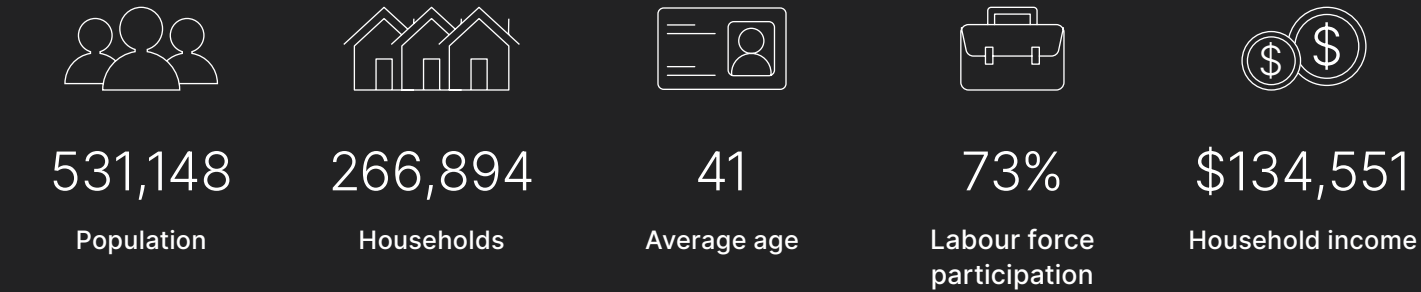
17'+

Ceiling heights
on retail level



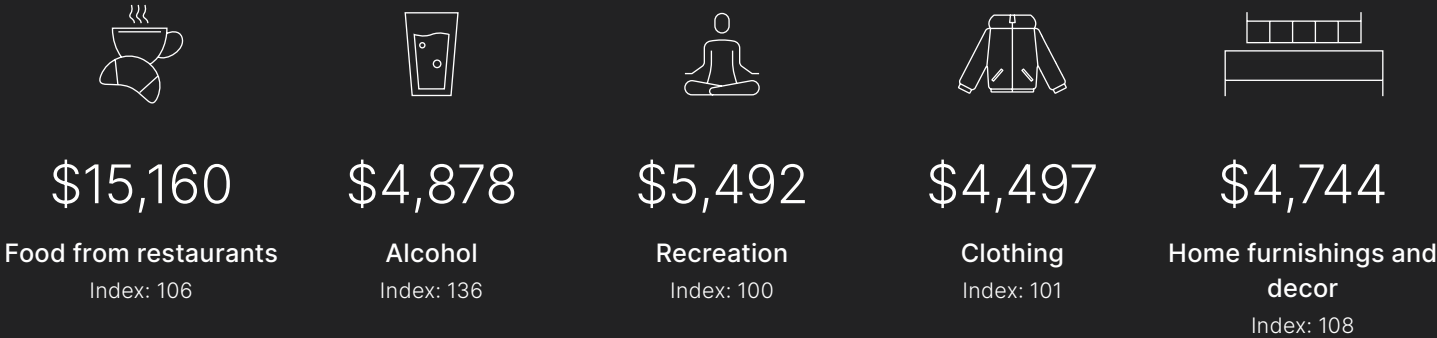
THE PEOPLE

5 km radius
Environics Analytics DemoStats 2020



THE SPEND

Per household annual averages
Environics Analytics Household Spend 2020
Benchmark: Toronto CMA



THE FLOW

Daily
Environics Analytics DemoStats 2020



THE AREA —

STAYING CONNECTED



RESIDENTIAL & OFFICE

1. 630 Queen Street East
2. Daniels Artworks Tower
3. The Wyatt
4. The Sumach
5. River & Fifth Condominiums

6. 7 Labatt
7. EVOLV
8. 28 River Street
9. River City Phase 1+ 2
10. Harris Square
11. The Ninety
12. 63 Queen St

13. De Grassi
14. State Street Financial Centre
15. 25 Ontario Street
16. 111 Queen Street East
17. 351 King East

SIGHTS & SOUNDS

1. Crow's Theatre at The Carlaw
2. Danforth Music Hall
3. The Opera House
4. Royal Alexandra Theatre
5. Scotiabank Arena

6. Rogers Centre
7. CN Tower
8. Ripley's Aquarium
9. Hockey Hall of Fame
10. Harbourfront Centre

HOTELS

1. The Broadview Hotel
2. Novotel Toronto Centre
3. The Ivy at Verity



THE ANCHOR —

AUTOMOTIVE COMMERCIAL COMPLEX



Rendering is artist's concept. E.&O.E.

150,000 sq ft

Above-grade showrooms, home to
Infiniti, Nissan, Hyundai, Genesis, Ford,
Lincoln, Chrysler, and Toyota

500+

Cars serviced
on a daily basis

Downtown Autogroup, in partnership with Streetcar and Dream, have developed the largest automotive dealership in the GTA, in a first-of-its-kind automotive retail environment. Whether purchasing a new or pre-owned vehicle, or simply getting a service check, consumers will have a seamless and elevated experience.

The high volume of daily visitors to and from the site, easily accessible via the Riverside Bridge and the DVP, will be an added benefit to the surrounding retail and commercial business area, an extension of the vibrant Queen East community.

PHASE 1 —

25 BASEBALL PLACE

10,223 sq ft + 3,947 sq ft mezzanine

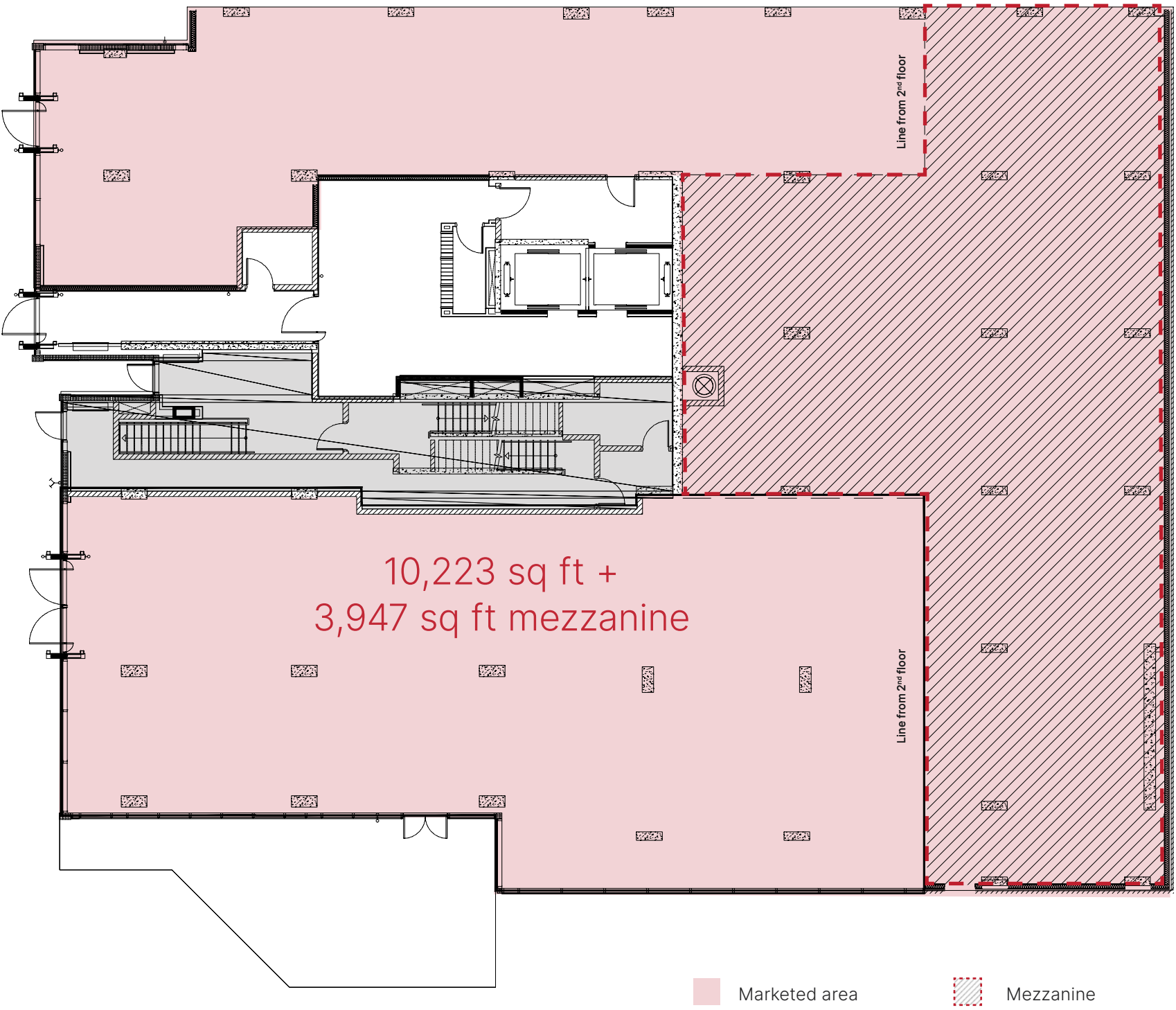
Suitable for childcare, co-working, fitness, restaurant.

Realty Tax: \$6.53
Operating Costs: \$6.98
Total Additional Rent: \$13.51

Available: Immediately



Marketed area Phase 1 Phase 2



PHASE 1 —

15 BASEBALL PLACE

1,408 sq ft

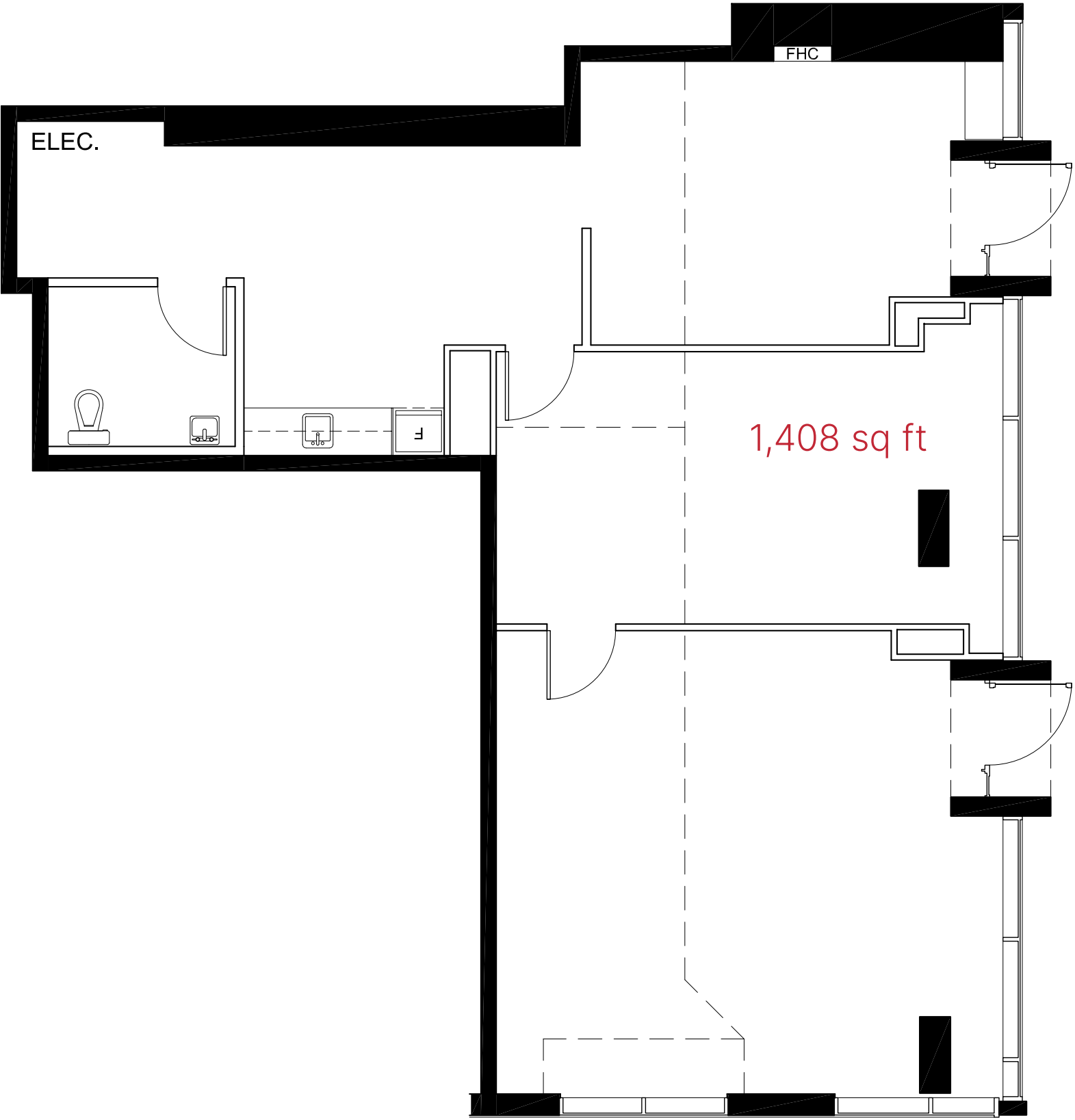
Suitable for beauty, courier or pet related services.

Realty Tax: \$6.53
Operating Costs: \$6.98
Total Additional Rent: \$13.51

Available: Immediately



■ Marketed area ■ Phase 1 ■ Phase 2



PHASE 1 —

30 BASEBALL PLACE

2,771 sq ft + 832 sq ft patio
Including 610 SF mezzanine

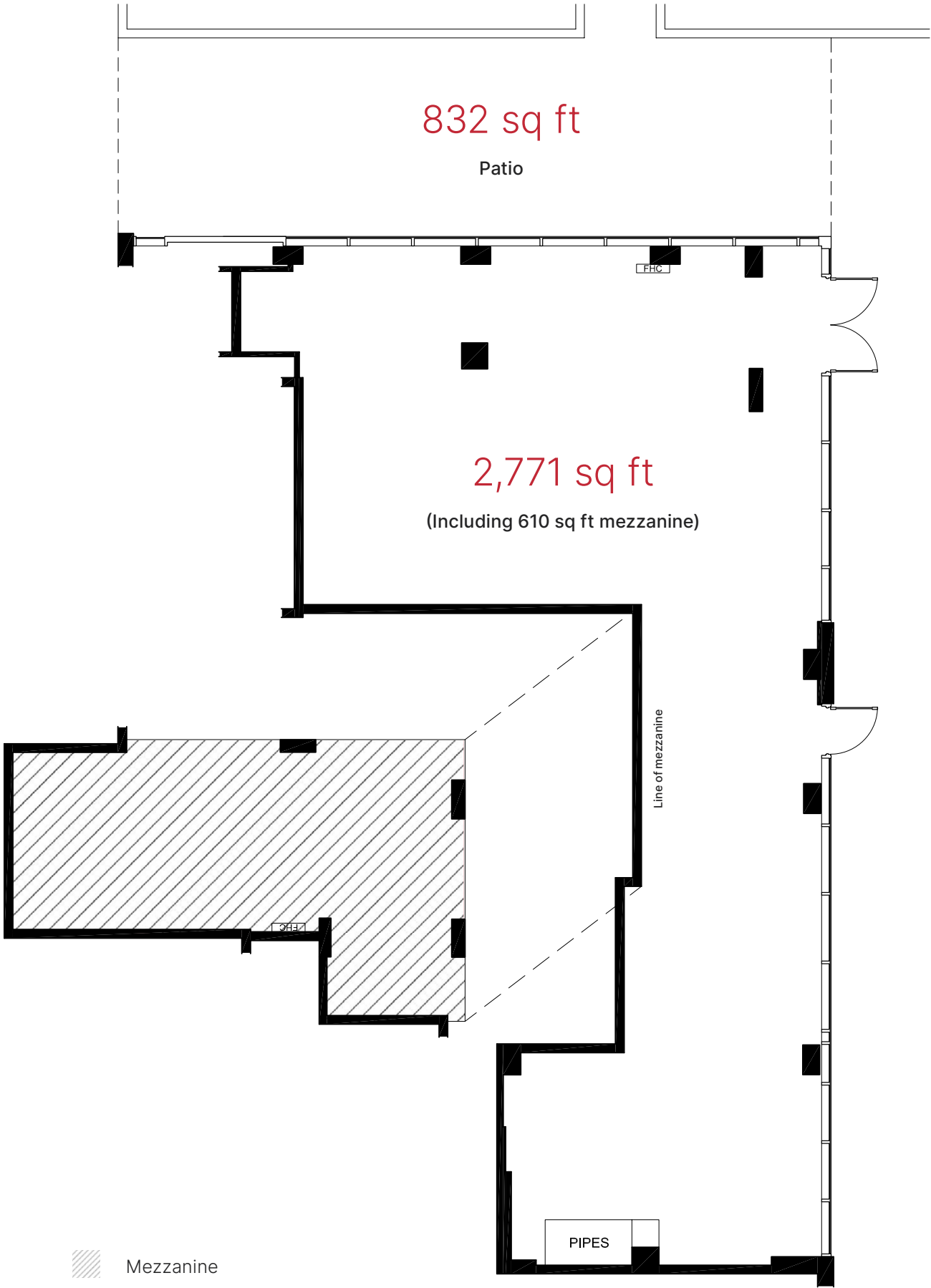
Suitable for casual dining restaurant, café.

Realty Tax: \$6.53
Operating Costs: \$6.98
Total Additional Rent: \$13.51

Available: Immediately



Marketed area Phase 1 Phase 2



Mezzanine



PHASE 2 —

45 BASEBALL PLACE

14,335 sq ft

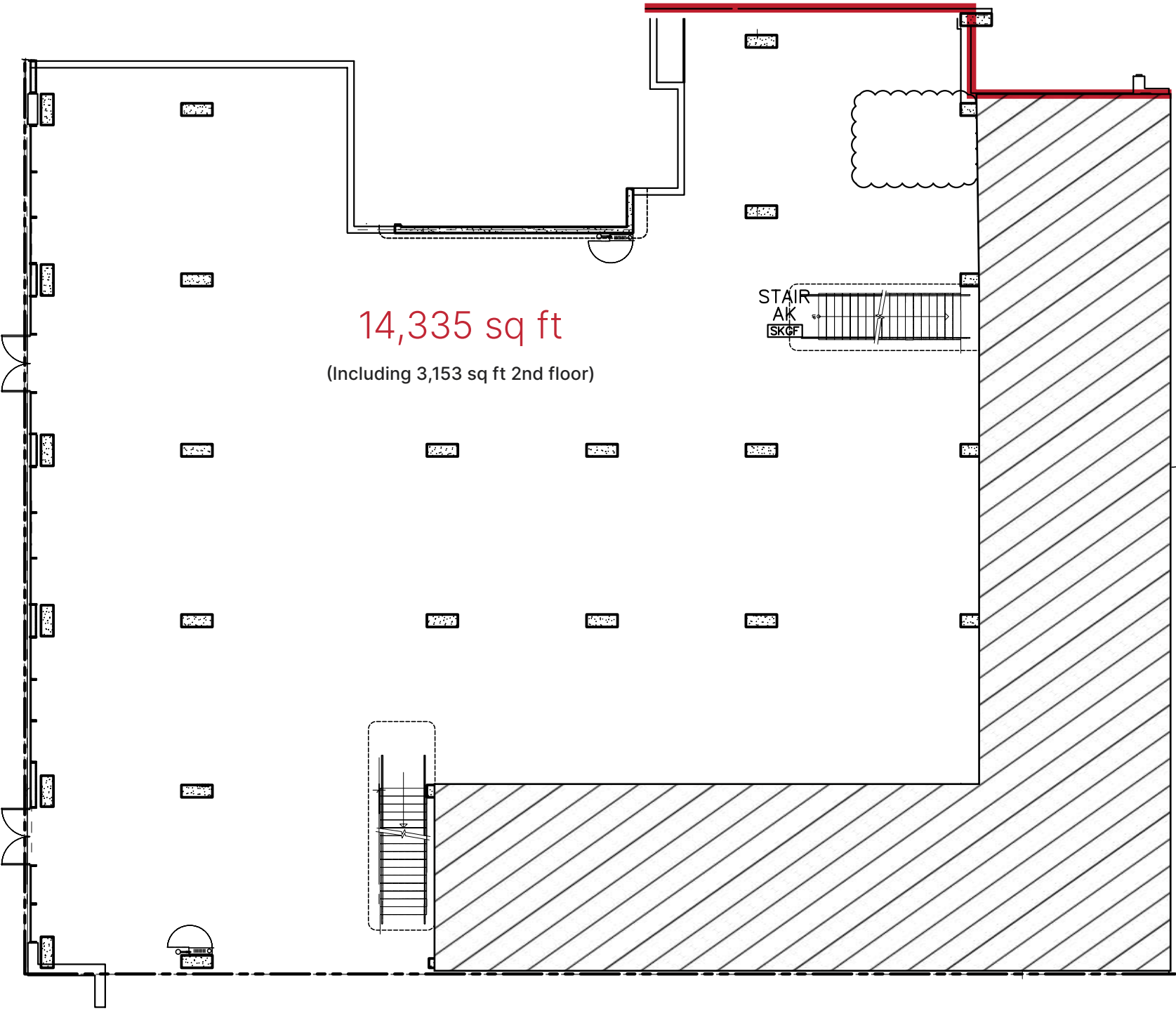
Suitable for co-working, office, fitness.

Realty Tax: \$6.53
Operating Costs: \$5.27
Total Additional Rent: \$11.80

Available: Immediately



Marketed area Phase 1 Phase 2



Demising wall
Mezzanine



PHASE 2 —

661 QUEEN ST. EAST

22,692 sq ft

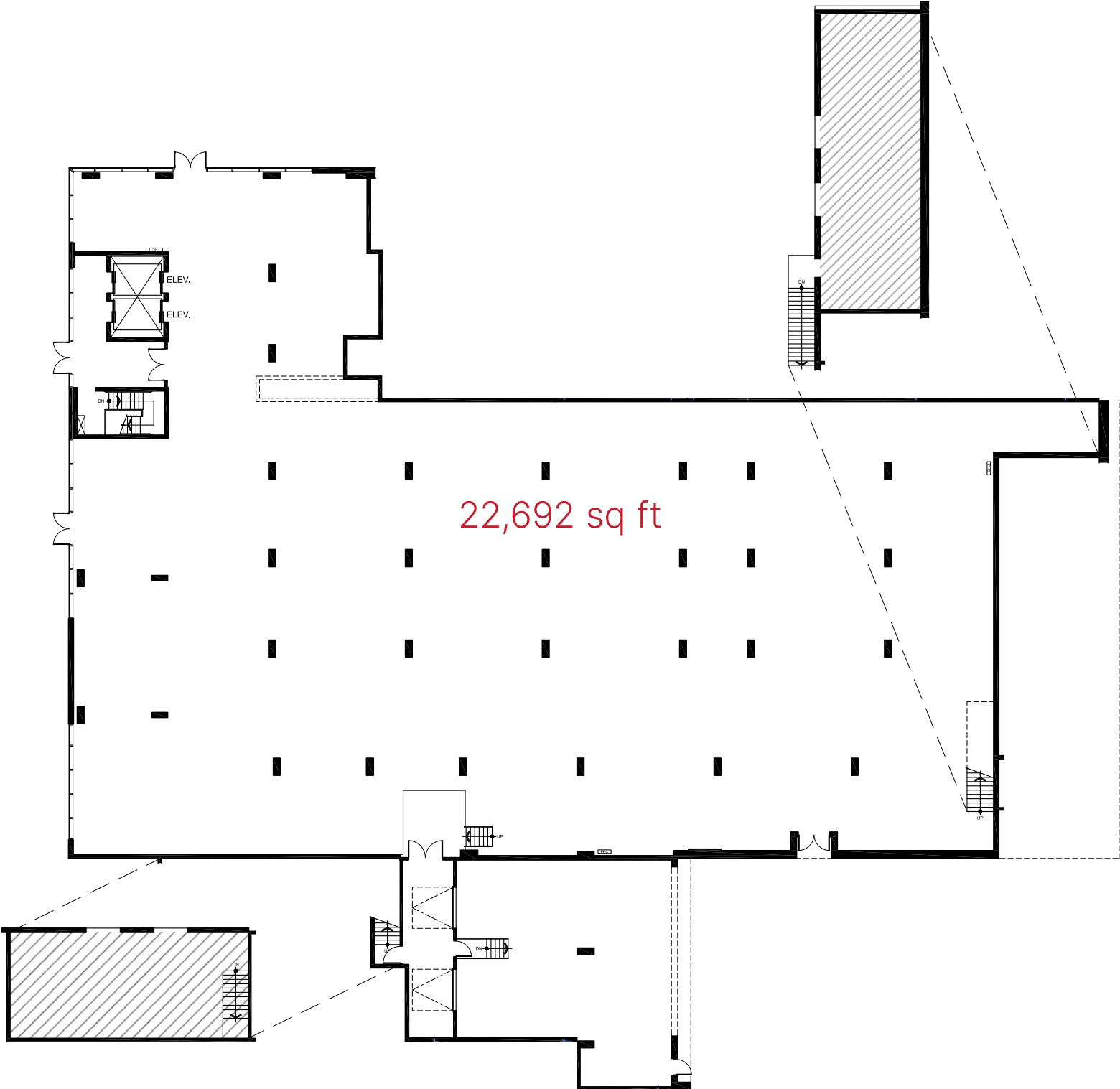
Excellent opportunity for grocery anchor.

Realty Tax: \$6.53
Operating Costs: \$5.27
Total Additional Rent: \$11.80

Available: Immediately



Marketed area Phase 1 Phase 2



Mezzanine



PHASE 2 —

669 QUEEN ST. EAST

1,283 sq ft

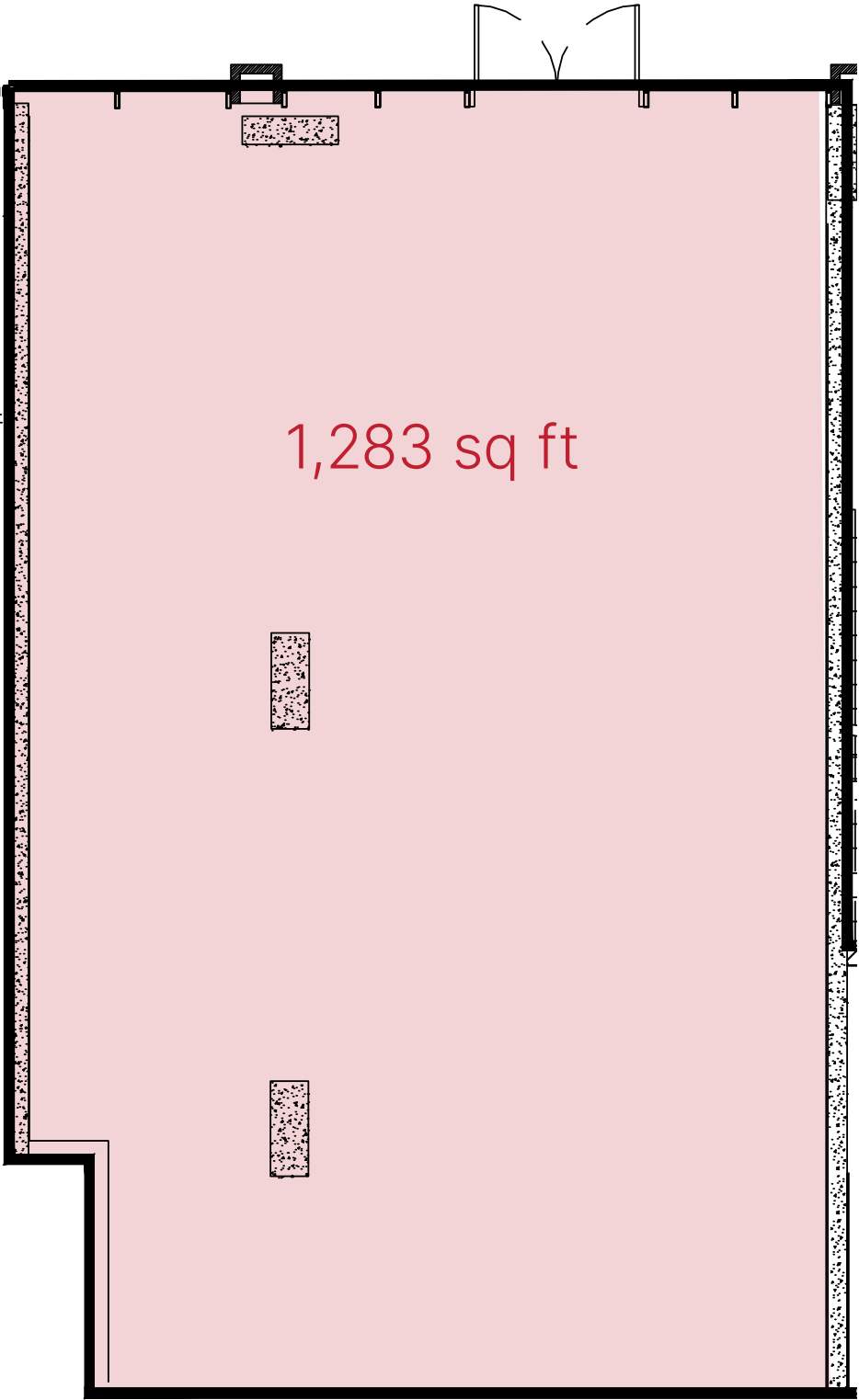
Exceptional retail opportunity with frontage on Queen Street East.

Realty Tax: \$6.53
Operating Costs: \$5.27
Total Additional Rent: \$11.80

Available: Immediately



Marketed area Phase 1 Phase 2



PHASE 2 —

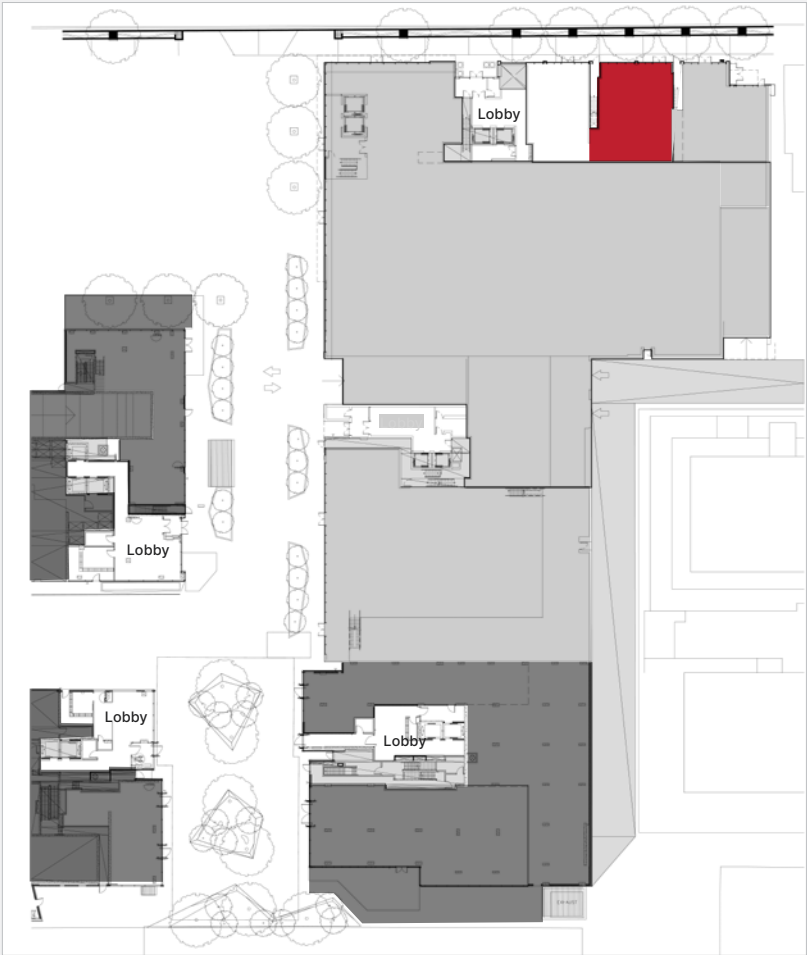
673 QUEEN ST. EAST

1,579 sq ft

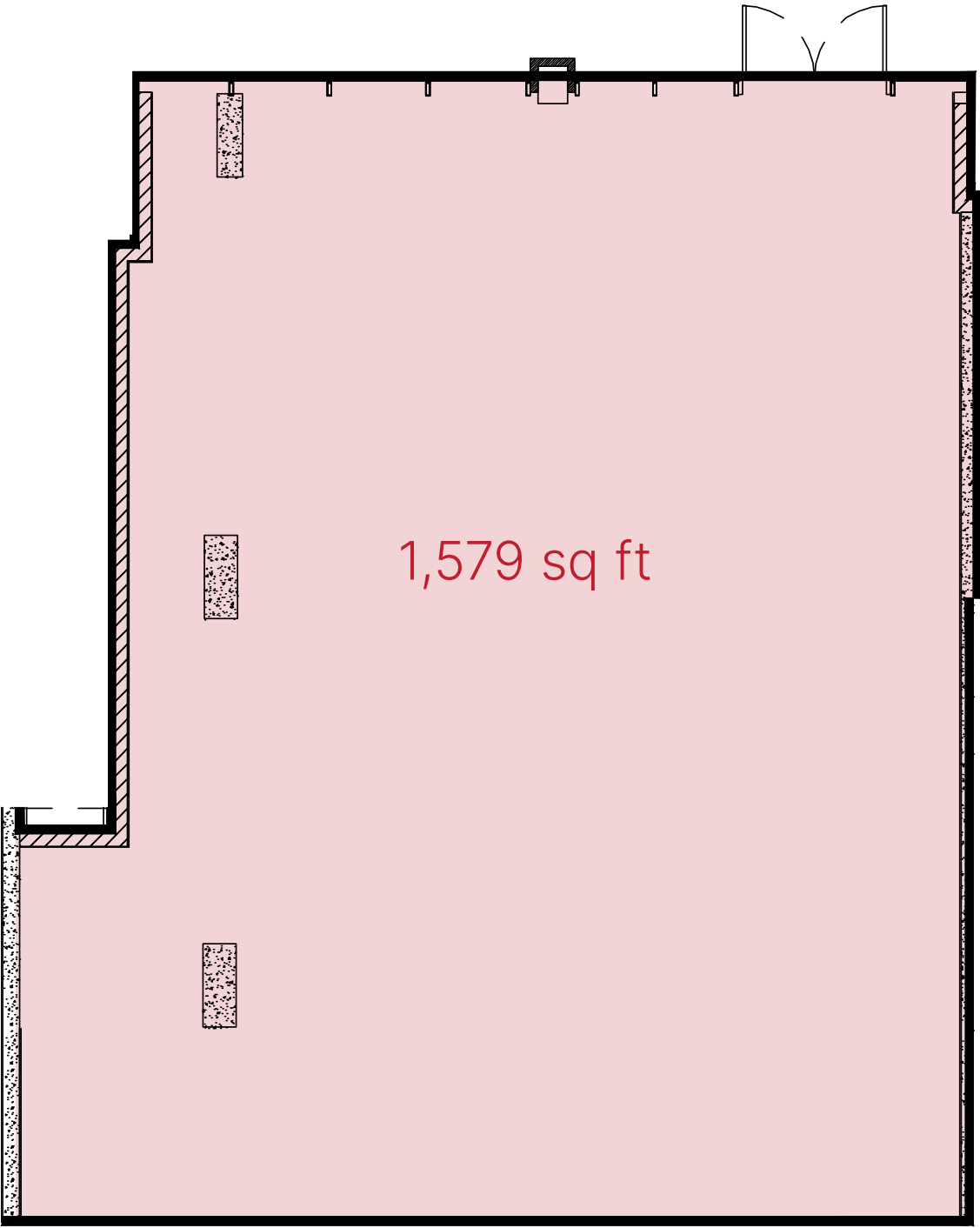
Exceptional retail opportunity with frontage on Queen Street East.

Realty Tax: \$6.53
Operating Costs: \$5.27
Total Additional Rent: \$11.80

Available: Immediately



Marketed area Phase 1 Phase 2



PHASE 2 —

677 QUEEN ST. EAST

1,734 sq ft

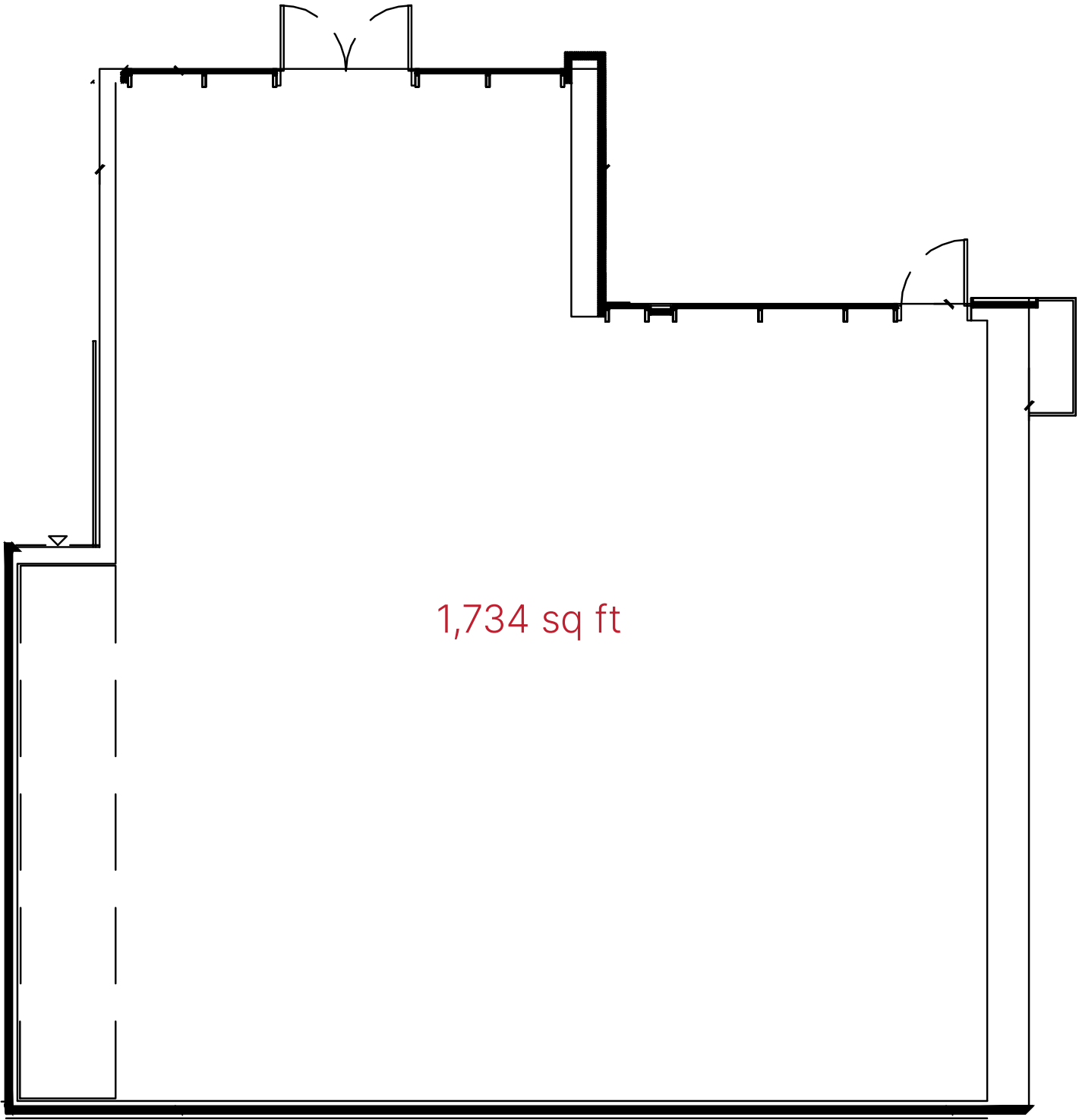
Fantastic end-cap retail opportunity with frontage on Queen Street East.

Realty Tax: \$6.53
Operating Costs: \$5.27
Total Additional Rent: \$11.80

Available: Immediately



■ Marketed area ■ Phase 1 ■ Phase 2





EXPLORE
EVERYTHING
RIVERSIDE SQUARE
HAS TO OFFER



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