Cloverdale

LEASING BROCHURE



CONTENTS

INTRODUCTION 3
LOCATION 4
PROPERTY HIGHLIGHTS 5
TRADE AREA 6
RETAIL MIX 7
COMMUNITY 8
THE FUTURE 10
CONTACT 11









All you need.

Retail succeeds when it becomes part of everyday life. That's been Cloverdale's story for 70 years.

More than a place to shop, it's a place people rely on. A quick stop at Metro becomes a prescription pickup at Rexall. A trip to the bank turns into a new set of keys from Home Hardware. Coffee on the way to work. ServiceOntario over lunch.
A bottle of wine for dinner. A last-minute birthday card before heading home.

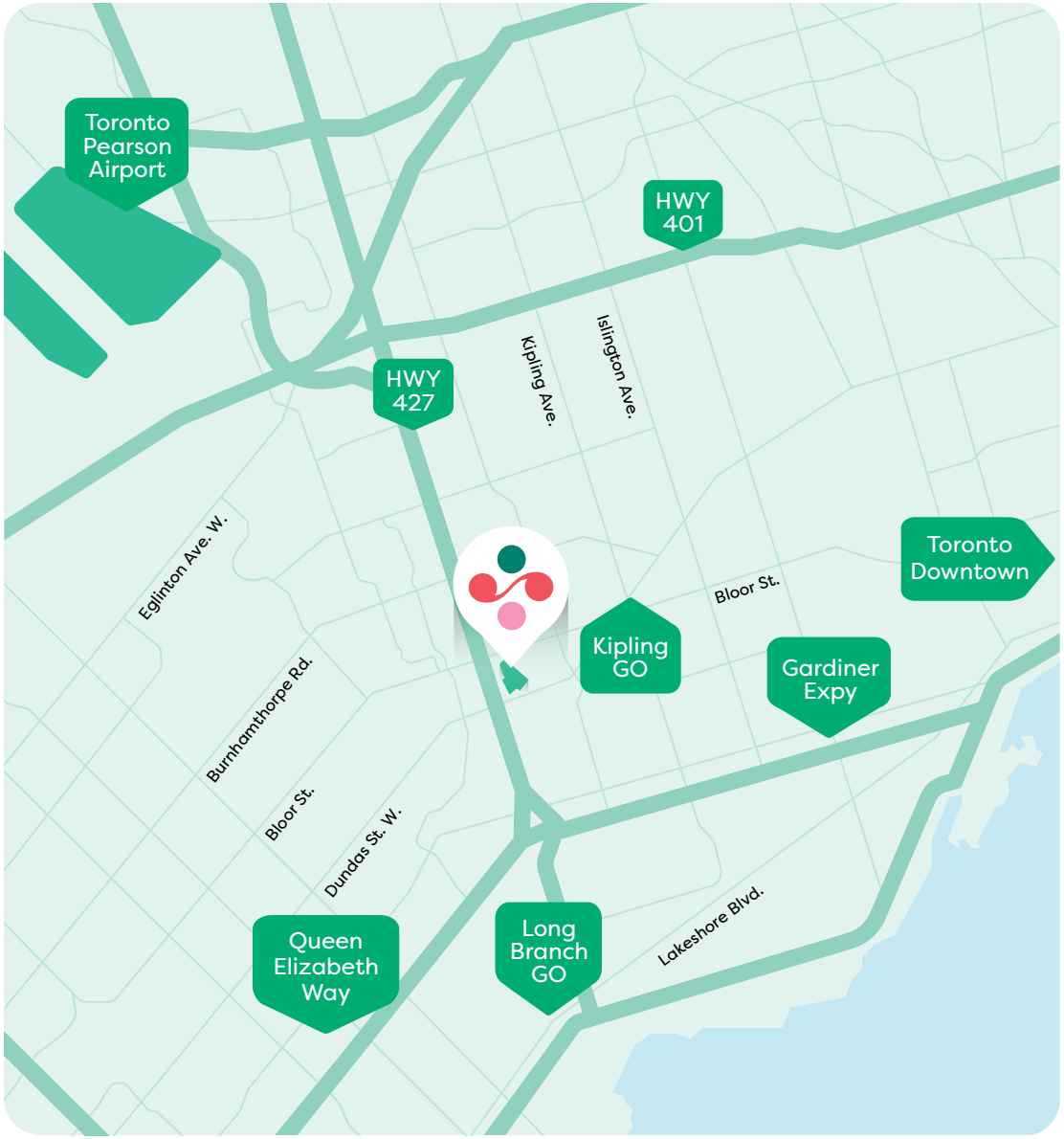
It's rarely just one errand. That's the advantage of bringing everyday retail together in one place.

For shoppers, it means less time getting things done. For retailers, it means customers arriving with purpose and often leaving with more than they came for.

Convenience makes people return, again and again.

Positioned for success.

Location has always been fundamental to Cloverdale's success. With direct access to major transportation routes and an established surrounding community, it continues to connect retailers with the people they serve.



Connectivity

5 mins. to
Queen Elizabeth Way & Gardiner Expressway

1 min. to
HWY 427

5 mins. to
HWY 401

10 mins. to
Toronto Pearson Airport

15 mins. to
Downtown Toronto

The measure of a place.

Every successful retail destination is defined in different ways. Some by longevity. Others by scale, activity, and the role they play in the community. Cloverdale stands out on every front.

Enclosed shopping centre

378,719 sq. ft.

Gross leasable area

50+

Retailers & services

$675

Sales per square foot

6 major anchor tenants

- Metro
- Winners
- Rexall
- LCBO
- Home Hardware
- Fairgrounds

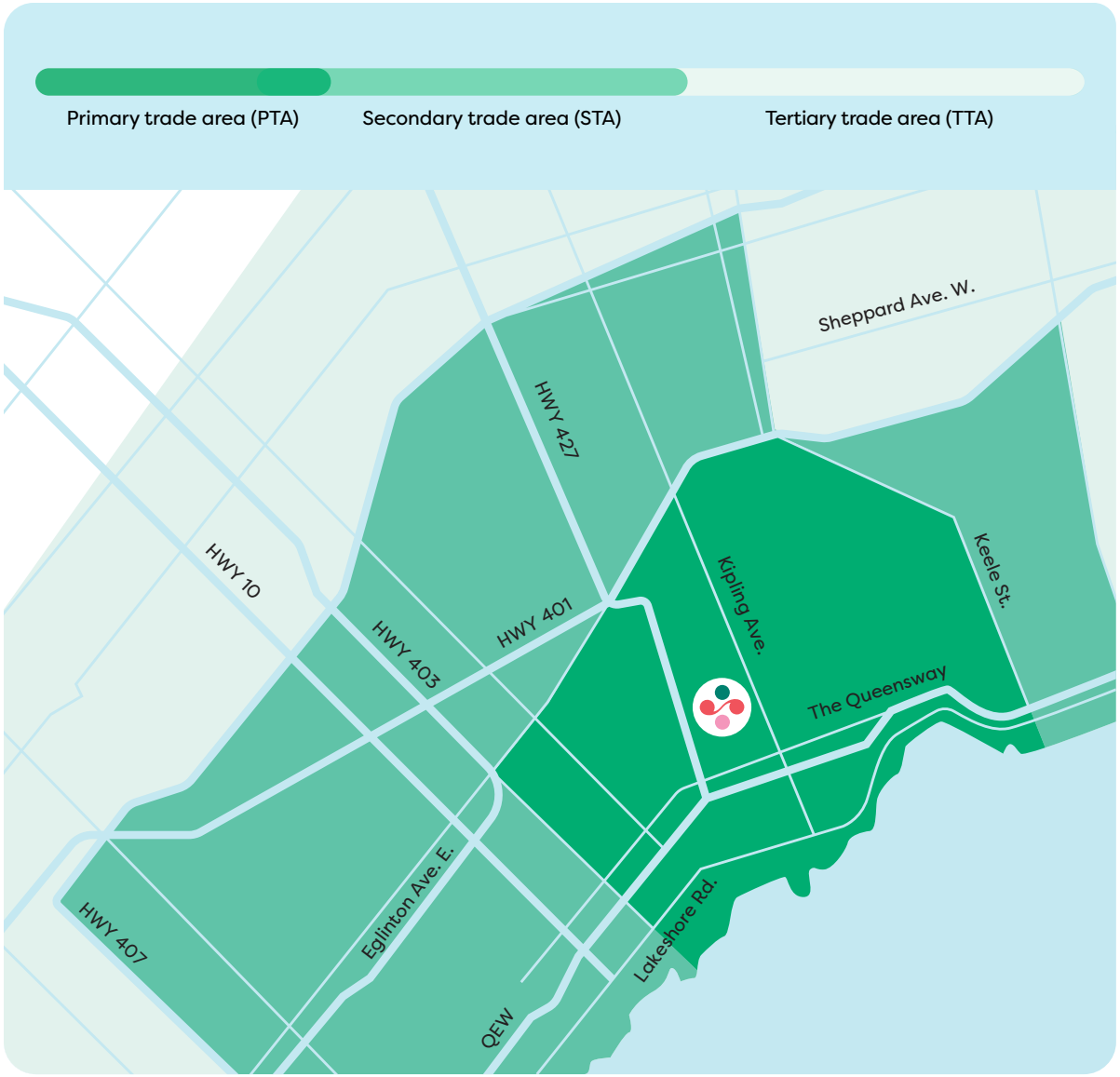
Amenities

- Guest Services
- Complimentary Wi-Fi
- Stroller, Wheelchair & Walker Loans
- Bike Racks
- Family Washroom
- Nursing Room
- EV Charging Stations
- Expectant Parent Parking



A market in motion.

The trade area that has supported Cloverdale for decades is entering a new phase of growth. New residential communities in the PTA, including The Kip District and Triumph at Valhalla, are adding new homes and new residents, complementing the area's established neighbourhoods and creating a larger, younger, and more diverse customer base.



Demographics 5 km radius

Population
253,607

Avg. household income
$159,253

Total households
98,170

Households with children
65%

Homeownership rate
71%

Median age
40

Leading retailers. Everyday services.

WINNERS

metro

Fairgrounds

Rexall

Home hardware

LCBO

DÉCOR, STATIONERY & GIFTS

Salim International Rugs & Décor

ELECTRONICS & MEDIA

6ix Mobile Repair
Fido / Rogers
Freedom Mobile
Sunrise Records
Tech Dot Com
Wireless+
WirelessWave

FASHION ACCESSORIES

Cavallino

FAST FOOD

A&W
Mr. Souvlaki
Refresh
Starbucks
(inside Metro)
Tim Hortons

FINANCIAL & BANKING SERVICES

Scotiabank

FOOTWEAR

Star Shoes
The Shoe Club
Walking on a Cloud

HEALTH & BEAUTY

Cloverdale Nails
Esthetix
FI'Hair Unisex Hair Care
Michael's Hair Salon
Nature's Counter
Trade Secrets | The Cut Above

HEALTH SERVICES/EYE CARE

Cloverdale Medical Centre
(Walk-in/Family Practice
and Rehabilitation Clinic - inside Rexall)
Essential Physio Rehabilitation
Hearing Solutions
Kodak Lens | Cloverdale Eyecare
Suarez Prime Dentures
Visions Health Care

JEWELLERY

Adere Jewellers
Central Park South
Jewellery & Accessories
Silvertime

MAJOR ANCHORS

Fairgrounds
Home Hardware
LCBO
Metro
Rexall
Winners

MEN'S APPAREL

Taylor Somers

SPECIALTY FOOD & DRINK

Bulk 'n Bits

SPECIALTY STORES

Cloverdale Convenience
Dollarama
Pendragon Comics & Cards
Sports Centre
Toy City Plus

SERVICES

Canada Post Office
(inside Rexall Drugstore)
Cloverdale Common
Gateway Lotto Centre
H&R Block
Park Land Cleaners
ServiceOntario (MTO)
Stitch It

UNISEX

Rock & Rose

WOMEN'S APPAREL

Chelsea
Julie's
Mix Max
Northern Reflections
Olsen Europe
Zacks

Community, year-round.

A shopping centre is only part of a community if people have reasons to return beyond what's on their shopping list. Throughout the year, Cloverdale brings people together through seasonal celebrations, family activities, local partnerships, and signature events like RELISH The Foodie Event. These shared experiences strengthen local connections, encourage repeat visits, and build lasting loyalty among everyone who walks through the doors.



Relish
THE
FOODIE EVENT



RELISH

A three-day food festival celebrating local restaurants, artisans, and makers, attracting more than 14,000 visitors.



SEASONAL CELEBRATIONS

Annual Easter, Halloween, and Christmas programming that brings families back throughout the year.



FAMILY PROGRAMMING

Interactive events and activities designed to engage families and create lasting community connections.



COMMUNITY PARTNERSHIPS

Ongoing collaborations with local charities, schools, and community organizations.



LOCAL MAKERS & SMALL BUSINESS

Showcasing local vendors, artisans, and entrepreneurs through markets and special events.

The best is yet to come.

A place that's been part of daily life for 70 years doesn't need reinventing. It needs room to grow. Redevelopment is anticipated to begin in 2031. Cloverdale's long-term vision will transform the 32-acre site into a vibrant mixed-use community with new homes, retail, parks, public spaces, and civic amenities

It's an evolution that builds on what's already here, creating new opportunities for retailers while strengthening Cloverdale's place at the heart of Etobicoke.

As the surrounding neighbourhood continues to grow, so will Cloverdale.

Some things will change. The reasons people come here won't.

32-acre
Master-planned mixed-use community

5,270
Residential units

180,000
Square feet of retail space

23,000+
Square feet of community amenity space

45%
Of the site dedicated to parks, trails, roads, and public realm

3.8
Acres of new public parkland





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About QuadReal Property Group

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QuadReal invests directly through operating platforms in which it holds an ownership interest and via programmatic partnerships. QuadReal seeks to deliver strong investment returns while creating sustainable environments that bring value to the people and communities it serves. Now and for generations to come.

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