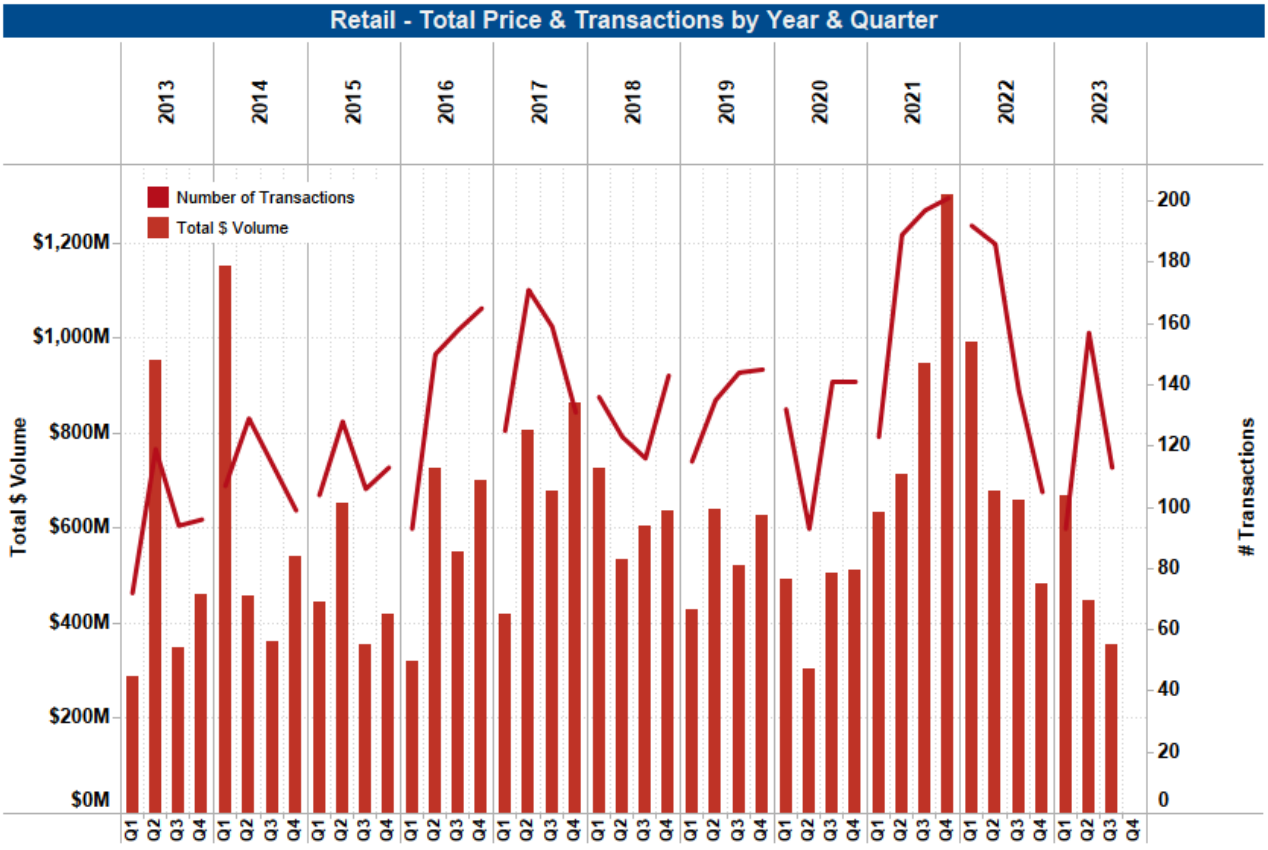
Greater Toronto Area Retail

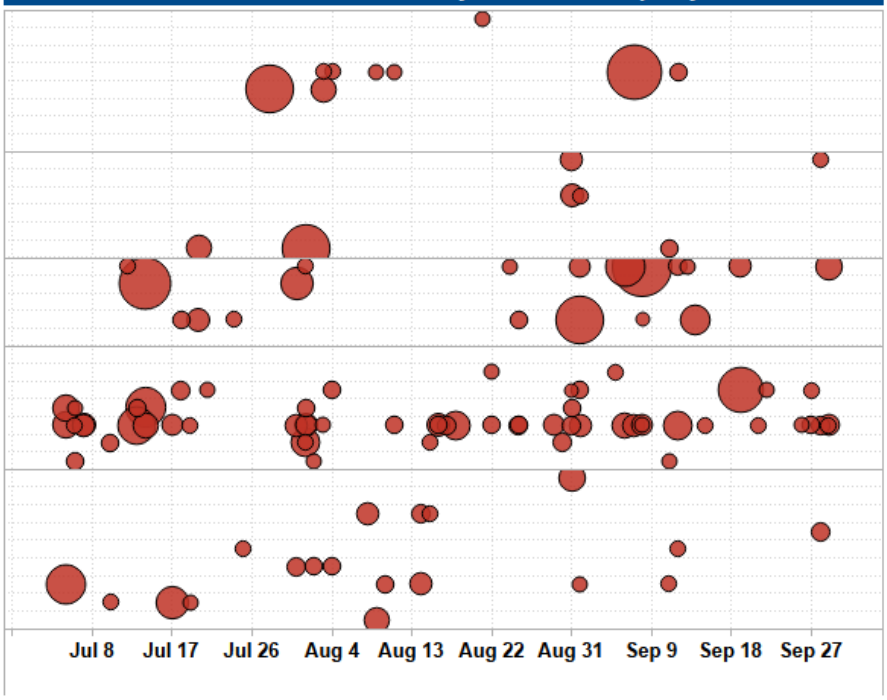
Commercial Q3 2023 Statistics

Altus Group

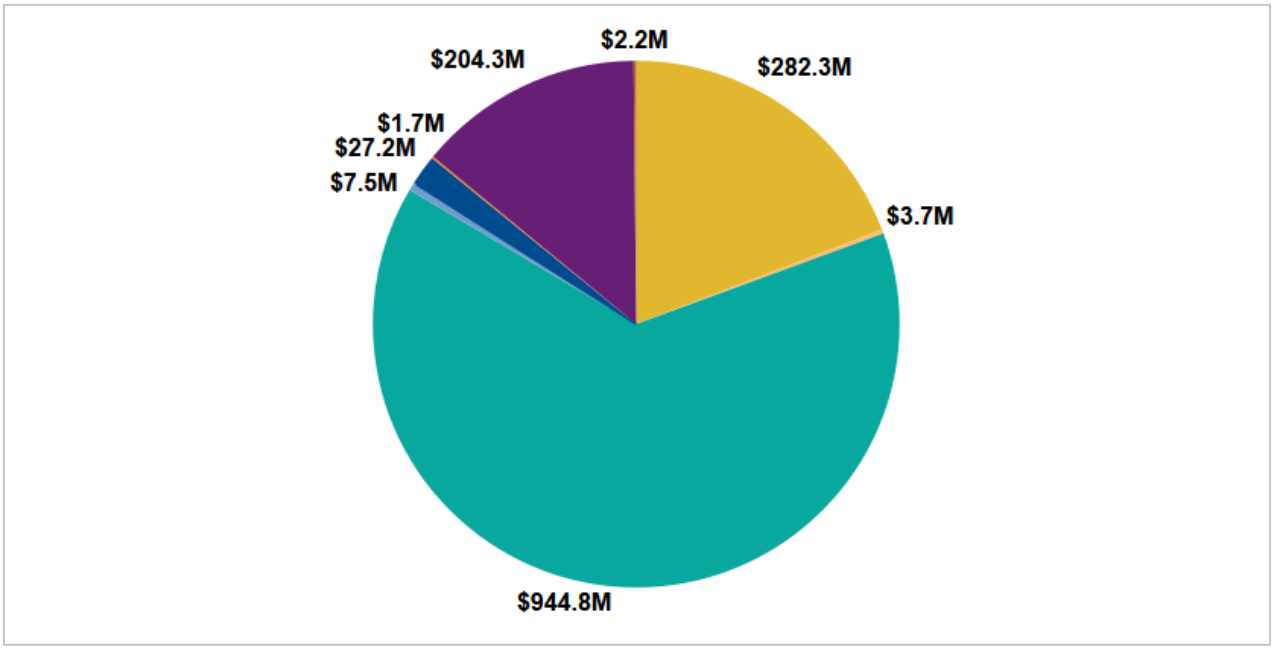


Retail

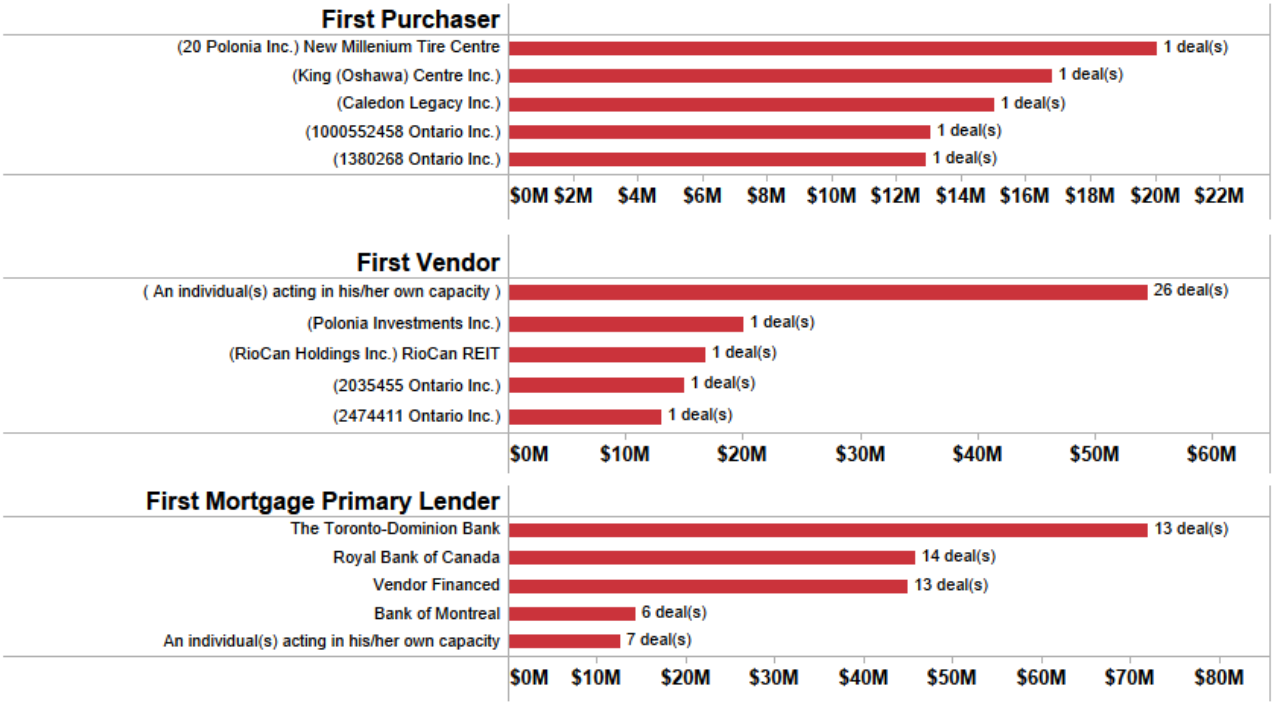
Durham	Ajax	$1.2M
	Brock	
	Clarington	
	Oshawa	$23.8M
	Pickering	$16.5M
	Scugog	
	Uxbridge	
	Whitby	
Halton	Burlington	$4.3M
	Caledon	
	Halton Hills	$4.5M
	Milton	
	Mississauga	
	Oakville	$17.8M
Peel	Brampton	$45.0M
	Caledon	$21.1M
	Missisauga	
	Mississauga	$27.0M
	Oakville	
Toronto	East Gwillimbury	
	East York	$2.7M
	Etobicoke	$21.6M
	North York	$19.3M
	Old Toronto	$87.0M
	Scarborough	$11.5M
	York	$4.1M
York	Aurora	$4.0M
	East Gwillimbury	
	Georgina	$6.3M
	King	$2.0M
	Markham	$2.7M
	Newmarket	$5.6M
	Richmond Hill	$15.9M
	Vaughan	$8.8M
	Whitchurch-Stouffville	$3.6M



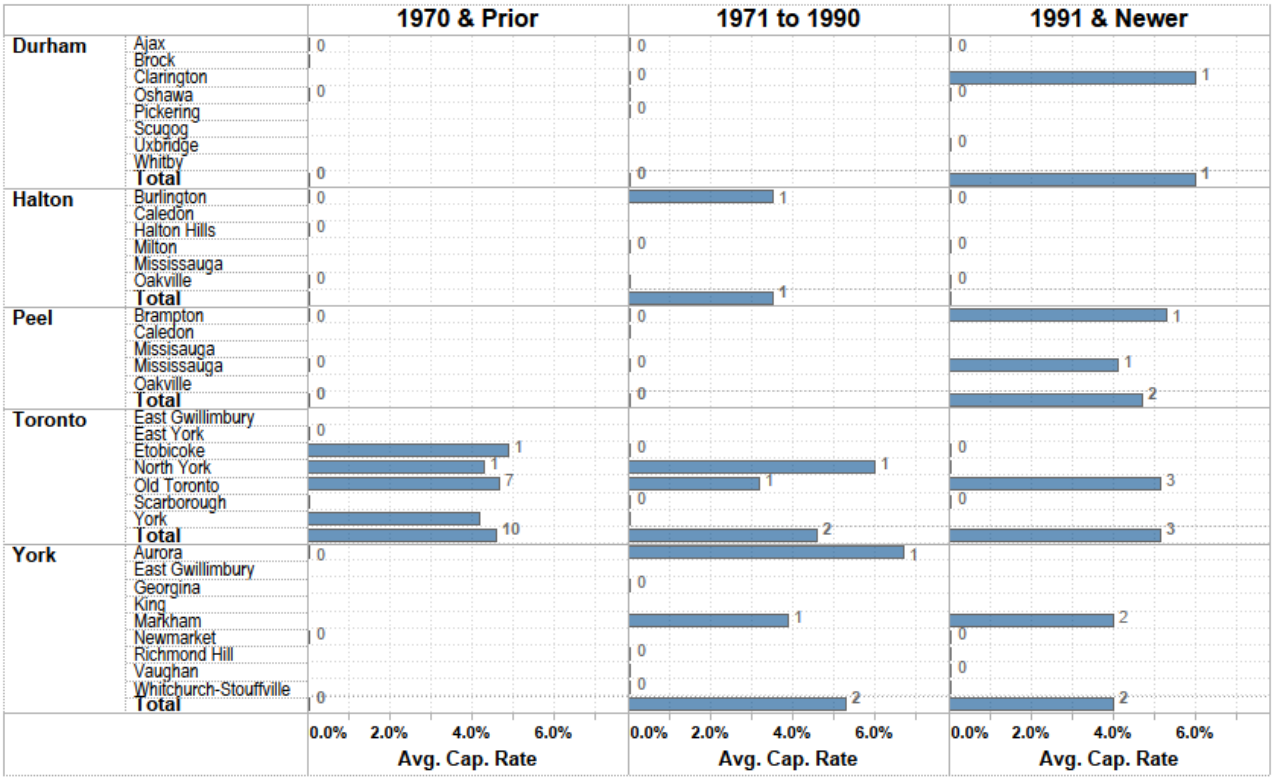
Retail - Q3 2023 YTD Purchaser Profile by Total $ Volume



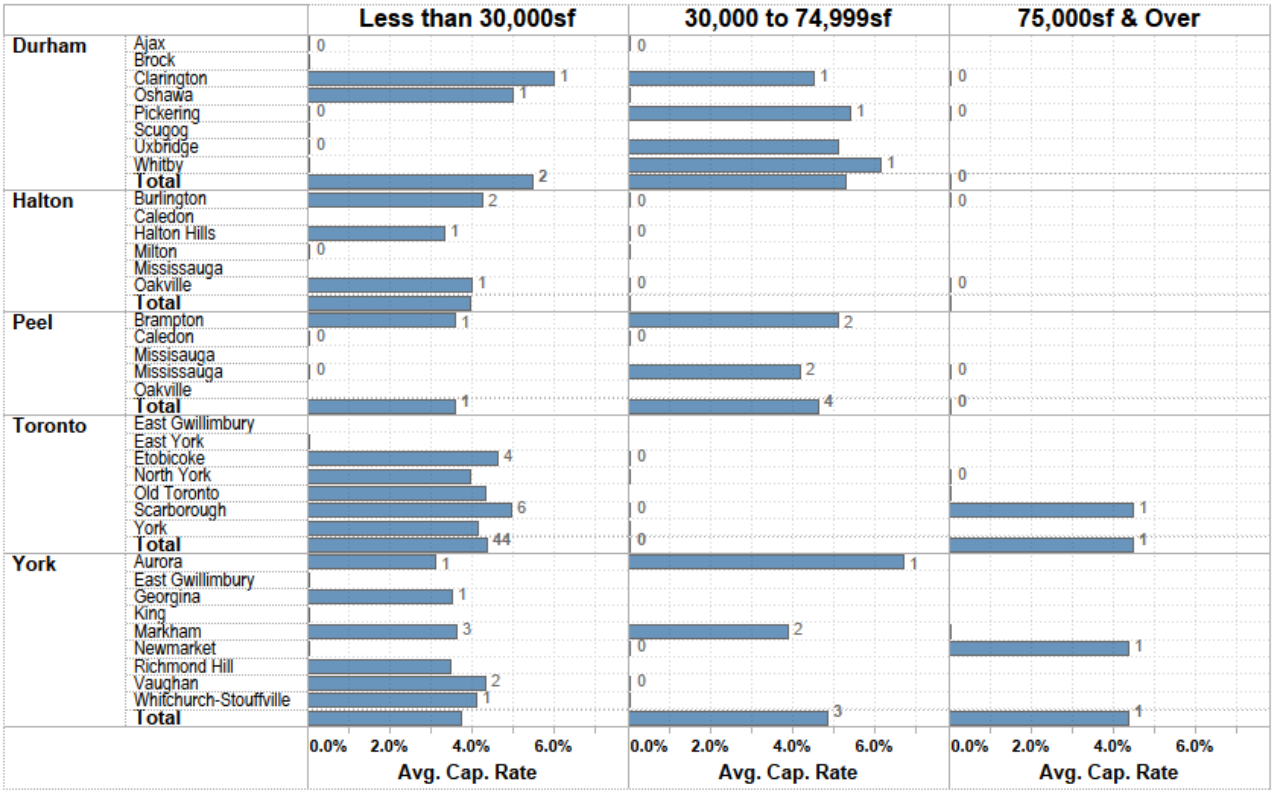
Retail - Q3 2023 Top Purchasers, Vendors, Lenders



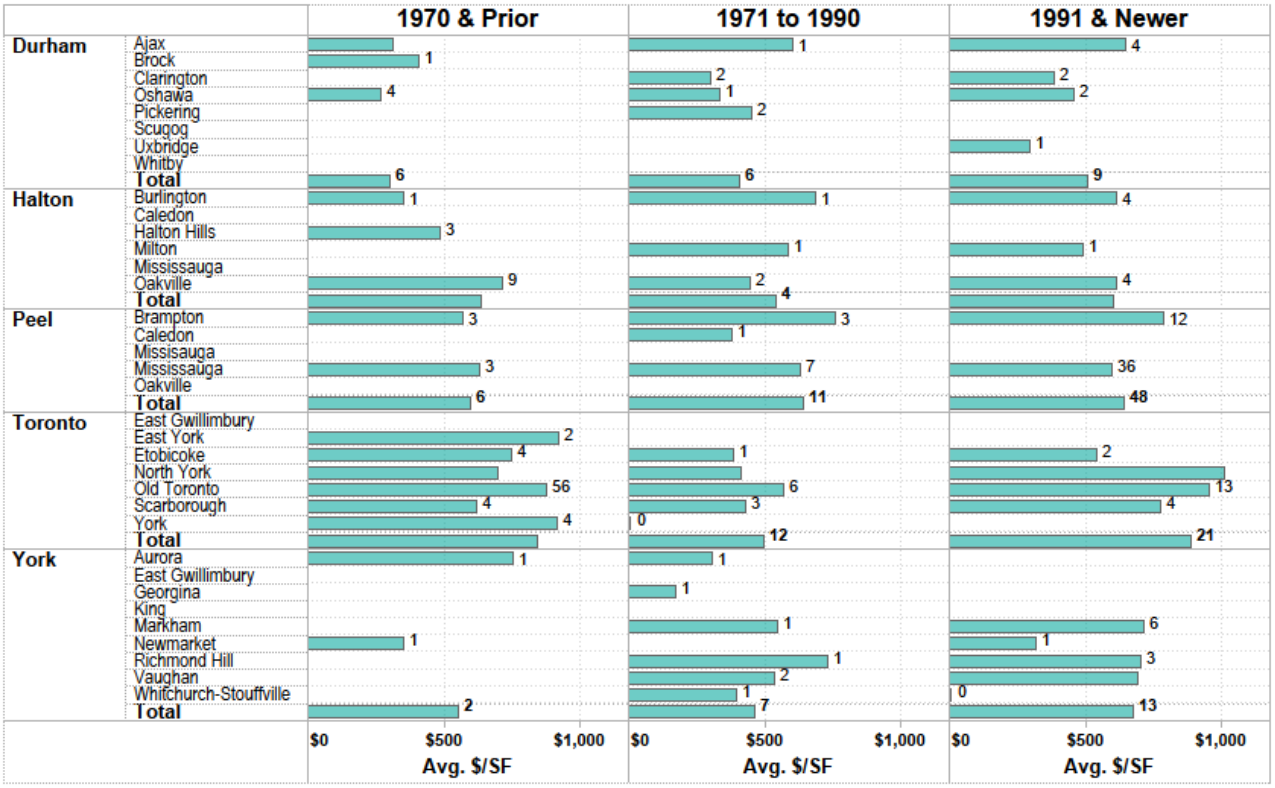
Avg. Cap Rate by Const. Year with Cap Rate Deal Count - Last 24 Months



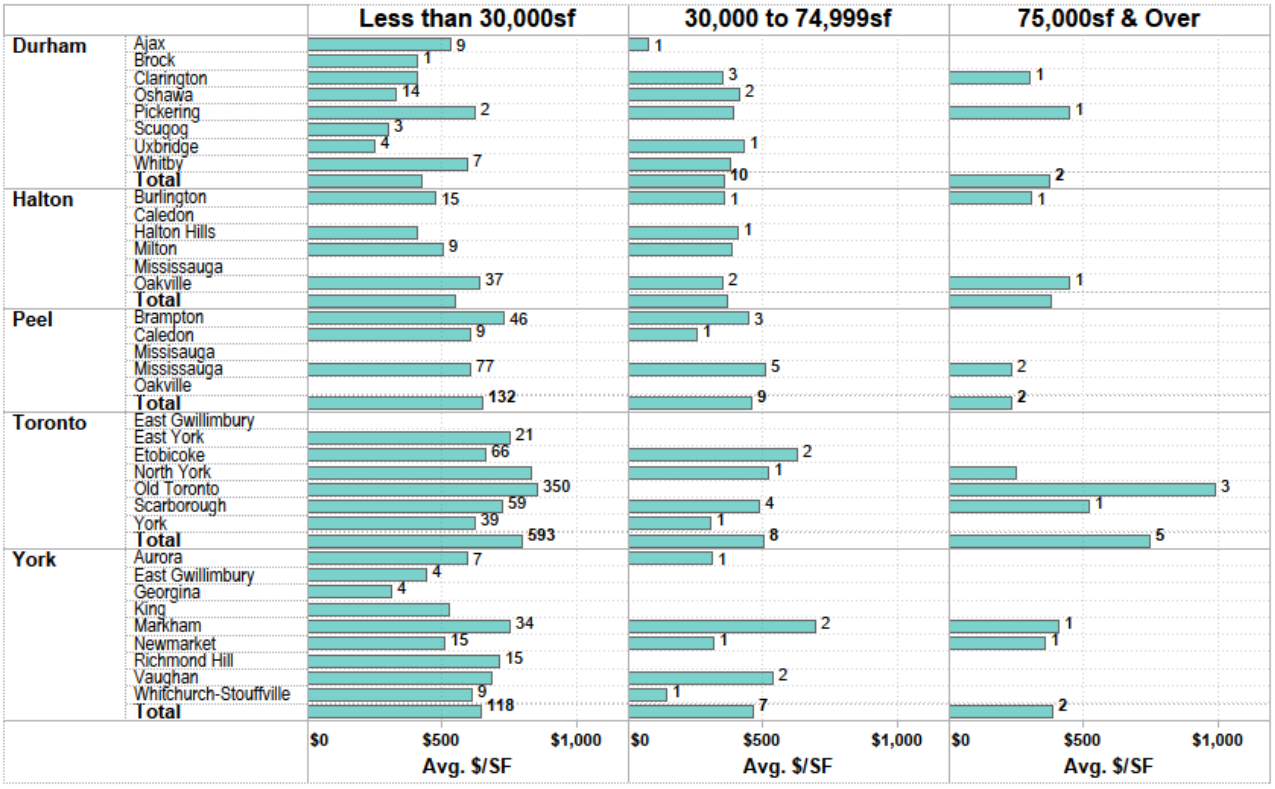
Avg. Cap Rate by Bldg. Size with Cap Rate Deal Count - Last 24 Months

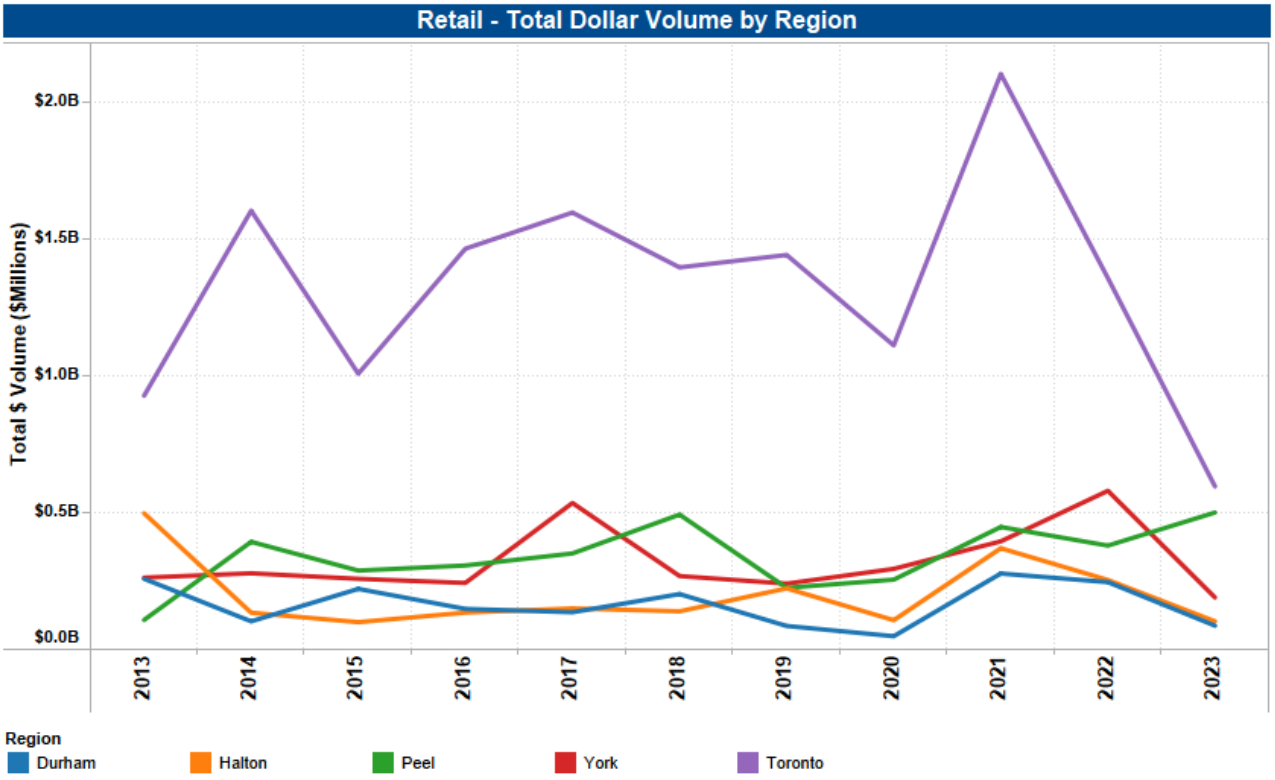


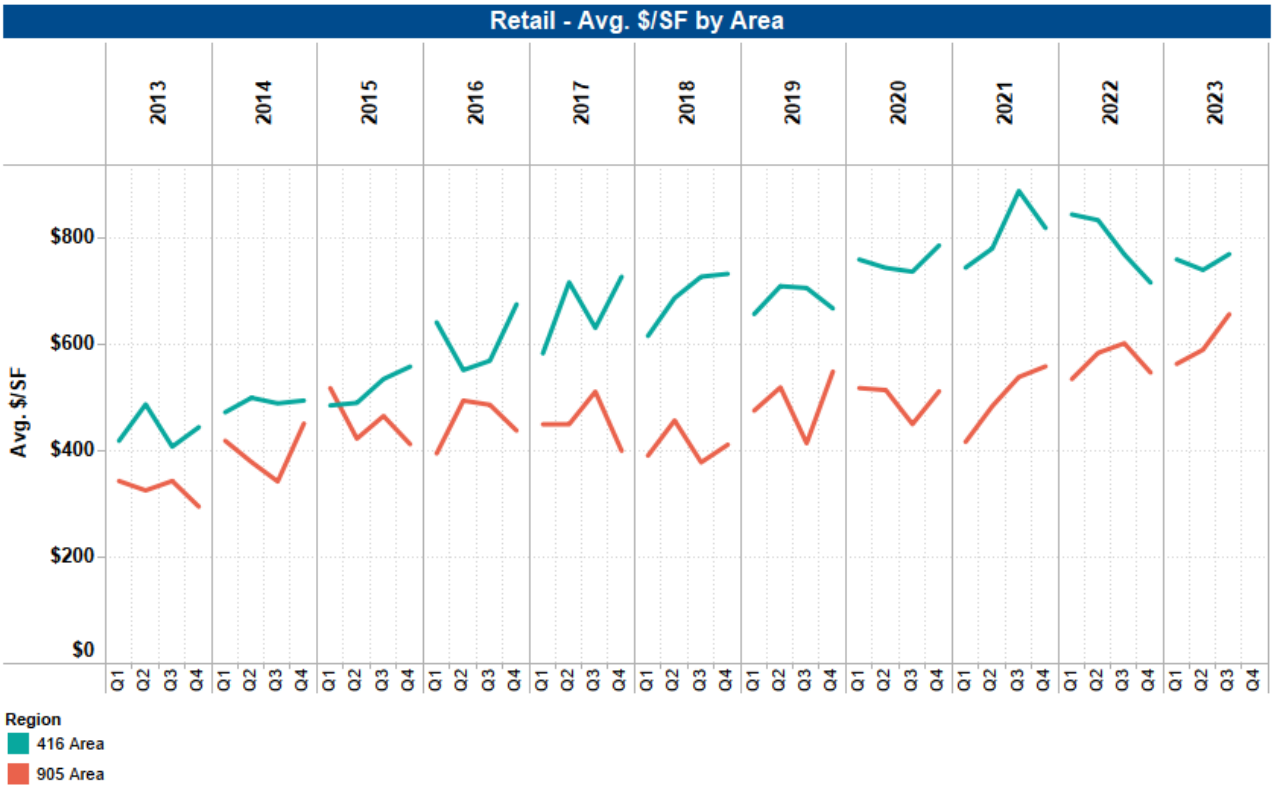
Avg. $/SF by Const. Year with $/SF Deal Count - Last 24 Months

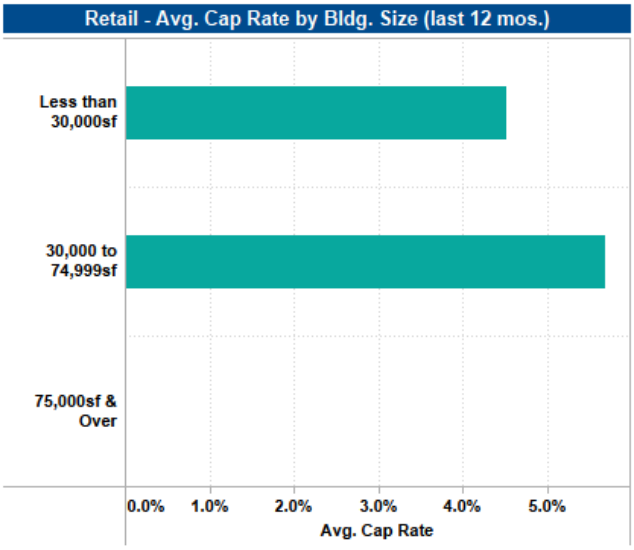


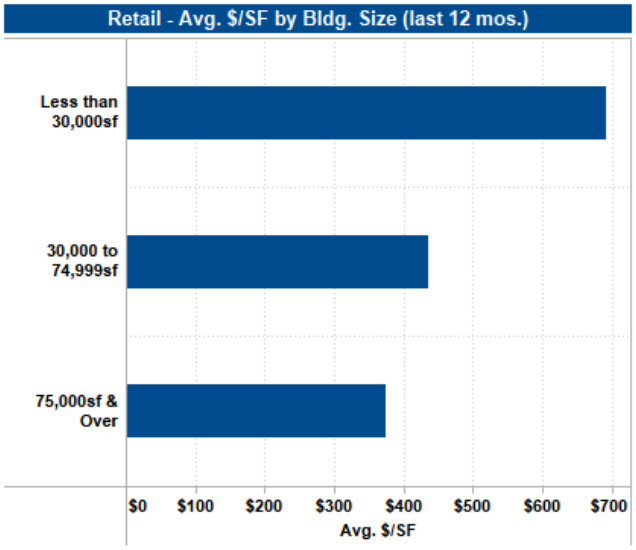
Avg. $/SF by Bldg. Size with $/SF Deal Count - Last 24 Months

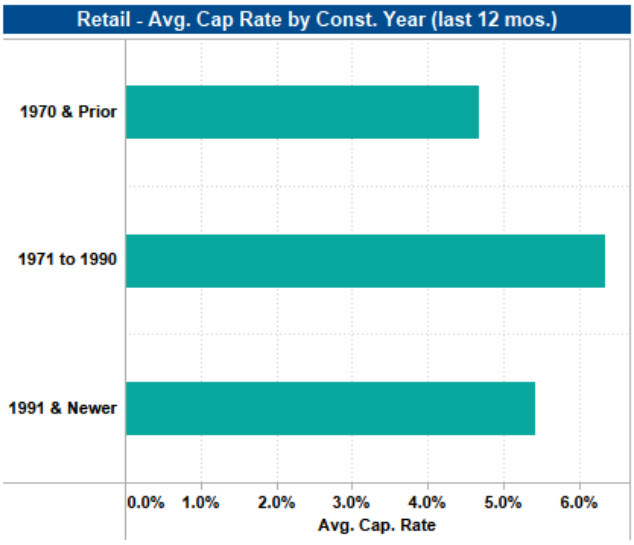


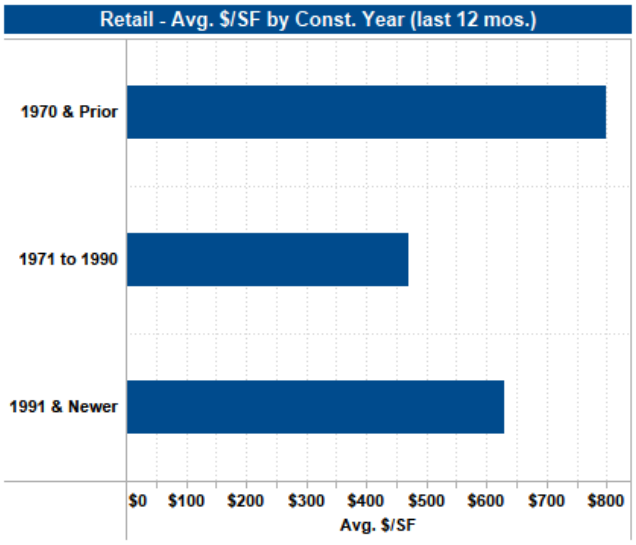

Retail - Total Dollar Volume by Region
$2.0B
$1.5B
$1.0B
$0.5B
$0.0B
Total $ Volume ($Millions)
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
Region
Durham
Halton
Peel
York
Toronto

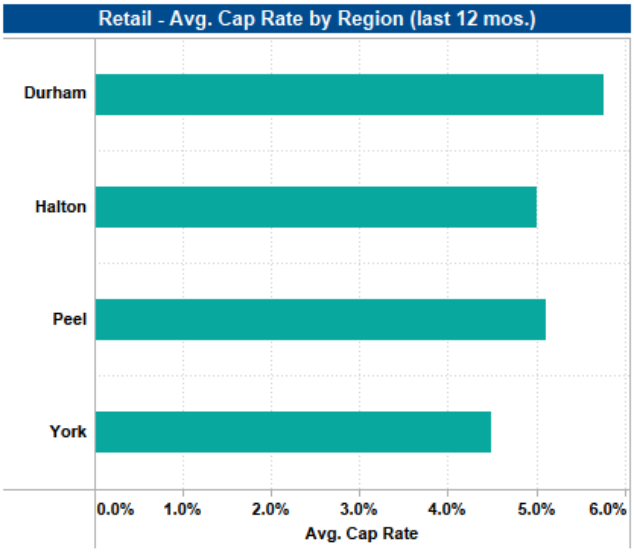

Retail - Avg. $/SF by Area
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
$800
$600
$400
$200
$0
Avg. $/SF
Q1
Q2
Q3
Q4
Region
416 Area
905 Area

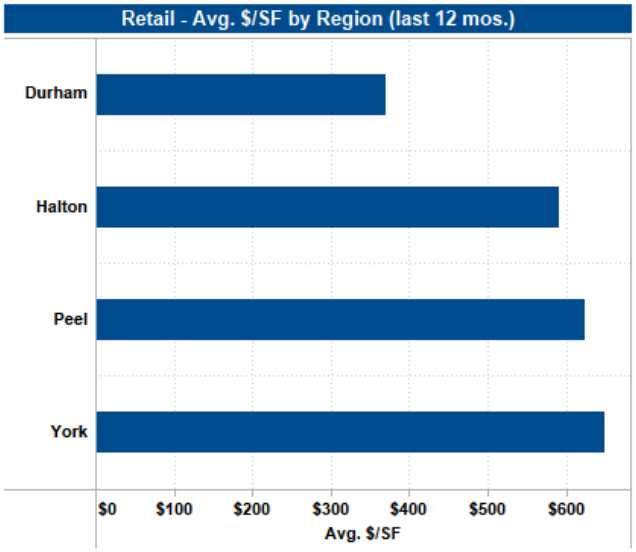

Retail - Avg. Cap Rate by Bldg. Size (last 12 mos.)
Less than 30,000sf
30,000 to 74,999sf
75,000sf & Over
0.0%
1.0%
2.0%
3.0%
4.0%
5.0%
Avg. Cap Rate


Retail - Avg. $/SF by Bldg. Size (last 12 mos.)
Less than 30,000sf
30,000 to 74,999sf
75,000sf & Over
$0
$100
$200
$300
$400
$500
$600
$700
Avg. $/SF

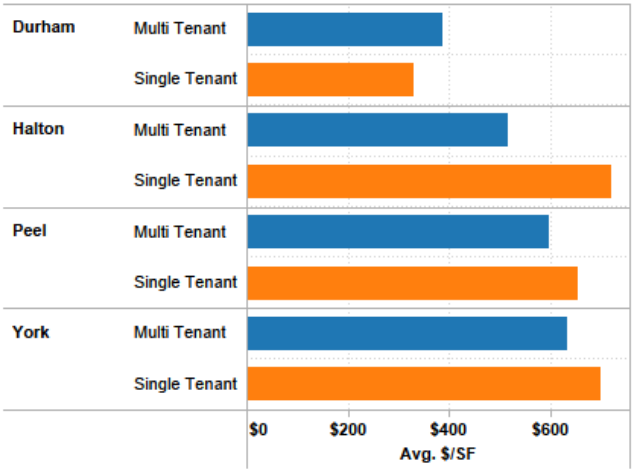

Retail - Avg. Cap Rate by Const. Year (last 12 mos.)
1970 & Prior
1971 to 1990
1991 & Newer
0.0%
1.0%
2.0%
3.0%
4.0%
5.0%
6.0%
Avg. Cap. Rate


Retail - Avg. $/SF by Const. Year (last 12 mos.)
1970 & Prior
1971 to 1990
1991 & Newer
$0
$100
$200
$300
$400
$500
$600
$700
$800
Avg. $/SF


Retail - Avg. Cap Rate by Region (last 12 mos.)
Durham
Halton
Peel
York
0.0%
1.0%
2.0%
3.0%
4.0%
5.0%
6.0%
Avg. Cap Rate

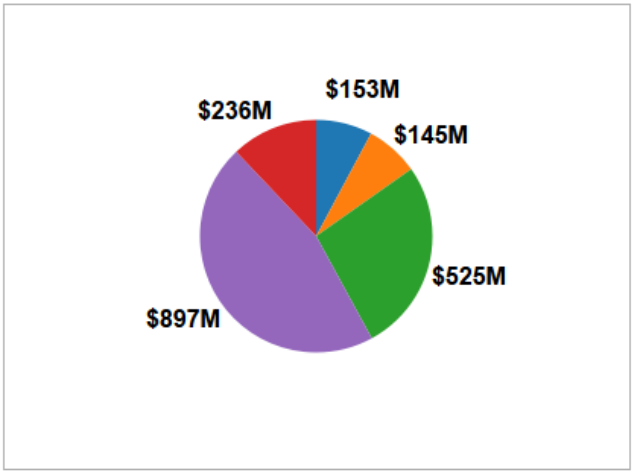

Retail - Avg. $/SF by Region (last 12 mos.)
Durham
Halton
Peel
York
$0
$100
$200
$300
$400
$500
$600
Avg. $/SF

Retail - Avg. $/SF by Region & Tenancy (last 12 mos.)



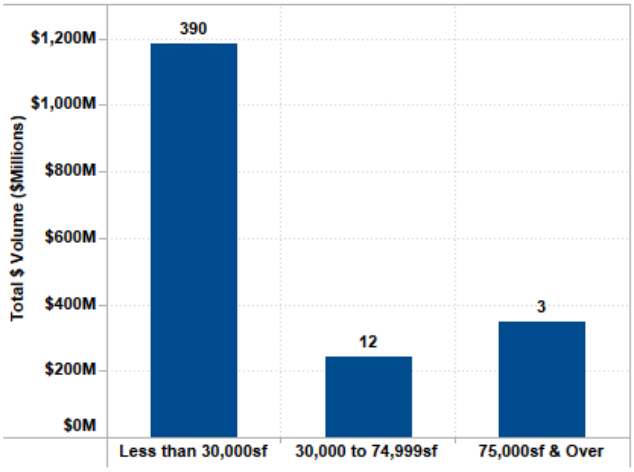
Property Type
- Multi Tenant
- Single Tenant

Retail - Total $ Volume by Region (last 12 mos.)

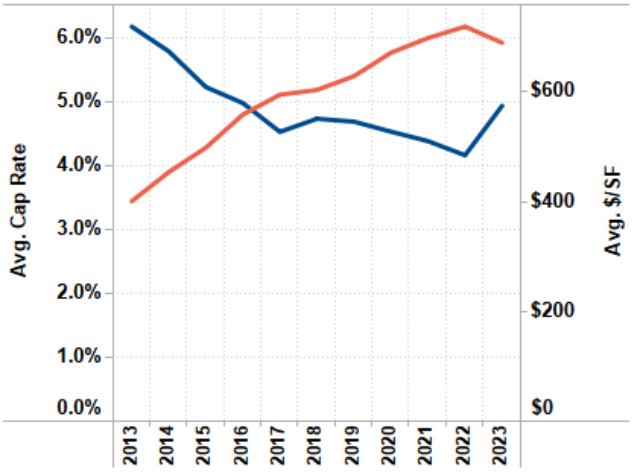


Region
- Durham
- Peel
- York
- Halton
- Toronto

Retail - $ Volume & Transactions by Bldg. Size (last 12 mos.)



Retail - Avg. $/SF vs. Cap Rate

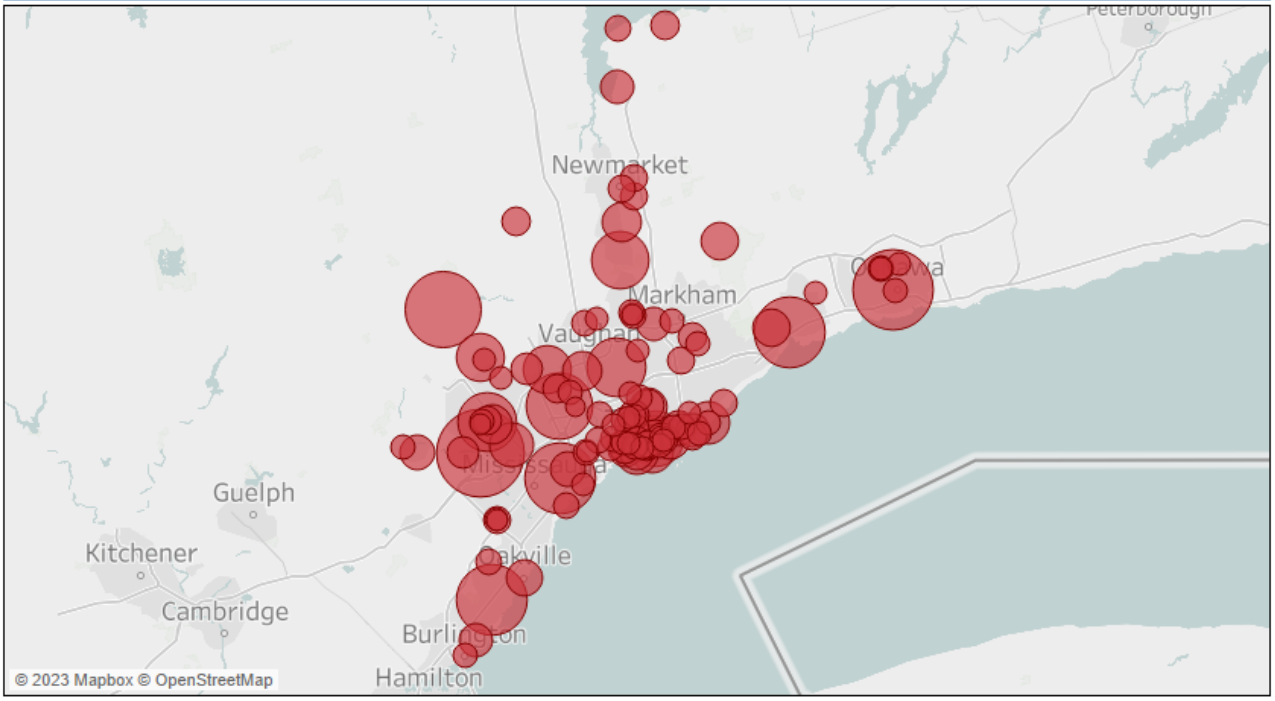


Measure Names
- Avg. $/SF
- Avg. Cap Rate

Retail - Top Transactions Q3 2023

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot	Sale Type
20 Polonia Avenue	Brampton	$20,050,000	54,082	$371	Market
2 Warren Avenue	Oshawa	$16,800,000	34,202	$491	Market
15430 Innis Lake Road	Caledon	$15,050,000	24,340	$618	Market
1125 Dundas Street East	Mississauga	$13,050,000	26,350	$495	Market
1211 Kingston Road	Pickering	$12,900,000	39,646	$325	Market
2400 South Service Road West	Oakville	$12,750,000	23,000	$554	Market
415 Rexdale Boulevard	Etobicoke	$11,500,000	16,000	$719	Market
4700 Dufferin Street	North York	$9,000,000	22,503	$400	Market
49 Kennedy Road South	Brampton	$8,750,700	10,756	$814	Market
125 King Road	Richmond Hill	$8,580,000	18,380	$467	Market

Retail - Q3 2023 Transactions



Total Price

- $1M
- $5M
- $10M
- $15M
- $20M

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