

Demographic Detail Report

River Park A

8200-8220 Birchmount Rd, Markham, ON

Building Type: **Multi-Family**
 Building Size: **167,800 SF**
 # of Units: **200**
 Avg Unit Size: **839 SF**

% Bldg Vacant: **0%**
 Total Available: **0 SF**
 Rent/SF/Yr: **-**



Radius	2 km	3 km	5 km
Population			
2016	24,993	56,646	195,909
2021	27,277	62,064	214,444
2026	29,695	67,716	233,730
Growth 2016 - 2021	9.14%	9.56%	9.46%
Growth 2016 - 2026	18.81%	19.54%	19.31%
2016 Population by Age	24,993	56,646	195,909
Age 0 - 4	864 3.46%	2,000 3.53%	8,091 4.13%
Age 5 - 9	1,050 4.20%	2,473 4.37%	9,055 4.62%
Age 10 -14	1,364 5.46%	3,093 5.46%	10,541 5.38%
Age 15 - 19	1,747 6.99%	3,786 6.68%	12,402 6.33%
Age 20 - 24	1,974 7.90%	4,581 8.09%	15,796 8.06%
Age 25 - 29	1,898 7.59%	4,288 7.57%	15,494 7.91%
Age 30 - 34	1,272 5.09%	2,824 4.99%	11,118 5.68%
Age 35 - 39	1,149 4.60%	2,641 4.66%	10,760 5.49%
Age 40 - 44	1,524 6.10%	3,393 5.99%	12,420 6.34%
Age 45 - 49	1,961 7.85%	4,316 7.62%	14,834 7.57%
Age 50 - 54	2,170 8.68%	4,971 8.78%	16,219 8.28%
Age 55 - 59	2,095 8.38%	5,031 8.88%	16,371 8.36%
Age 60 - 64	1,685 6.74%	3,883 6.85%	13,127 6.70%
Age 65 - 69	1,423 5.69%	3,117 5.50%	10,503 5.36%
Age 70 - 74	967 3.87%	2,182 3.85%	7,087 3.62%
Age 75 - 79	732 2.93%	1,653 2.92%	5,125 2.62%
Age 80 - 84	518 2.07%	1,196 2.11%	3,628 1.85%
Age 85+	600 2.40%	1,218 2.15%	3,337 1.70%
Age 65+	4,240	9,366	29,680
Median Age	43.90	43.90	41.90
18+ Yrs Pop Median Age	49.60	49.80	48.30

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Radius	2 km		3 km		5 km	
2016 Households By Maintainer Age	8,403		17,992		58,194	
Maintainer 15-24 Yrs	382	4.55%	577	3.21%	1,152	1.98%
Maintainer 25-34 Yrs	848	10.09%	1,525	8.48%	4,415	7.59%
Maintainer 35-44 Yrs	1,150	13.69%	2,509	13.95%	9,561	16.43%
Maintainer 45-54 Yrs	1,871	22.27%	4,412	24.52%	15,607	26.82%
Maintainer 55-64 Yrs	2,009	23.91%	4,832	26.86%	15,126	25.99%
Maintainer 65-74 Yrs	1,287	15.32%	2,500	13.90%	7,887	13.55%
Maintainer 75+ Yrs	856	10.19%	1,637	9.10%	4,446	7.64%
Male Labour Force 15+	10,321		23,579		81,589	
Males In Labour Force	6,637		15,495		53,680	
Males Not In Labour Force	3,684		8,083		27,908	
Male Median Age	42.30		42.50		40.70	
Female Labour Force 15+	11,106		25,058		86,047	
Females In Labour Force	6,162		13,898		47,561	
Females Not In Labour Force	4,944		11,160		38,486	
Female Median Age	45.00		44.90		42.90	
2016 Population In Labour Force	21,428		48,637		167,636	
In Labour Force	12,799	59.73%	29,393	60.43%	101,241	60.39%
Not In Labour Force	8,629	40.27%	19,244	39.57%	66,395	39.61%
2016 Households by Marital Status	21,716		49,079		168,220	
Legally Married	12,627	58.15%	29,080	59.25%	98,276	58.42%
Common-Law	516	2.38%	1,148	2.34%	3,744	2.23%
Legally Separated	386	1.78%	784	1.60%	2,873	1.71%
Divorced	861	3.96%	1,712	3.49%	7,012	4.17%
Widowed	1,084	4.99%	2,328	4.74%	7,421	4.41%
Single	6,242	28.74%	14,027	28.58%	48,894	29.07%
2016 Population by Education						
High School Cert/Equivalent	2,265		5,798		23,755	
Apprenticeship, Trades Cert or Diploma	380		900		3,442	
College, CEGEP or Non-University Cert/Diploma	2,417		5,204		18,182	
Bachelor Degree	4,260		9,608		28,478	
University Cert/Dipl/Degree	10,590		23,240		72,969	
Univ Cert/Dipl/Degree Above Bachelor	2,490		5,221		14,630	
No Certificate, Diploma or Degree	899		2,308		13,619	

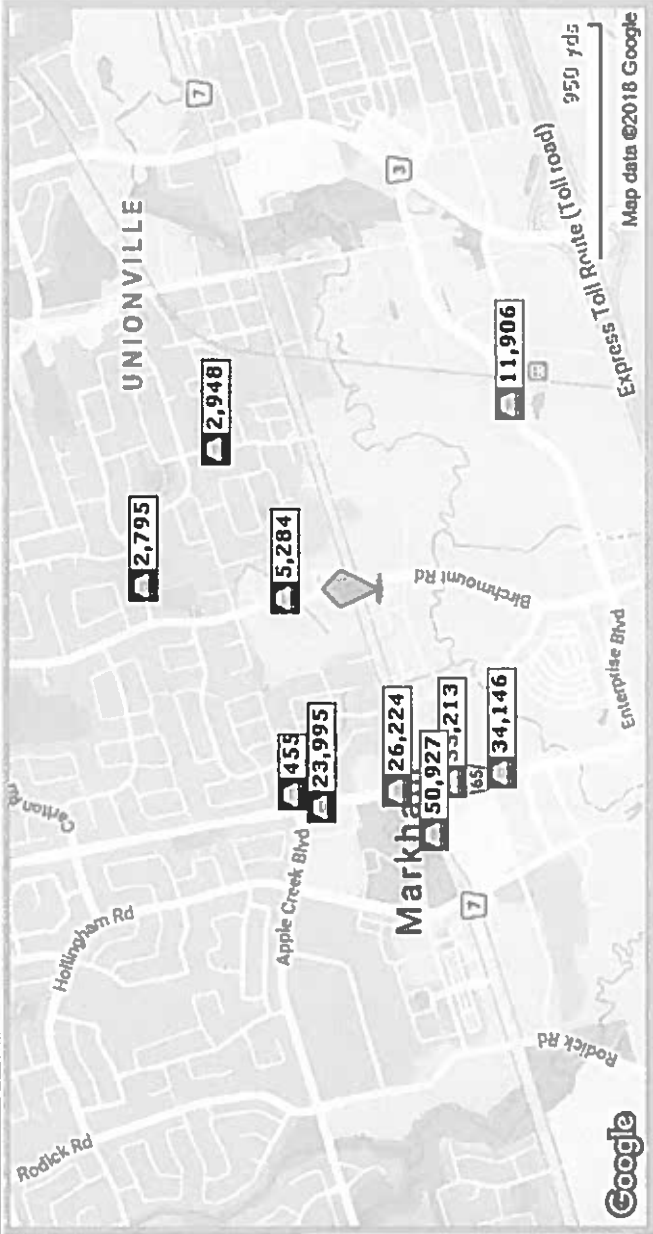
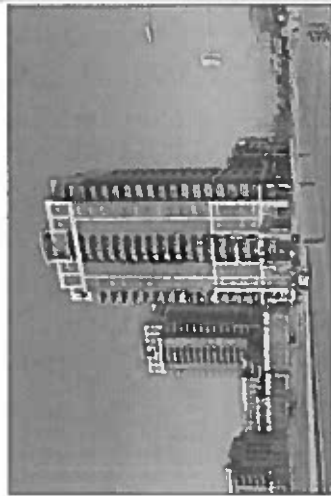
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Radius	2 km		3 km		5 km	
2016 Population by Occupation	12,490		28,845		99,390	
Art, Culture, Recreation, Sport	88	0.70%	244	0.85%	798	0.80%
Business, Finance, Administrative	3,279	26.25%	7,334	25.43%	23,620	23.76%
Health	452	3.62%	980	3.40%	3,090	3.11%
Management	1,904	15.24%	4,662	16.16%	11,989	12.06%
Natural & Applied Sciences	1,958	15.68%	4,269	14.80%	12,546	12.62%
Primary Industry	2	0.02%	2	0.01%	26	0.03%
Processing, Manufacturing, Utilities	225	1.80%	580	2.01%	4,435	4.46%
Sales & Service	2,956	23.67%	7,426	25.74%	29,740	29.92%
Social Sci, Educ, Govmt, Religion	1,156	9.26%	2,237	7.76%	6,687	6.73%
Trades, Transport, Equip Oper	470	3.76%	1,111	3.85%	6,459	6.50%
2016 Average Household Size	3.00		3.20		3.40	
Households						
2016	8,403		17,992		58,194	
2021	9,381		20,165		65,167	
2026	10,387		22,382		72,318	
Growth 2016-2021	11.64%		12.08%		11.98%	
Growth 2016 - 2026	23.61%		24.40%		24.27%	
2016 Households by HH Income	8,403		17,992		58,194	
<\$40,000	1,470	17.49%	2,561	14.23%	9,131	15.69%
\$40,000 - \$60,000	798	9.50%	1,741	9.68%	7,561	12.99%
\$60,000 - \$80,000	781	9.29%	1,712	9.52%	6,526	11.21%
\$80,000 - \$100,000	787	9.37%	1,826	10.15%	7,041	12.10%
\$100,000 - \$150,000	1,788	21.28%	4,165	23.15%	13,251	22.77%
\$150,000 - \$200,000	1,227	14.60%	2,918	16.22%	7,177	12.33%
\$200,000 - \$250,000	418	4.97%	942	5.24%	2,263	3.89%
\$250,000+	664	7.90%	1,412	7.85%	3,250	5.58%
2016 Average Household Income	\$129,658		\$134,366		\$117,004	
2016 Median Household Income	\$97,343		\$105,285		\$91,036	
2016 Per Capita Income	\$43,593		\$42,678		\$34,756	
2016 Households by HH Size	8,402		17,993		58,193	
1 Person Households	1,465	17.44%	2,552	14.18%	6,636	11.40%
2 Person Households	2,202	26.21%	4,466	24.82%	13,075	22.47%
3 Person Households	1,857	22.10%	3,947	21.94%	12,942	22.24%
4 Person Households	1,758	20.92%	4,136	22.99%	13,598	23.37%
5 Person Households	684	8.14%	1,673	9.30%	6,207	10.67%
6+ Person Household	436	5.19%	1,219	6.77%	5,735	9.86%

Traffic Count Report

River Park A 8200-8220 Birchmount Rd, Markham, ON

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 Total Available: 0 SF
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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Village Parkway	Highway 7	0.17 S	2015	5,284	AADT	.23
2 Warden Avenue	Highway 7	0.05 S	2014	26,224	AADT	.47
3 Warden Avenue	Highway 7	0.07 N	2015	33,213	AADT	.48
4 Warden Avenue	Clegg Road	0.04 N	2013	34,146	AADT	.51
5 Sciberras Road	Greentree Road	0.07 S	2015	2,948	AADT	.52
6 Glencove Drive	Warden Avenue	0.04 W	2015	455	AADT	.53
7 Enterprise Boulevard	Rivis Road	0.23 NE	2015	11,906	AADT	.53
8 Warden Avenue	Glencove Drive	0.05 N	2013	23,995	AADT	.53
9 Krieghoff Avenue	Fred Varley Drive	0.09 E	2015	2,795	AADT	.57
10 Highway 7	Courtyard Lane	0.05 SW	2015	50,927	AADT	.59

Property Summary Report

River Park A - 8200-8220 Birchmount Rd
 Markham, ON - Markham MF Submarket

★★★★★



BUILDING

Type	Hi-Rise Apartment...
Year Built:	2014
Units	200
GBA	167,800 SF
Floors:	20
Construction:	Masonry
Rent Type	Market
Market Segment	All

BEDROOM SUMMARY

Totals	Avg SF	Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		Incentives
		Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	
Totals	-	200	100%	-	-	-	-	-	-	-

UNIT BREAKDOWN

Bed	Bath	Avg SF	Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		Incentives
			Units	Mix %	Units	Vac %	Per Unit	Per SF	Per Unit	Per SF	
0	-	-	-	-	-	-	-	-	-	-	-

Updated October 27, 2018

COMMERCIAL LEASING

Available Spaces: No Spaces Currently Available

TRANSPORTATION

Parking: 10 free Surface Spaces are available; 200 free Covered Spaces are available; 1.1 per Unit

Commuter Rail: 5 minute drive to Unionville Go Station Rail Commuter Rail (Stouffville Train)

Airport: 8 minute drive to Buttonville Municipal Airport

Walk Score: Very Walkable (72)

Transit Score: Good Transit (59)

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MARKET CONDITIONS

Asking Rents Per Unit	Current	YOY
Submarket 3-5 Star	\$1,636	↑ 11.3%
Market Overall	\$1,553	↑ 7.6%

Incentives	Current	YOY
Submarket 3-5 Star	0.3%	↑ 0.1%
Market Overall	0.3%	↑ 0.1%

Under Construction Units	Current	YOY
Market Overall	13,494	↑ 44.3%

Vacancy Rates	Current	YOY
Submarket 3-5 Star	4.4%	↑ 4.3%
Market Overall	0.2%	↓ -0.1%

Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	\$0	\$0
12 Mo. Price Per SF	\$280,065	\$270,161

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Income: <\$40,000	1,470 17.49%	2,561 14.23%	9,131 15.69%
Income: \$40,000 - \$60,000	798 9.50%	1,741 9.68%	7,561 12.99%
Income: \$60,000 - \$80,000	781 9.29%	1,712 9.52%	6,526 11.21%
Income: \$80,000 - \$100,000	787 9.37%	1,826 10.15%	7,041 12.10%
Income: \$100,000 - \$150,000	1,788 21.28%	4,165 23.15%	13,251 22.77%
Income: \$150,000 - \$200,000	1,227 14.60%	2,918 16.22%	7,177 12.33%
Income: \$200,000 - \$250,000	418 4.97%	942 5.24%	2,263 3.89%
Income: \$250,000+	664 7.90%	1,412 7.85%	3,250 5.58%
2016 Average Household Income	\$129,658	\$134,366	\$117,004
2016 Median Household Income	\$97,343	\$105,285	\$91,036
2016 Per Capita Income	\$43,593	\$42,678	\$34,756

Daytime Employment Report

1 Mile Radius

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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	85	1,497	18
Retail & Service Businesses	15	748	50
Auto Dealer & Parts	2	67	34
Books & Reading Material	0	0	0
Clothing & Jewellery	0	0	0
Direct Seller	1	6	6
Drinking Places	1	8	8
Electronic Shopping	0	0	0
Food & Alcohol	2	175	88
Gas Stations	0	0	0
Health Care	1	4	4
Home Furnishings & Supplies	1	35	35
Home Garden & Building Material	0	0	0
Liquor & Convenience Stores	1	15	15
Office Supplies	2	6	3
Sporting Goods	1	9	9
Travel Accom & RV Camping	1	320	320
Misc Retail & Service Businesses	2	103	52

Consumer Spending Report

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2016 Annual Spending (\$000s)	2 km	3 km	5 km
Total Consumer Spending	918,538	2,033,132	5,891,112
Women's Clothing	9,948	22,457	75,441
Women's Footwear	2,873	6,624	23,632
Women's Accessories	700	1,575	5,961
Women's Jewellery & Watches	1,836	3,765	9,909
Men's Clothing	7,040	16,208	53,692
Men's Footwear	2,226	5,151	18,050
Men's Accessories	488	1,154	3,421
Men's Jewellery & Watches	774	1,654	5,195
Children's Clothing & Cloth Diapers	473	1,060	3,035
Children's Footwear	73	162	439
Clothing Gifts to Others	666	1,549	5,103
Food	73,668	165,307	538,842
Alcoholic Beverages	7,678	16,417	46,259
Tobacco Products & Supplies	3,679	8,025	20,866
Shelter	184,473	406,730	1,198,489
Household Operation	39,725	87,020	241,405
Household Equipment	10,184	21,776	55,244
Household Furnishings	16,054	36,194	89,372
Household Items & Expenses	39,725	87,020	241,405
Furniture/Equip Maint & Repair	464	995	2,780
Home Entertainment & Services	9,528	20,792	59,596

Consumer Spending Report

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2016 Annual Spending (\$000s)	2 km	3 km	5 km
Health & Personal Care	28,084	61,061	174,567
Recreation	51,486	110,114	291,542
Reading Materials & Printed Matter	2,771	5,798	16,434
Education	13,287	30,192	110,498
Transportation	112,672	249,779	788,880
Personal Taxes	216,196	485,230	1,281,047
Personal Insurance & Pension Contrib	46,179	101,155	311,884
Games of Chance (net)	1,728	3,870	18,809
Gifts of Money & Contributions	22,534	49,363	124,015
Miscellaneous Expenditures	11,326	24,935	75,297