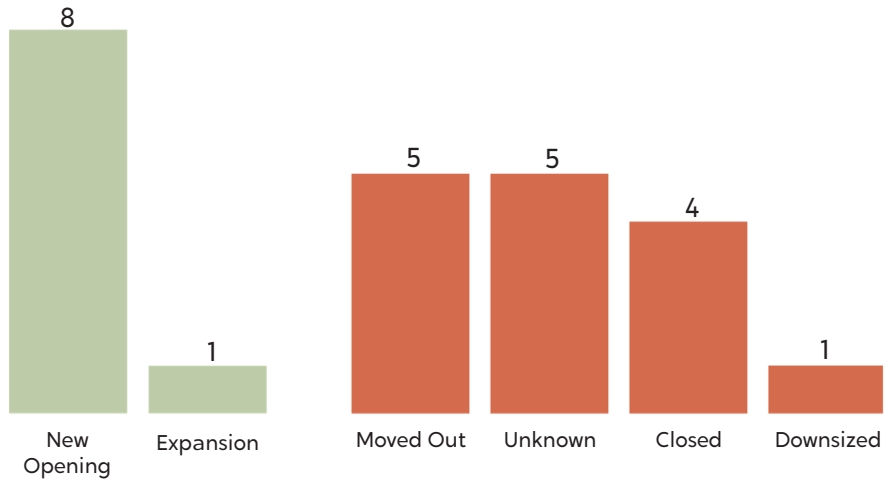
WESTEND BIZ

BRIEFING 2025 - Q4

QUARTERLY CHANGE IN BUSINESSES

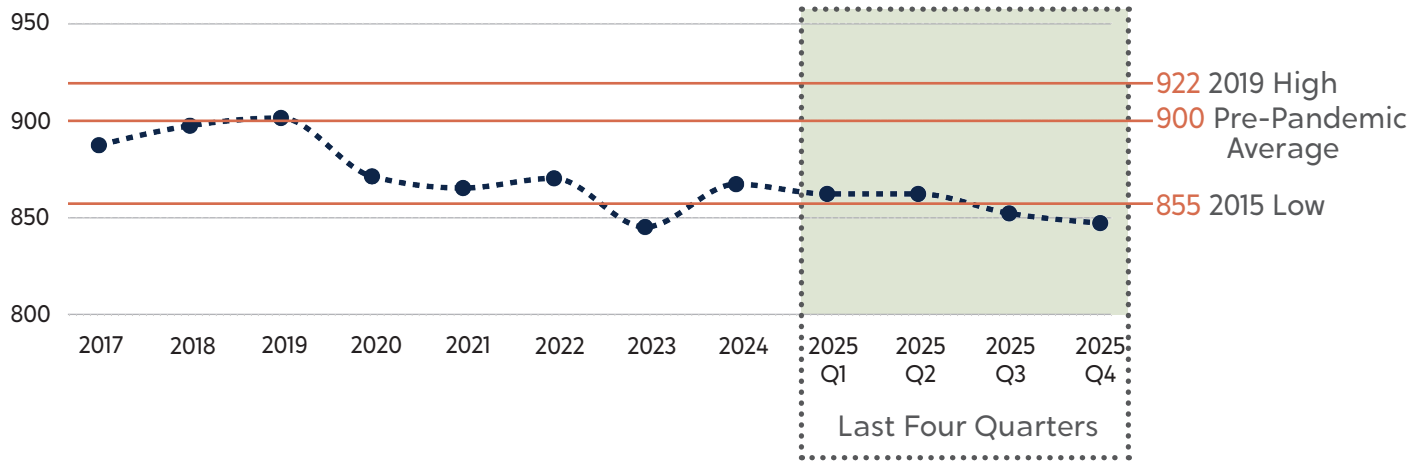


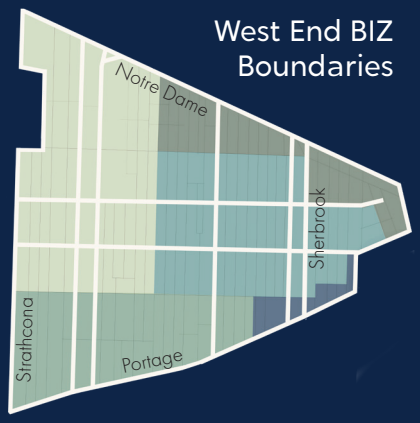
OPENED TOTAL: 9

CLOSED TOTAL: 15

- At the end of the fourth quarter, the total number of operating businesses was **847**, compared with **852** at the end of Q3, reflecting a modest decline.
- The downward trajectory observed throughout 2025 mirrors the pattern seen in 2023, suggesting a period of softening business confidence. This trend likely reflects continued economic uncertainty, prompting more cautious operational and investment decisions.

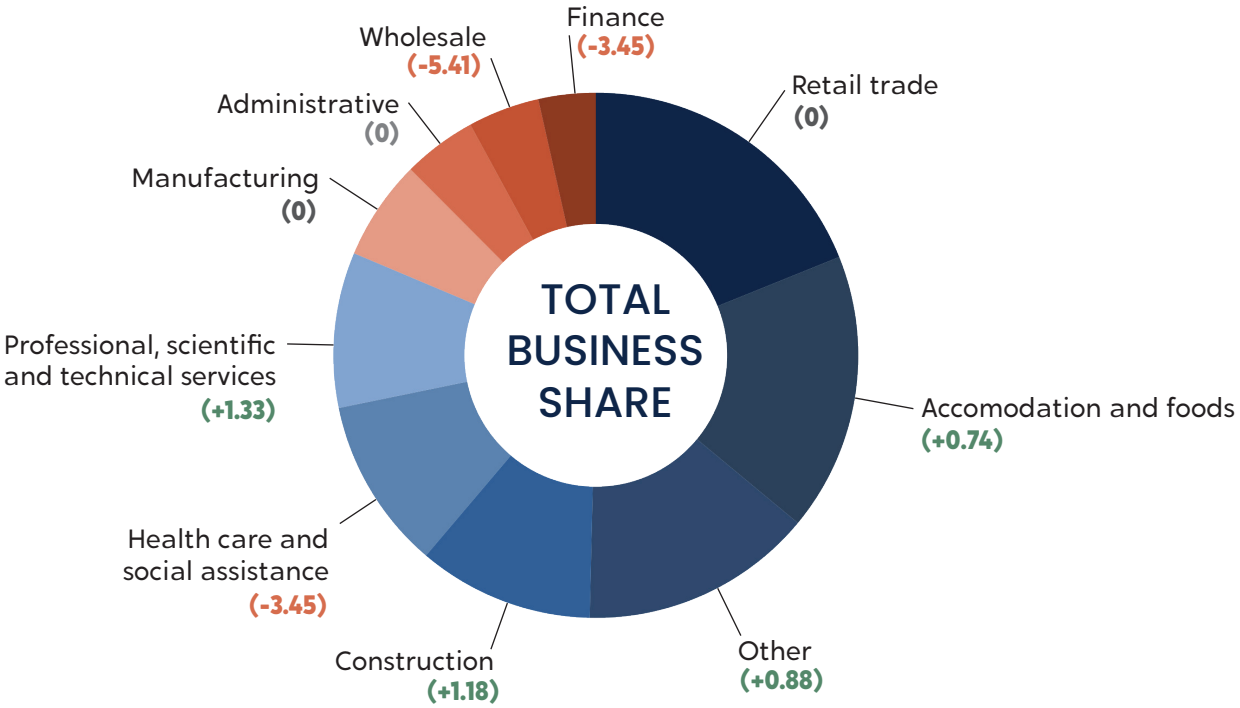
LONG TERM GAUGE OF BUSINESS ACTIVITY





CHANGE IN TOP 10 INDUSTRIES (%)

Percent change in number of businesses from last quarter



- Total business openings and closings was **24** resulting in a total address turnover of **31** units[1].

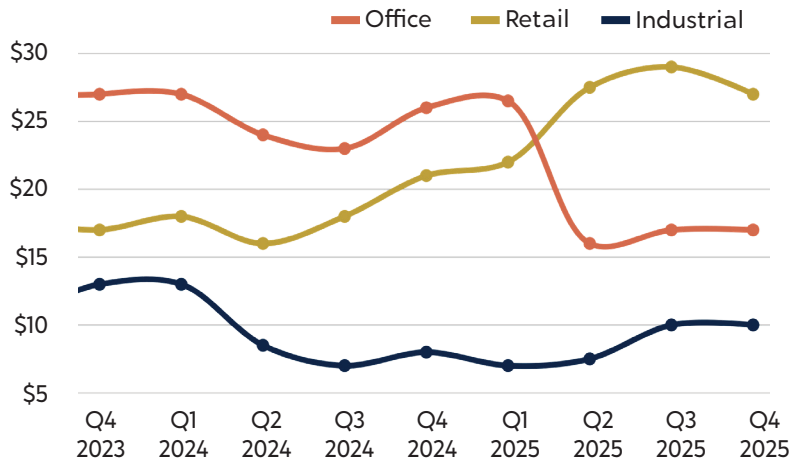
- Of the top 10 industries, three lost businesses, four gained and others stayed the same. Industries that had a net gain are Accommodation & foods, Other services, Construction, Professional, scientific & technical services. Healthcare & social assistance, Wholesale trade, and Finance & insurance had a net loss.

Note 1: Address Turnover: A unit is counted as being turned over if it was occupied by a new tenant (source: CMHC)

AVERAGE LEASE RATES BY SPACE TYPE

Market rates for office and retail leases are often comparable:

- The multi-unit building at 595 Clifton saw an increase in the average office lease price from Q3, 2023 to Q1, 2025. The return to the long-term average price of $17/sqft has impacted the overall lease rates in the West End.
- Fewer data points for retail lease rates in the West End caused a slight uptick in the overall rate in Q3, 2025.



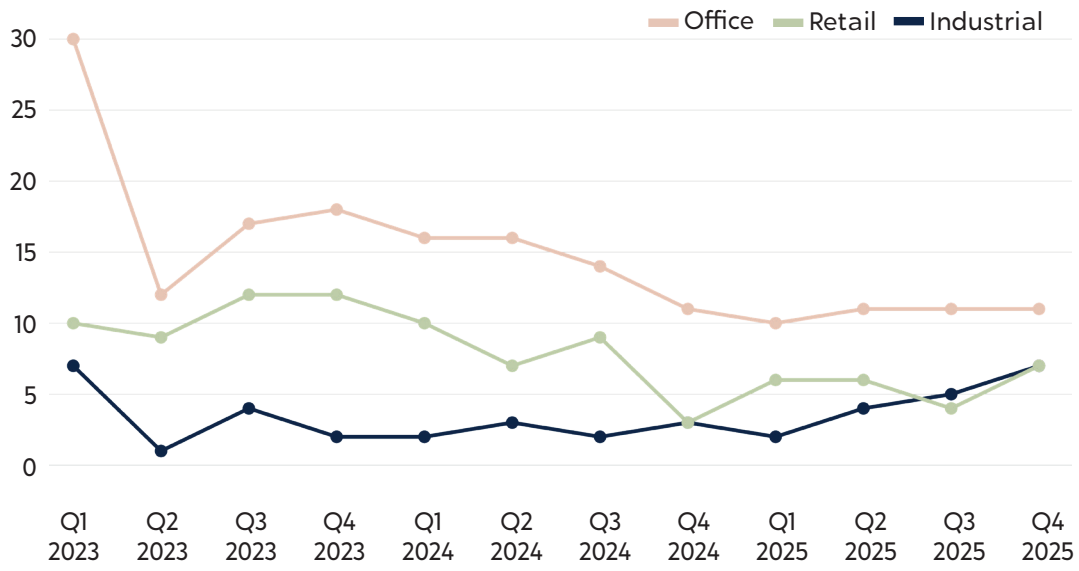
CURRENT SPACE USE AND VACANCY

Property Use by Space Type

Retail	46.20%
Industrial	27.10%
Office	26.69%

- The distribution of businesses in the above spaces is quite similar from quarter to quarter. Openings for office and retail spaces were consistent in 2025.

Spaces for Lease by Space Type



NEW BUSINESSES OPENED THIS QUARTER

Cory's Car Care *1595 Erin St*	Auto Repair	Som Law *894 Portage Ave*	Legal services
Cross Border Finger Printing *851 Notre Dame Ave*	Legal services	Static Electric Ltd *968 Wall St*	Mechanical, Electrical & Plumbing
EEP Immigration Services (Portage) *894 Portage Ave*	Legal services	TGD Enterprise INC *689 Sargent Ave*	Computers & Office Systems
Miss Christine's Kitchen *878 Ellice Ave*	Restaurants	Yuka's Bakery *857 Sargent Ave*	Bakeries
Raei Convenience Ltd *459 Notre Dame Ave*	Convenience Stores		

QUARTERLY FEATURE - *TYPES OF BUSINESSES OPENED IN 2025*

CURRENTLY AVAILABLE PROPERTIES*

Address	Sq footage	Space Type	Neighborhood	Leasing Details
810 Beverley	2800	Retail	Notre Dame	Link
620 Ellice	763	Retail	St. Matthews	Link
405 Ellice	887	Retail	St. Matthews	Link
574 Erin	5840	Office	Minto	Link
791 Erin	950	Office	Minto	Link
889 Erin	16309	Industrial	Minto	Link
945 Erin	2800	Industrial	Minto	Link
1335 Erin	29592	Office	Sargent Park	Link
1433 Erin	139	Industrial	Sargent Park	Link

*Not an exhaustive list. View full listings at https://www.westendbiz.ca/available-space/

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