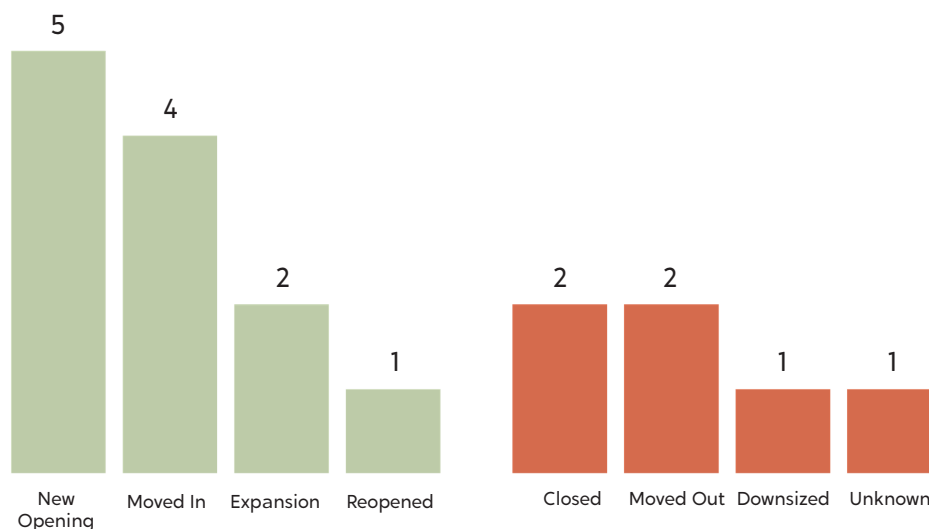


WESTEND^{BIZ}

BRIEFING 2026 - Q2

QUARTERLY CHANGE IN BUSINESSES

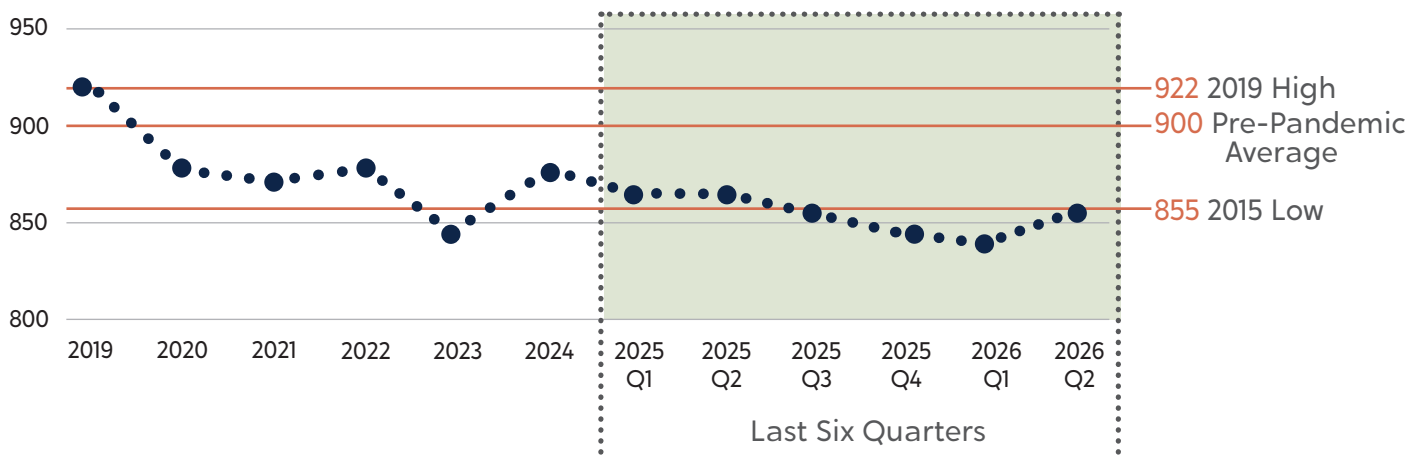


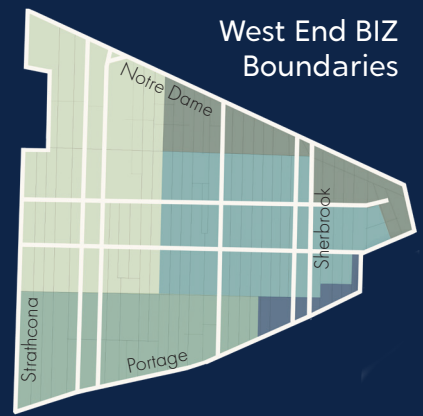
OPENED TOTAL: 12

CLOSED TOTAL: 6

- At the end of the second quarter, the total number of operating businesses was **850**, up from **844** at the end of Q1 - 2026.
- While **11** businesses were added, **six** closed and **one** resumed operation.

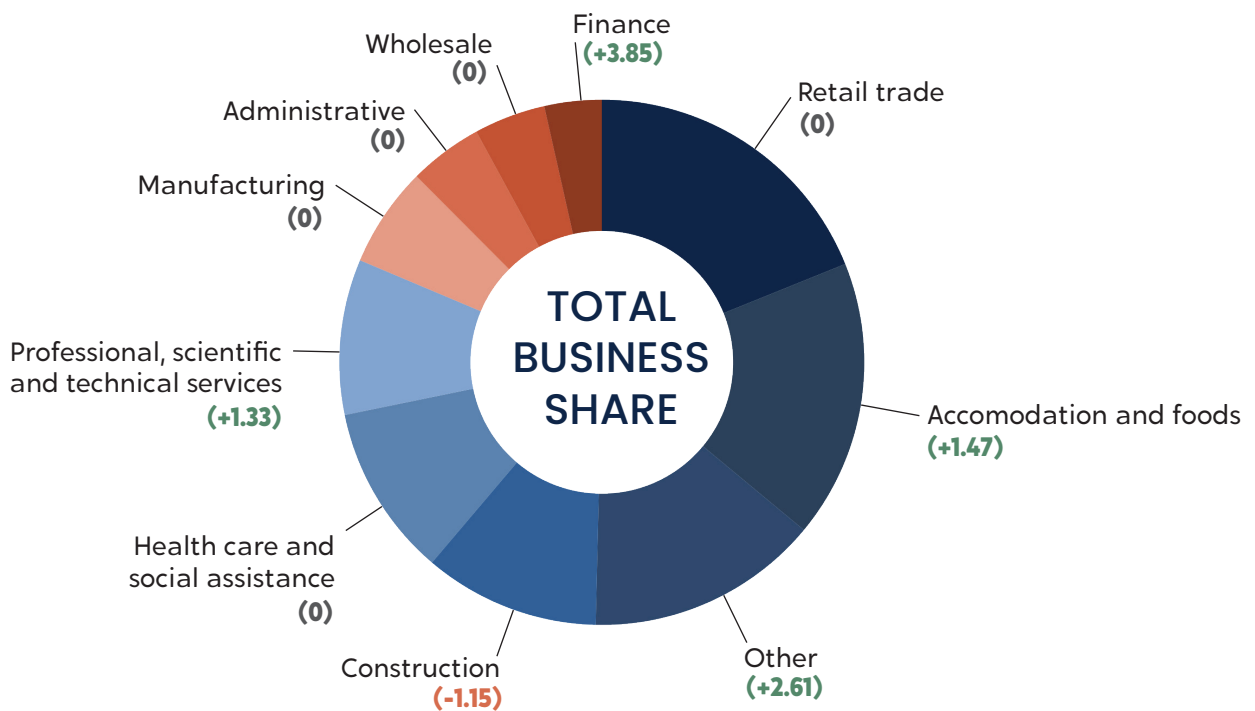
LONG TERM GAUGE OF BUSINESS ACTIVITY





CHANGE IN TOP 10 INDUSTRIES (%)

Percent change in number of businesses from last quarter

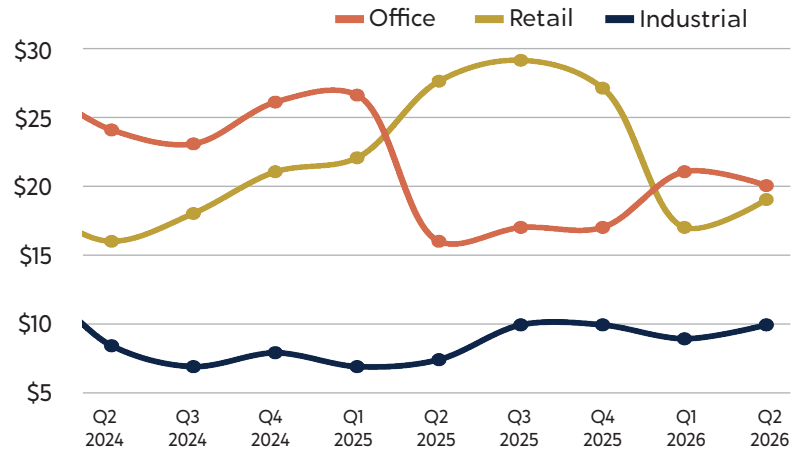


- Total business openings and closings was **17** resulting in a total address turnover of **17** units¹.
- Of the top 10 industries, four gained businesses, one lost and the rest stayed the same.

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

- Typically, office space runs at a higher lease rate than retail. The inversion seen over three quarters in 2025 was unusual and was caused by several outliers in both property types.
- In 2025, several quarters showed a relatively higher retail lease rate compared to quarters before and after. This was largely due to fewer retail units being listed and several relatively high lease units dominating the listings.



CURRENT SPACE USE AND VACANCY

Property Use by Space Type

■ Retail ■ Office ■ Industrial



Spaces Acquired by New Businesses



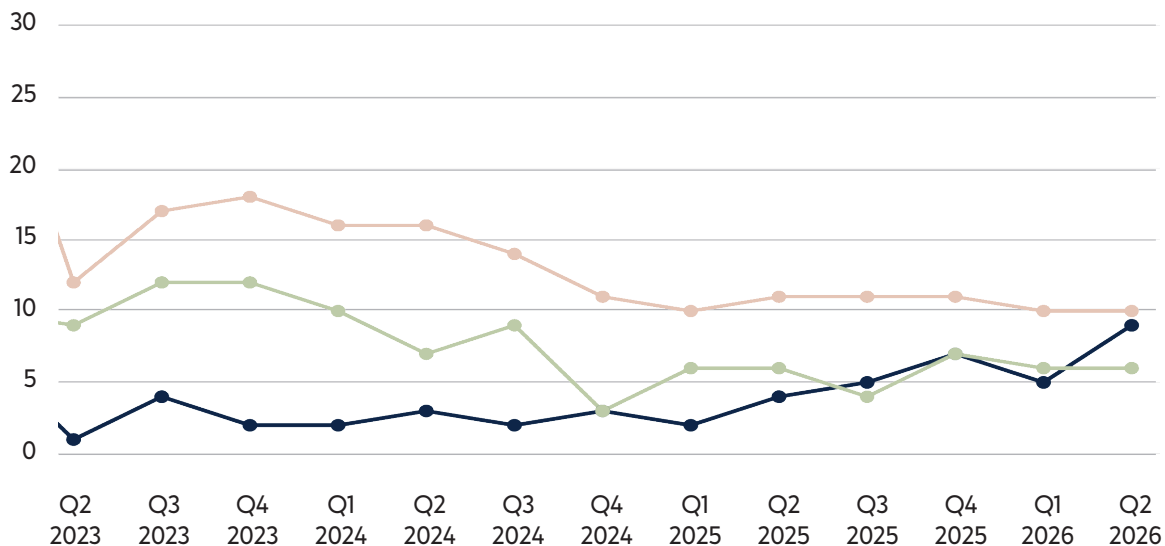
Last 5 Years

This Year

- 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 Type

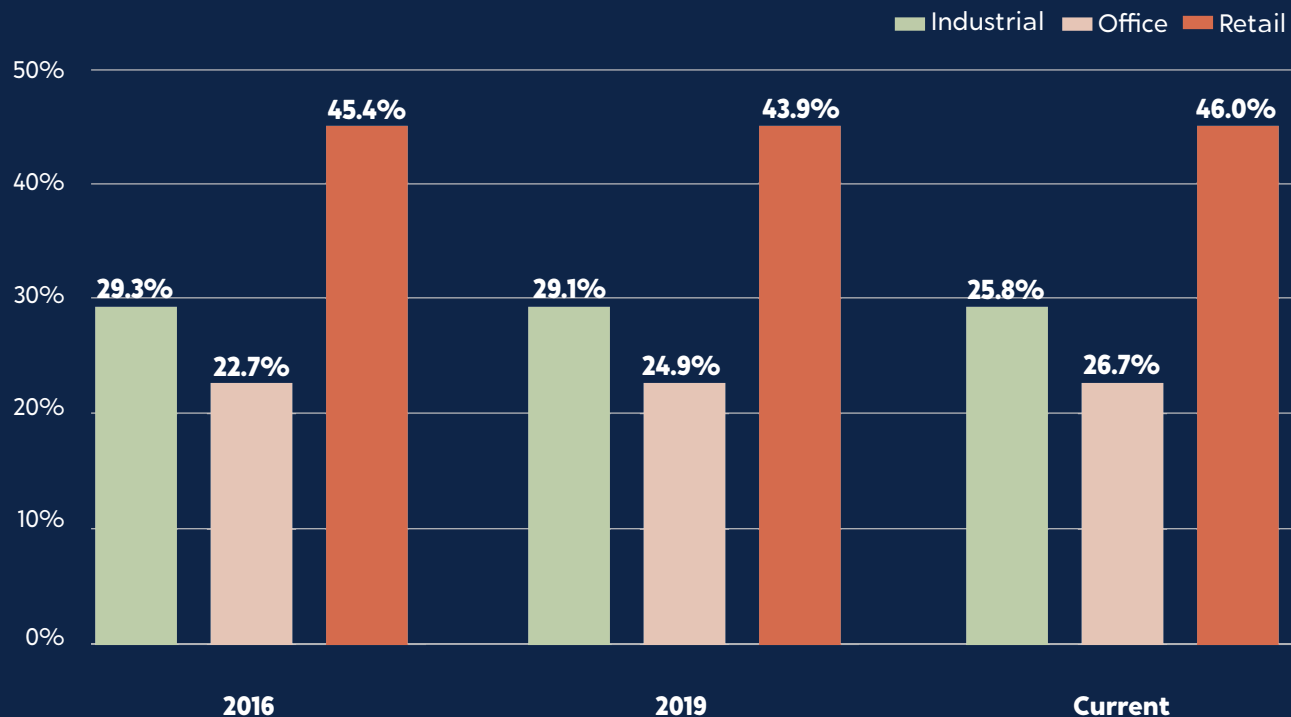
— Office — Retail — Industrial



NEW BUSINESSES OPENED THIS QUARTER

Winni Katsu 570 Sargent Ave	Restaurants	Sage Holistic Counselling 595 Clifton St	Alternative Medical Services
IFIX Building Maintenance 1351 Clifton St	Buildings & Dwellings Services	CMDS Agency 615 Erin St	Furniture & Upholstery
Cornerstone Barbershop 759 Wall St	Hair Stylists	Savanna Club 600 Clifton St	Nightclubs
Match Auto Market 712 Portage Ave	Auto Sales	Noah's Collision Center 1595 Erin St	Auto Body Services
Access Credit Union 570 Portage Ave	Banks & Loans	Kim Segal Massage Therapy 595 Clifton St	Personal Aesthetics
True North Outfitters 625 Erin St	Retailers		

QUARTERLY FEATURE - *Share of space types over time*



- Use of office spaces increased, retail being stable and industrial space use decreased for businesses in the West End from 2016 until now.

CURRENTLY AVAILABLE PROPERTIES*

Address	Sq footage	Space Type	Neighborhood	Leasing Details
810 Beverley	2800	Retail	Daniel McIntyre	Link
120-250-Burnell	588	Retail	St. Matthews	Link
1328-1338 Clifton	3753	Industrial	Sargent Park	Link
620 Ellice	763	Retail	St. Matthews	Link
708 Ellice	1224	Retail	St. Matthews	Link
574 Erin	5840	Office	Minto	Link
629 Erin	3249	Industrial	Minto	Link
889 Erin	16309	Industrial	Minto	Link
941 Erin	4847	Industrial	Minto	Link

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

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