



THE  
**GRAND**  
AT UNIVERSAL CITY

REASONS  
TO INVEST

# PICKERING IS LEADING THE GTA IN GROWTH WITH AN ADDITIONAL

**74,500** RESIDENTS INCREASE

**800** ACRES OF LAND FOR BUSINESS AND HOMES



## ALREADY HAS:

### SHOPPING & DINING

**200** STORES IN PICKERING TOWN CENTRE + NAUTICAL VILLAGE SHOPS

**190** RESTAURANTS IN PICKERING

### WATERFRONT

**2.7** KM OF WATERFRONT

**7.6** KM OF SANDY BEACH

THE AVG RENTAL PRICE IN PICKERING IS **95%** OF THE AVG RENTAL PRICE IN TORONTO

TORONTO AVG RENTAL PRICE

**\$2,605**

PICKERING AVG RENTAL PRICE

**\$2,477**

## PRECONSTRUCTION CONDO PRICES

PICKERING HAS SEEN A PRICE INCREASE OF

**30% Y/Y**  
(Sept 21 to Sept 22)

TORONTO HAS SEEN A PRICE INCREASE OF

**17% Y/Y**  
(Sept 21 to Sept 22)

GTA HAS SEEN A PRICE INCREASE OF

**18% Y/Y**  
(Sept 21 to Sept 22)

## PICKERING HAS LOW SUPPLY COUPLED WITH HIGH DEMAND

PICKERING ONLY HAD

**2** LAUNCHES IN 2021 & 2022

=

**884** UNITS LAUNCHED IN PICKERING

TORONTO HAD

**47** LAUNCHES IN 2021 & 2022

=

**16,639** UNITS LAUNCHED IN TORONTO



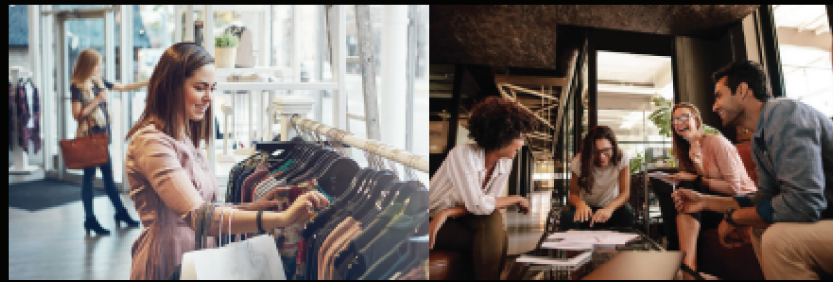
## PICKERING GROWTH OUTPACES THE GTA

### RESALE CONDO PRICES

PICKERING HAS SEEN  
A PRICE INCREASE OF **8% Y/Y**  
(Sept 21 to Sept 22)

TORONTO HAS  
ONLY SEEN A **3% PRICE INCREASE Y/Y**  
(Sept 21 to Sept 22)

GTA HAS  
ONLY SEEN A **3% PRICE INCREASE Y/Y**  
(Sept 21 to Sept 22)



SINCE THE LAUNCH OF UNIVERSAL  
CITY TOWER 1, UNIVERSAL CITY HAS  
SEEN PRICES APPRECIATE BY AN  
OUTSTANDING INCREASE OF 91%

WITH PRICE APPRECIATION BETWEEN  
EACH BUILDING GROWING FROM ONE  
LAUNCH TO THE NEXT:

UC1 TO UC2 = **9% INCREASE**

UC2 TO UC3 = **11% INCREASE**

UC3 TO UCE = **28% INCREASE**

UCE TO THE GRAND = **23% INCREASE**

Chestnut Hill boasts an outstanding track record of creating homes in Pickering, by understanding the needs and wants of the community. As a trusted developer Chestnut Hill is focused on continuing their legacy through meticulous attention to detail, superior features, and exciting amenities. Count on Chestnut Hill for connected, contemporary living in Pickering and beyond.



# GRAND CENTRAL

ARRIVE DOWNTOWN  
T.O. IN 28 MINS

COMPARED TO  
40 MINS FROM MARKHAM  
50 MINS FROM BRAMPTON  
50 MINS FROM RICHMOND HILL  
60 MINS NEWMARKET

GO TRAINS TO TORONTO EVERY 15 MINUTES!

1.5 KM

TO  
PICKERING TOWN  
CENTRE

2.1 KM

TO  
BEACHFRONT  
PARK

2.3 KM

TO  
FRENCHMAN'S  
BAY MARINA

2.7 KM

TO  
DURHAM BUSINESS  
COMPUTER COLLEGE

10 KM

TO  
HIGHWAY 407

28 KM

TO  
ONTARIO TECH  
UNIVERSITY

With so much shopping, dining, entertainment, and green space surrounding Universal City, you might find yourself staying close to home. However, should you feel like exploring or must commute to work, you'll find it's incredibly easy to get around. Only one minute to Pickering GO Station, Highway 401, and Via Train, discover transit options that will quickly transport you to your every destination.

## PICKERING GO STATION

In between Rouge Hill Station and Ajax GO Station, this nearby train and bus stop is on the Lakeshore East line and features a landmark pedestrian bridge connecting passengers to Downtown Pickering. It includes over 2,500 parking spaces, bicycle facilities, and is wheelchair accessible.

## HIGHWAY 401

This nearby highway weaves through the GTA and beyond, providing easy access to the 404, Don Valley Parkway, and Toronto Pearson International Airport.

23 MINS

TO  
YONGE &  
HIGHWAY 401

31 MINS

TO  
YONGE &  
BLOOR

32 MINS

TO  
UNION STATION

33 MINS

TO  
YONGE &  
DUNDAS

35 MINS

TO  
PEARSON  
INTERNATIONAL  
AIRPORT

36 MINS

TO  
SPADINA &  
DUNDAS

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**CHESTNUT HILL**  
DEVELOPMENTS

# Why PreCon



*Calltoddsmith.ca*  
I'll Be Your  
RE-Location Advocate

Todd Smith, REALTOR®  
Civil Engineering Technologist  
ABR | SRS | CNE | SRES | SRS | RENE



Uniquely licensed salesperson with all three independently owned & operated brokerages above. For more information email: [todd@calltoddsmith.ca](mailto:todd@calltoddsmith.ca)

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