

RESEARCH
T OSHIMA

 TOKYU LIVABLE

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A city of art and culture

The city of Toshima is home to Ikebukuro, one of Tokyo's secondary business hubs.

The area has evolved with the times, and today is transforming into a point of convergence for cutting-edge art and subculture.

Take a stroll through Toshima and experience its vibrant atmosphere as it continues to enhance the value of the community.

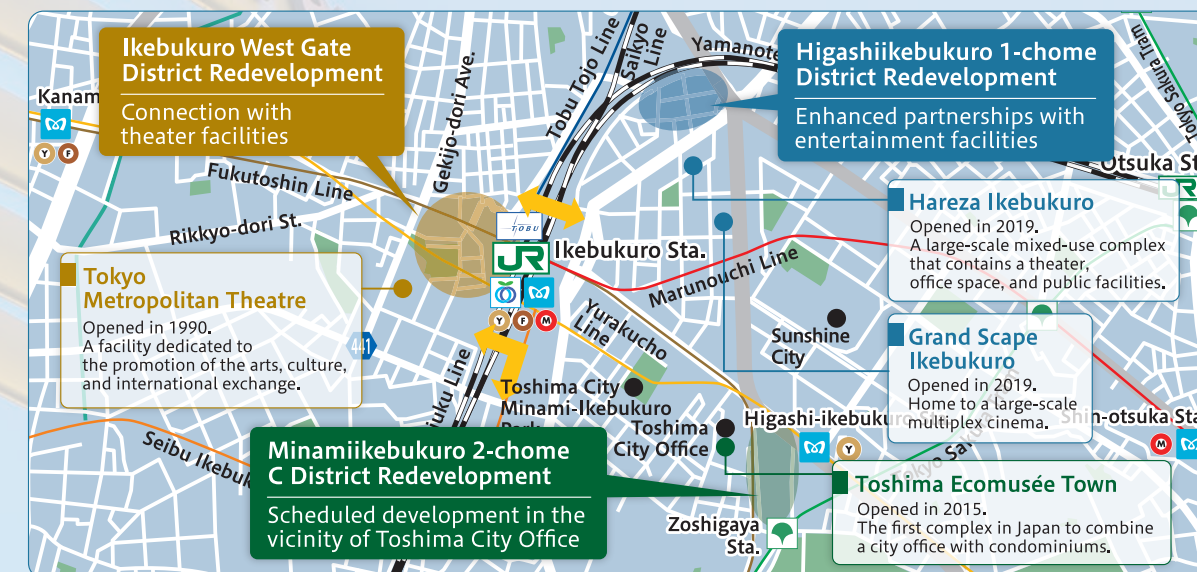


Toshima City is becoming ever more appealing

Ikebukuro Area

Becoming a hub for international culture through planned urban development

Redevelopment centered around Ikebukuro Station is underway, with the aim of strengthening ties between entertainment and commercial facilities and the surrounding area. With the flow of traffic between the east and west sides of the station also expected to increase, it is transforming into a bustling hub for culture and entertainment.

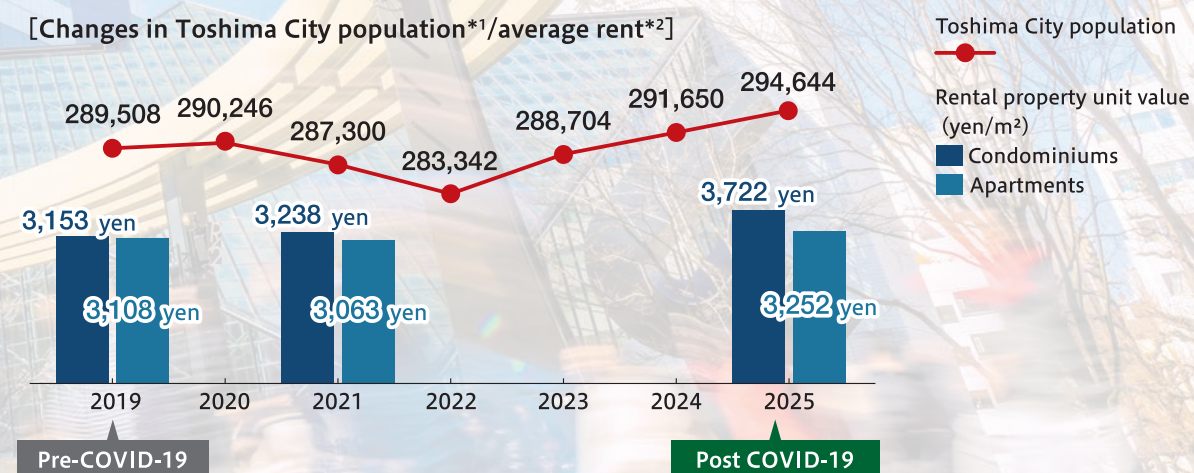


*As of June 1, 2026 *Redevelopment information is subject to change.
*Reference: "Trends in City Development," Toshima City website



Toshima City: Population Growth Through Redevelopment

[Changes in Toshima City population^{*1}/average rent^{*2}]



*1: Created by Tokyu Livable, Inc. based on "Population, Demographic Changes, and Number of Households Based on the Basic Resident Register" from the Ministry of Internal Affairs and Communications (figures current as of January 1 of each year)

*2: Created by Tokyu Livable, Inc. based on the "Rental Trends in the Tokyo Metropolitan Area" from the Real Estate Information Network for East Japan's REINS data library



TOSHIMA CITYLIFE GUIDE

Created by Tokyu Livable, Inc., based on real estate transaction price information for pre-owned condominiums, etc., from the Ministry of Land, Infrastructure, Transport and Tourism's Real Estate Information Library (<https://www.reinfoblib.mlit.go.jp/>)

Ikebukuro

A massive terminal where eight train lines converge Ikebukuro is a crossroads where energy from throughout the world gathers

Average real estate value per square meter of pre-owned condominiums

	Nishiikebukuro	Higashiikebukuro
2019	953,306 yen/m ²	942,462 yen/m ²
2021	1,114,969 yen/m ²	1,083,892 yen/m ²
2025	1,475,739 yen/m ²	1,329,045 yen/m ²

The area's status has increased greatly due to its large-scale redevelopment. It offers the potential for both future land value appreciation and high profitability.



SPOT Sunshine City

With a 60th-floor observation deck with panoramic views of Mount Fuji, as well as an aquarium and a variety of retail facilities, this skyscraper is also a great place to enjoy anime events and pop culture. Toshima is also home to the Tokiwaso Manga Museum, a recreation of the apartment building where renowned artists such as Osamu Tezuka spent their youth.

An 8-min. walk from Ikebukuro Sta., JR/Tokyo Metro/Seibu/Tobu lines; a 3-min. walk from Higashi-ikebukuro Sta., Tokyo Metro Yurakucho Line

Mejiro

A district within the Yamanote Line that has kept its historical atmosphere Mejiro, a charming location brimming with intellectual charm

Average real estate value per square meter of pre-owned condominiums

	Mejiro
2019	1,108,874 yen/m ²
2021	1,179,311 yen/m ²
2025	1,641,450 yen/m ²

A unique spot that combines a location within the Yamanote Line and a hilltop setting. Strong demand from high-income earners ensures stable asset value even during economic downturns.

Sugamo & Kitaotsuka

Sugamo, a tranquil setting that has been well loved for generations Kitaotsuka, an evolving area located right next to Ikebukuro

Average real estate value per square meter of pre-owned condominiums

	Sugamo	Kitaotsuka
2019	920,731 yen/m ²	1,165,981 yen/m ²
2021	976,953 yen/m ²	1,041,428 yen/m ²
2025	1,136,290 yen/m ²	1,375,671 yen/m ²

This area offers the convenience of close proximity to Ikebukuro while also being reasonably priced. An area worth watching, as it has the potential for both high land yields and capital gains.

Itabashi

Average real estate value per square meter of pre-owned condominiums

2019	831,347 yen/m ²
2021	859,800 yen/m ²
2025	1,078,974 yen/m ²

A fusion of the historical charm of the old Nakasendo Road and modernity Itabashi, an area transforming to pave the way to a new era

The bustling atmosphere of a massive shopping arcade coexists with newly built high-rise condominiums. Value here can be expected to rise going forward.



SPOT Happy Road Ohyama Shopping Street

One of the largest covered shopping arcades in Tokyo, with a total length of 560 meters. With around 200 shops, ranging from traditional privately-run stores to modern retail outlets, this shopping arcade offers everything from everyday necessities to gourmet dining, making it a fixture for daily life.

A short walk from Oyama Sta. South Exit, Tobu Tojo Line



SPOT Togenuki Jizo Kouganji Temple

A landmark of Sugamo, affectionately known as "Grandma's Harajuku". The "Washing Kannon" ritual, performed as a prayer for recovery from illness, is a popular cultural experience among visitors from abroad as well.

A 5-min. walk from Sugamo Sta., JR Yamanote/Toei Mita lines; a 10-min. walk from Koshinzuka Sta., Tokyo Sakura Tram

ACCESS INFORMATION



Information on major routes from Ikebukuro Station

Shinjuku Sta.	5 min. direct (JR Saikyo Line)	Akihabara Sta.	21 min. direct (JR Yamanote Line)
Shibuya Sta.	10 min. direct (JR Saikyo Line)	Asakusa Sta.	30 min. (transfer to the Tokyo Metro Ginza Line at Ueno Sta., JR Yamanote Line)
Roppongi Sta.	27 min. (transfer to the Toei Oedo Line at Yoyogi Sta., JR Yamanote Line)	Yokohama Sta.	39 min. direct (JR Shonan-Shinjuku Line Rapid Service)
Shinagawa Sta.	20 min. direct (JR Yamanote Line)	Haneda Airport Terminal 1-2 Sta.	58 min. (transfer to Keikyu Main Line Limited Express (KAITOKU) at Shinagawa Sta., JR Yamanote Line)
Ginza Sta.	21 min. direct (Tokyo Metro Marunouchi Line)	Narita Airport Terminal 1 Sta.	72 min. (transfer to Keisei Narita Sky Access Line Access Express at Nippori Sta., JR Yamanote Line)
Tokyo Sta.	18 min. direct (Tokyo Metro Marunouchi Line)		
Ueno Sta.	17 min. direct (JR Yamanote Line)		

*Times shown refer to the time required during weekday commuting hours. They include transfer/wait time.



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