

CUSHMAN &
WAKEFIELD

8 EASTERN AVENUE

Toronto, ON

Unique Retail/Office Opportunity in Toronto's King East Neighbourhood

WELCOME TO 8 EASTERN AVENUE

Nestled in the heart of Toronto's vibrant East End, 8 Eastern Avenue offers an exceptional retail leasing opportunity in a dynamic and rapidly evolving neighbourhood. 8 Eastern Avenue can accommodate a diverse array of retail or office uses. This prime location is strategically positioned within the Riverside district, known for its eclectic mix of boutiques, restaurants, and cultural attractions. With its proximity to the Don Valley Parkway and the Queen Street East streetcar line, 8 Eastern Avenue is easily accessible to various neighbourhoods and downtown Toronto.

HIGHLIGHTS

- Building recently underwent renovations and includes large glass windows, washrooms, and high ceilings
- Prime exposure signage opportunity
- Strong co-tenants in the area
- Steps to the Distillery District, Canary District, and within close proximity to the Financial Core
- 8 Onsite Parking Spots Available
- Building is co tenanted by Nice Day Pilates



PROPERTY OVERVIEW



ENTIRE BUILDING DETAILS

- Net Rent: Please Contact Listing Agents
- TMI: \$14.75 PSF (Est. 2024)
- Availability: Immediate
- Zoning: Commercial Residential (CR SS2)

BUILDING DEMISING OPTIONS

SUMMARY

1. Ground & Second Floor Retail/Office 6,940 SF

2. Lower Level 6,730 SF

3. Ground Floor Retail/Office 3,470 SF

4. Second Floor Retail/Office 3,470 SF

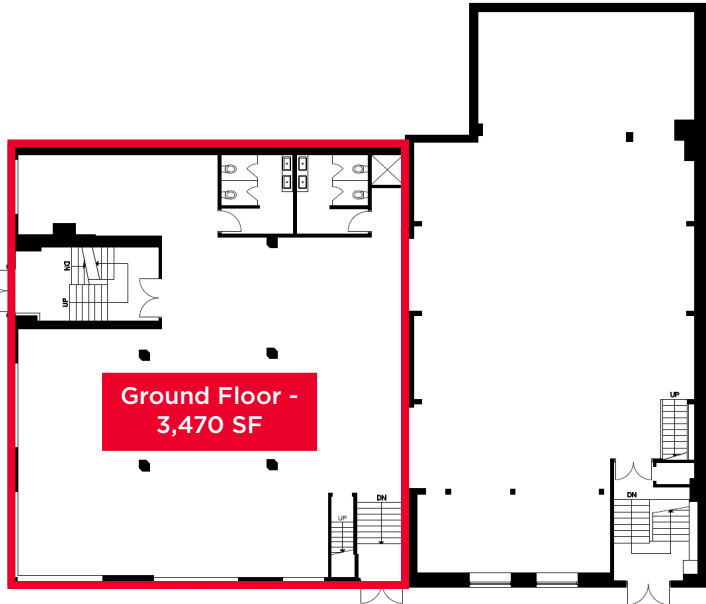
BUILDING PHOTOS



1. GROUND & SECOND FLOOR RETAIL/OFFICE - **6,940 SF**



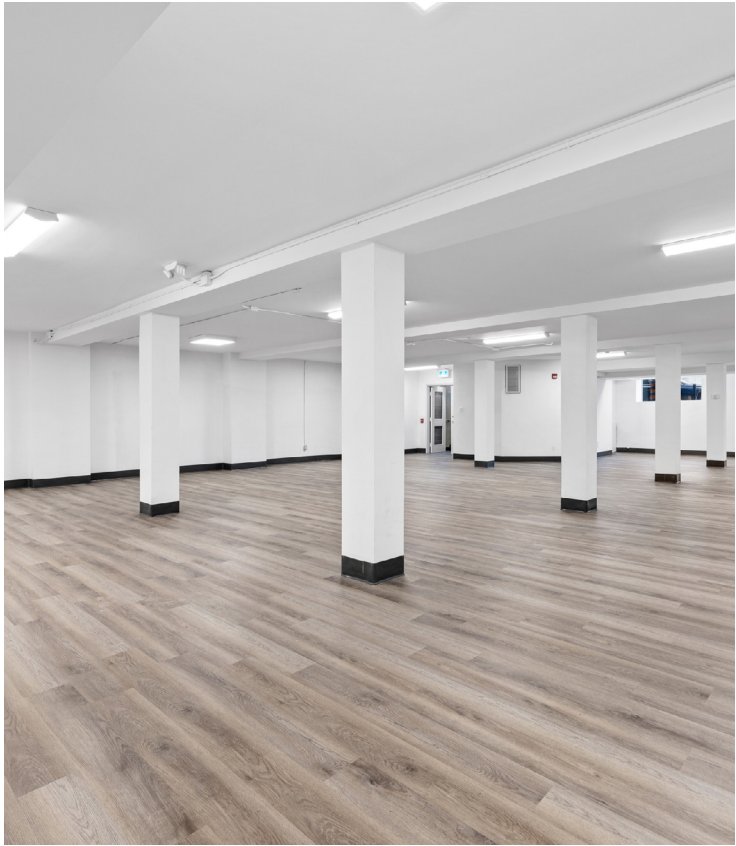
TRINITY STREET



EASTERN AVENUE



2. LOWER LEVEL - 6,730 SF

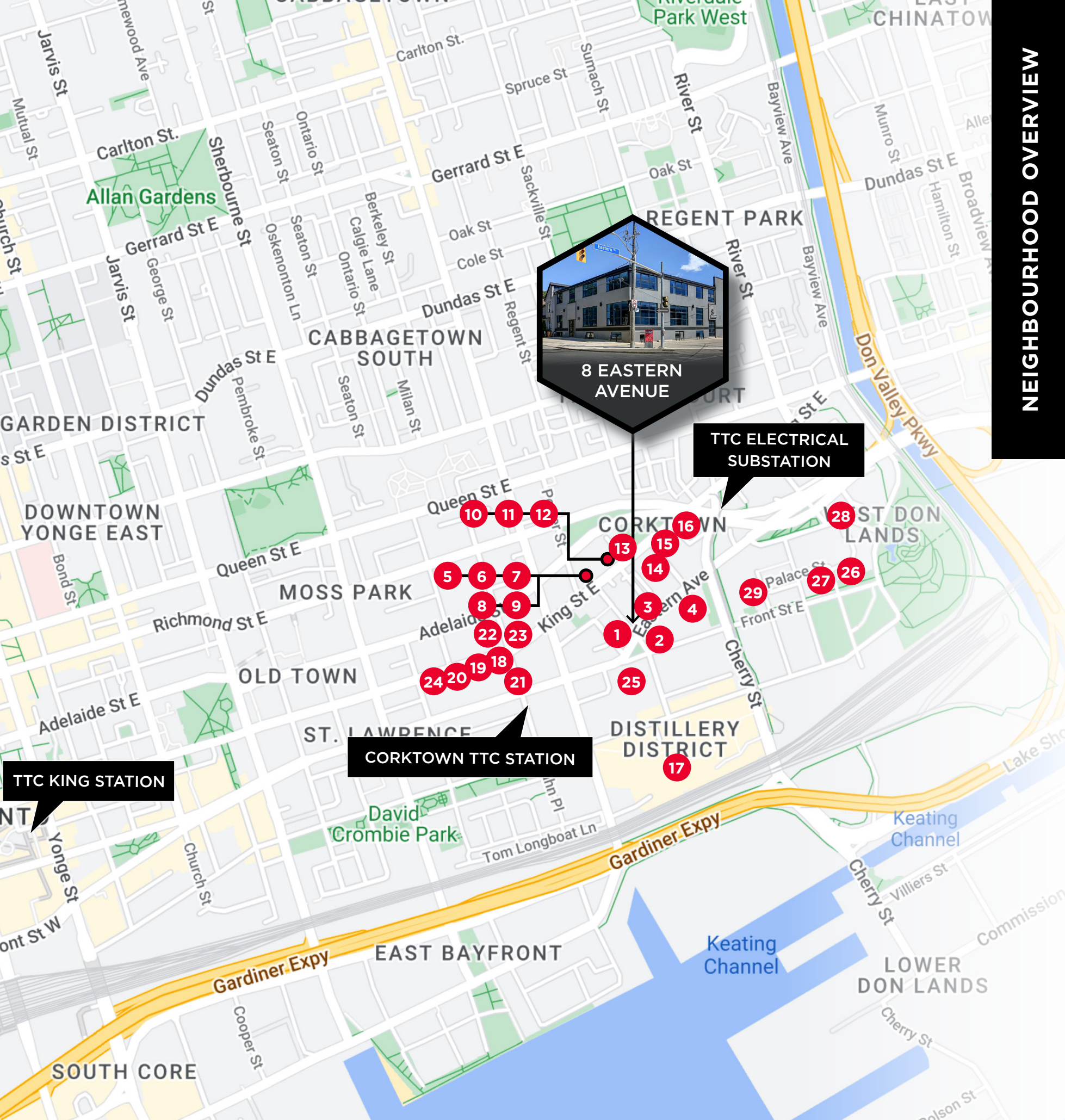


3. GROUND FLOOR RETAIL/OFFICE - **3,470 SF**



4. SECOND FLOOR RETAIL/OFFICE - **3,470 SF**





NEIGHBOURHOOD OVERVIEW

NEIGHBOURHOOD AMENITIES

- | | |
|--------------------------|-----------------------------|
| 1. Long & McQuade Pro | 16. Gusto 501 |
| 2. Volvo Downtown | 17. Distillery District |
| 3. Fresh Home and Garden | 18. Boffi |
| 4. Honda Downtown | 19. Pumpernickels |
| 5. Reyna on King | 20. The Ten Spot |
| 6. 360 Healing Centre | 21. Italinteriors |
| 7. Roselle Desserts | 22. Klaus |
| 8. Ecostems | 23. Kiosk Design |
| 9. Tandem Coffee | 24. Rooster Coffee House |
| 10. Molteni&C | 25. Ram Downtown |
| 11. Studio b home | 26. Souk Tabule |
| 12. Henreitta Lane | 27. barBurrito |
| 13. Oldtown Bodega | 28. Aisle 24 Market |
| 14. Spaccio | 29. Dark Horse Espresso Bar |
| 15. Training Lane | 30. East Room |

DEMOGRAPHICS (5KM)

- | | |
|---|-------------------------------|
| Population
409,998 | Traffic Score
94 |
| Daytime Population
644,816.6 | Pedestrian Score
95 |
| Avg. Household Income
\$118,873.6 | Transit Score
68 |
| Median Age
39.3 | |



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