




CUSHMAN &
WAKEFIELD

8 GLADSTONE AVENUE

Toronto, ON

Retail Unit For Lease in Mixed Use Development
at Gladstone Avenue and Queen Street West



WELCOME TO 8 GLADSTONE AVENUE

8 Gladstone Avenue is situated in West Queen West which is one of Toronto's most creative neighbourhoods. The area is home to over 300 galleries, restaurants, independent fashion retailers, coffee shops, bars, and boutique hotels. Anchored by nightlife and cultural destinations such as the Drake and Gladstone hotels, West Queen West is one of Toronto's most vibrant retail promenades. Steps away from one of Toronto's newest & trendiest restaurant/retail destinations, Ossington Avenue, and Trinity Bellwood Park, one of Toronto's most visited parks in the city. Located at the ground level of a 500+ unit mixed-use development, the area is continuing to experience exponential residential growth making it an ideal opportunity for a variety of retail uses.

DETAILS

UNIT 1C

GROUND FLOOR **1,408 SF**

NET RENT Negotiable

ADDITIONAL RENT \$14.06 PSF (Est. 2023)

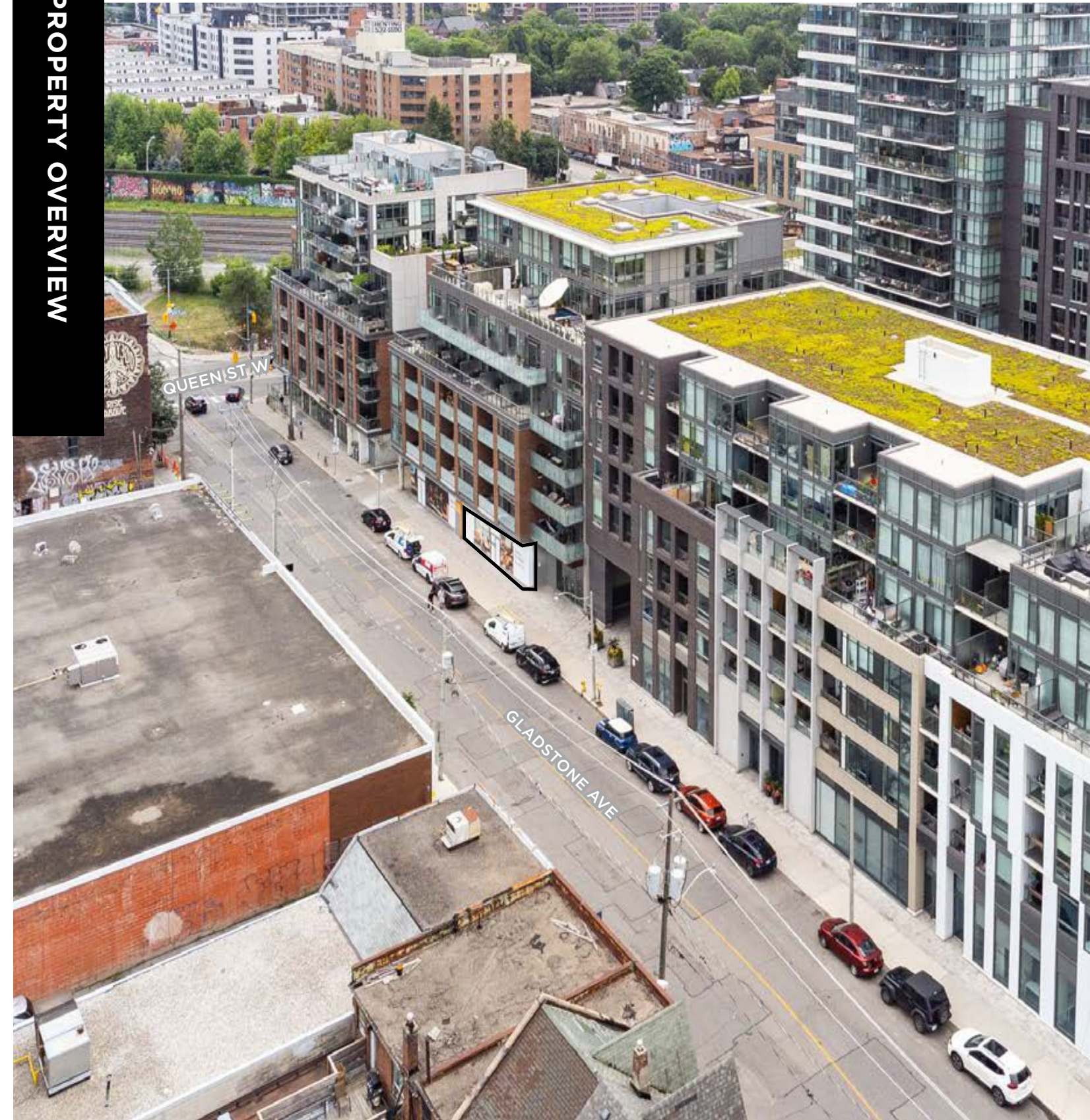
TERM 5-10 years

AVAILABILITY Immediate

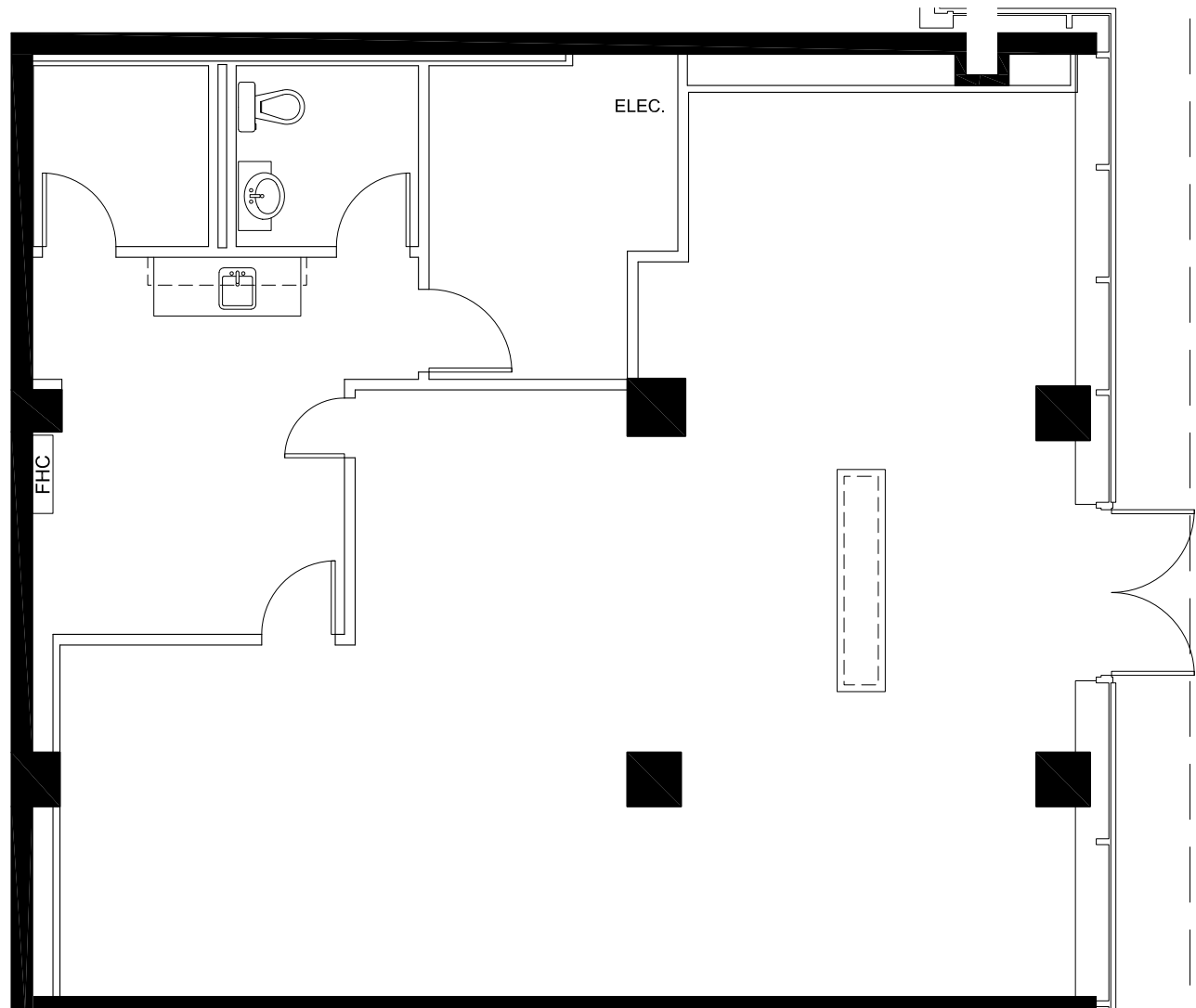
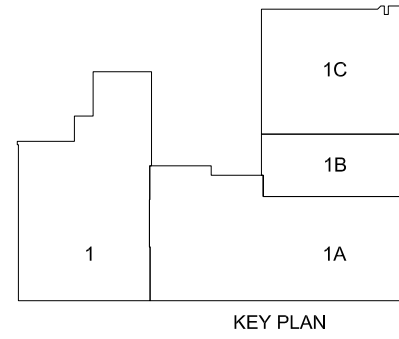
HIGHLIGHTS

- Excellent retail opportunity at the base of one of five boutique loft buildings in the Carnaby
- Frontage on Gladstone Avenue and located just north of Queen Street West
- Situated near the 501 Queen streetcar and 29 Dufferin bus stop

PROPERTY OVERVIEW



FLOORPLAN

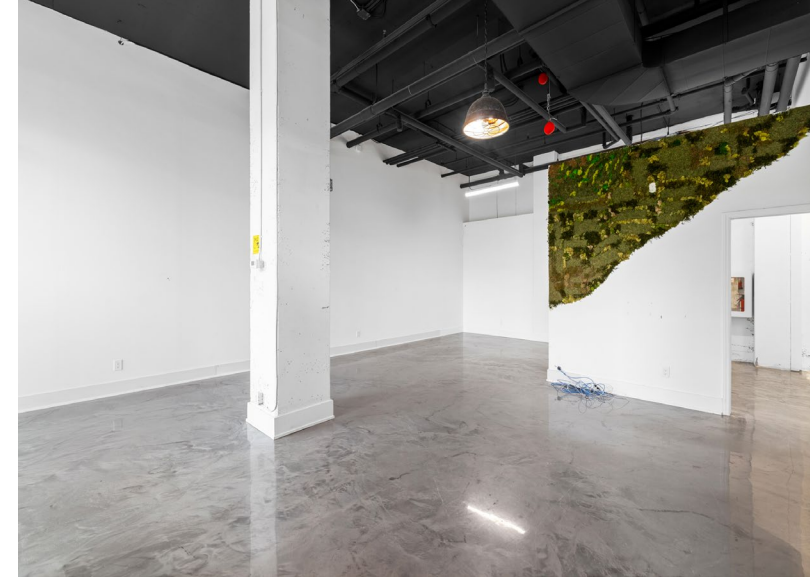
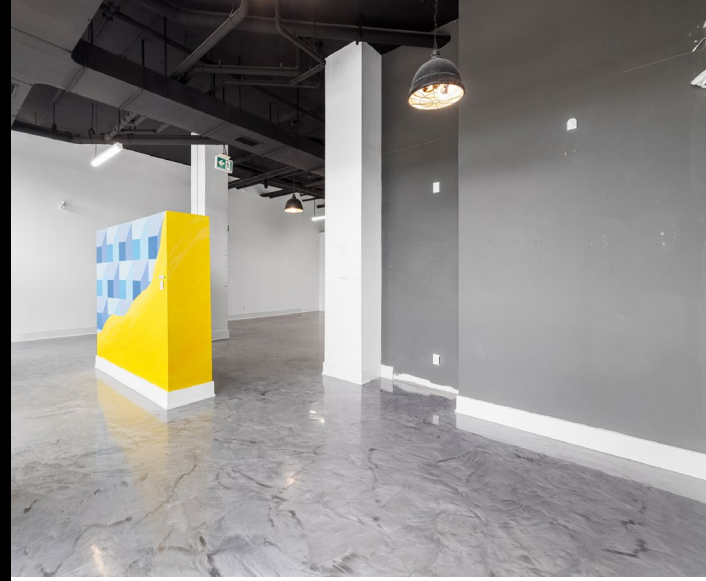


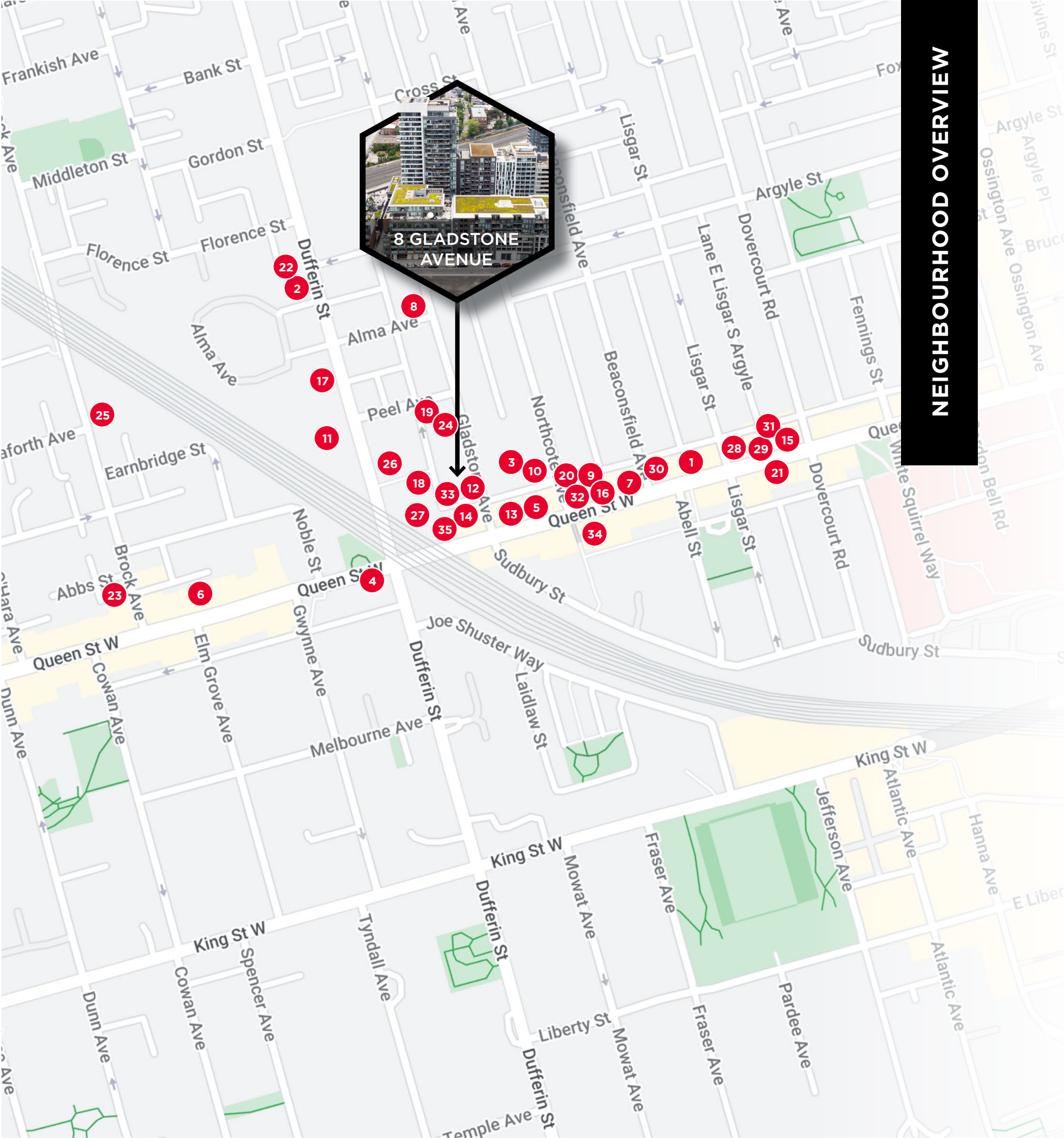
GLADSTONE AVENUE



UNIT 1C
1,408 SF

INTERIOR PHOTOS












NEIGHBOURHOOD OVERVIEW

NEIGHBOURHOOD AMENITIES

- 1. Bar Prima
- 2. Bather
- 3. BMO
- 4. Bom Dia Café & Bakery
- 5. Boogie
- 6. Craigs Cookies
- 7. Death & Taxes Free House
- 8. Fix Coffee + Bikes
- 9. Florette
- 10. FreshCo
- 11. G Mercato Italian Kitchen and Gladstone House
- 12. Island Foods
- 13. J's Steak Frites
- 14. Metro
- 15. Motiv Pilates
- 16. Neon Tiger
- 17. One More Round Boxing
- 18. Paik's Bakes
- 19. Pavilion
- 20. Pizzaiolo
- 21. Rexall
- 22. Rooms Coffee
- 23. Sam James Coffee Bar
- 24. Smythe
- 25. SOMA Chocolatemaker
- 26. Spaces
- 27. Starbucks
- 28. The Burger's Priest
- 29. The Dog & Bear Pub
- 30. The Drake
- 31. The Good Son
- 32. the Goods
- 33. The Running Physio
- 34. Tim Hortons
- 35. Wine Shop

DEMOGRAPHICS (5KM)

-  **Population**
540,430
-  **Traffic Score**
87
-  **Daytime Population**
980,493
-  **Pedestrian Score**
99
-  **Total Households**
282,937
-  **Transit Score**
92
-  **Avg. Household Income**
118,048



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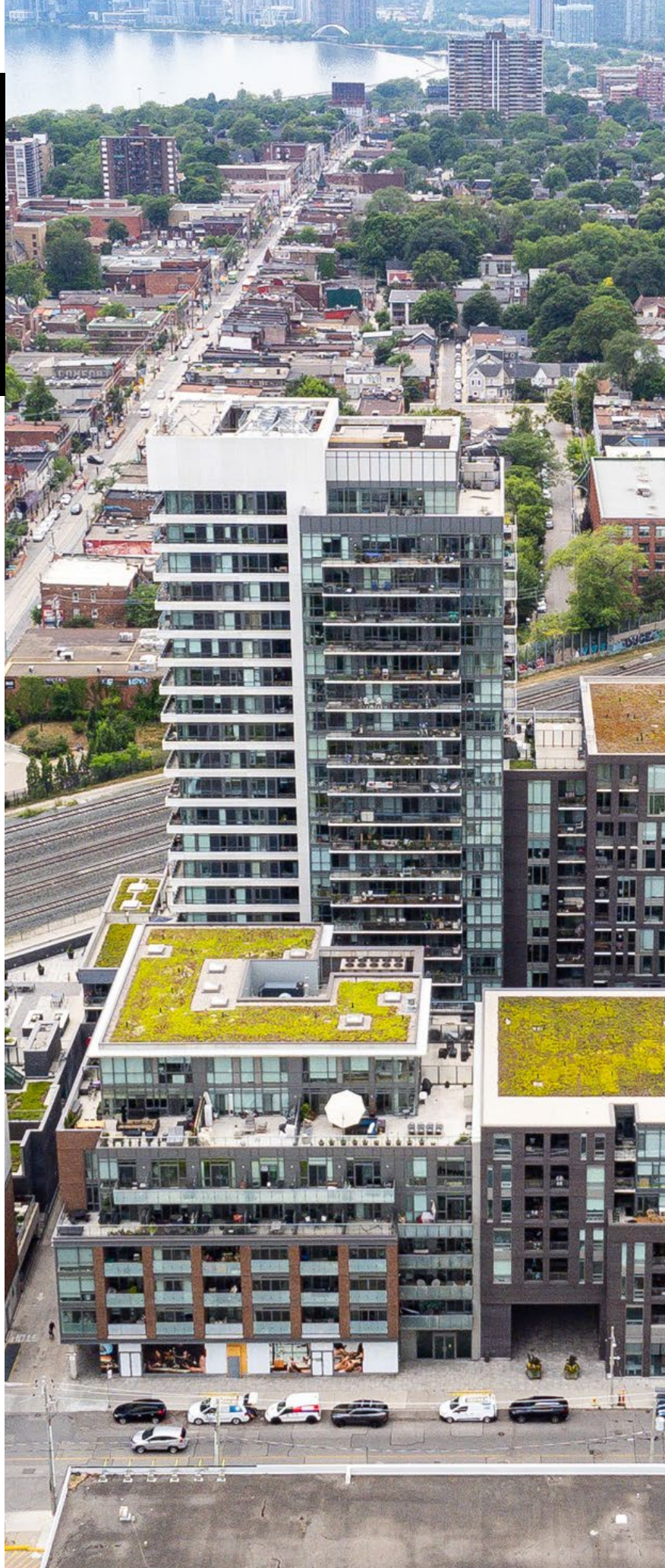
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