



11 PEEL AVENUE

Toronto, ON

Multi-Level Retail Unit For Lease at Peel Avenue and Dufferin Street



WELCOME TO 11 PEEL AVENUE

11 Peel Avenue is surrounded by amenities, restaurants, shopping & nightlife, and is located in one of Toronto's most dynamic urban neighbourhoods. A Smarttrack station is set to be built within a 5 minute walk on Sudbury Street, and existing 501 streetcar stop on it's doorstep offers unrivaled connectivity to various neighbourhoods throughout 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 including, fitness, brewery, or a full-service restaurant.

ENTIRE BUILDING DETAILS

NET RENT	Negotiable
ADDITIONAL RENT	\$11.74 (Est. 2023)
TERM	5-10 years
AVAILABILITY	Immediate

HIGHLIGHTS

- Fronting onto the greenspace outside of the development fronting on Dufferin
- Bright open space with floor to ceiling windows with exceptional 16' ceiling heights
- Ability to lease a smaller format ground floor space or larger lower level space with ground floor access
- Newly renovated space
- Perfect for health & wellness and fitness uses
- Potential to use exterior space
- Situated at the base of a newly constructed mixed-use vibrant development featuring over 500 housing units directly on site

PROPERTY OVERVIEW



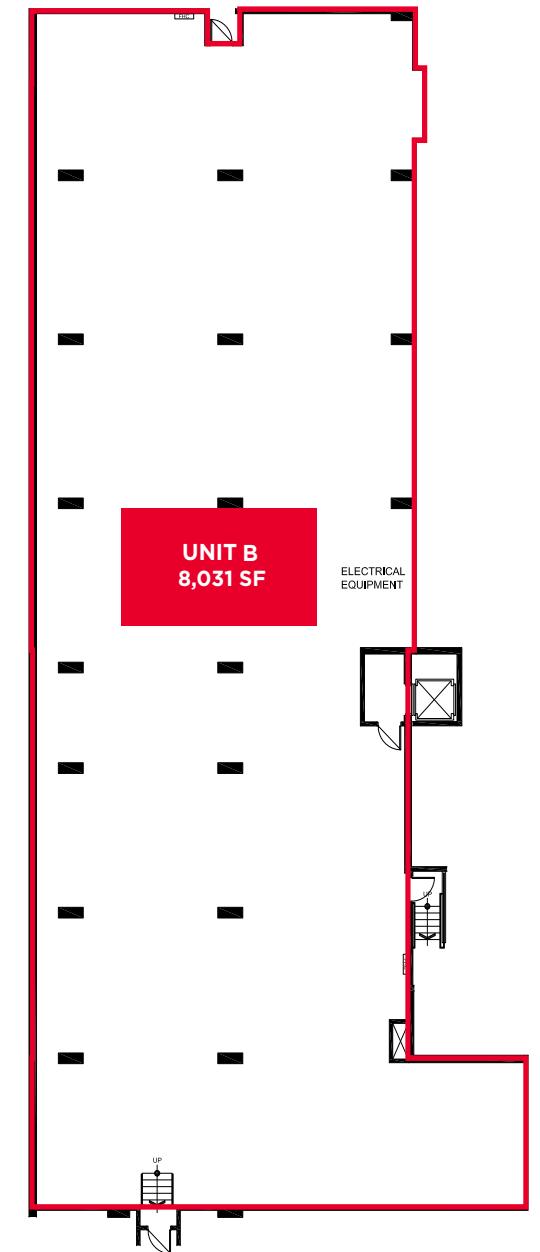
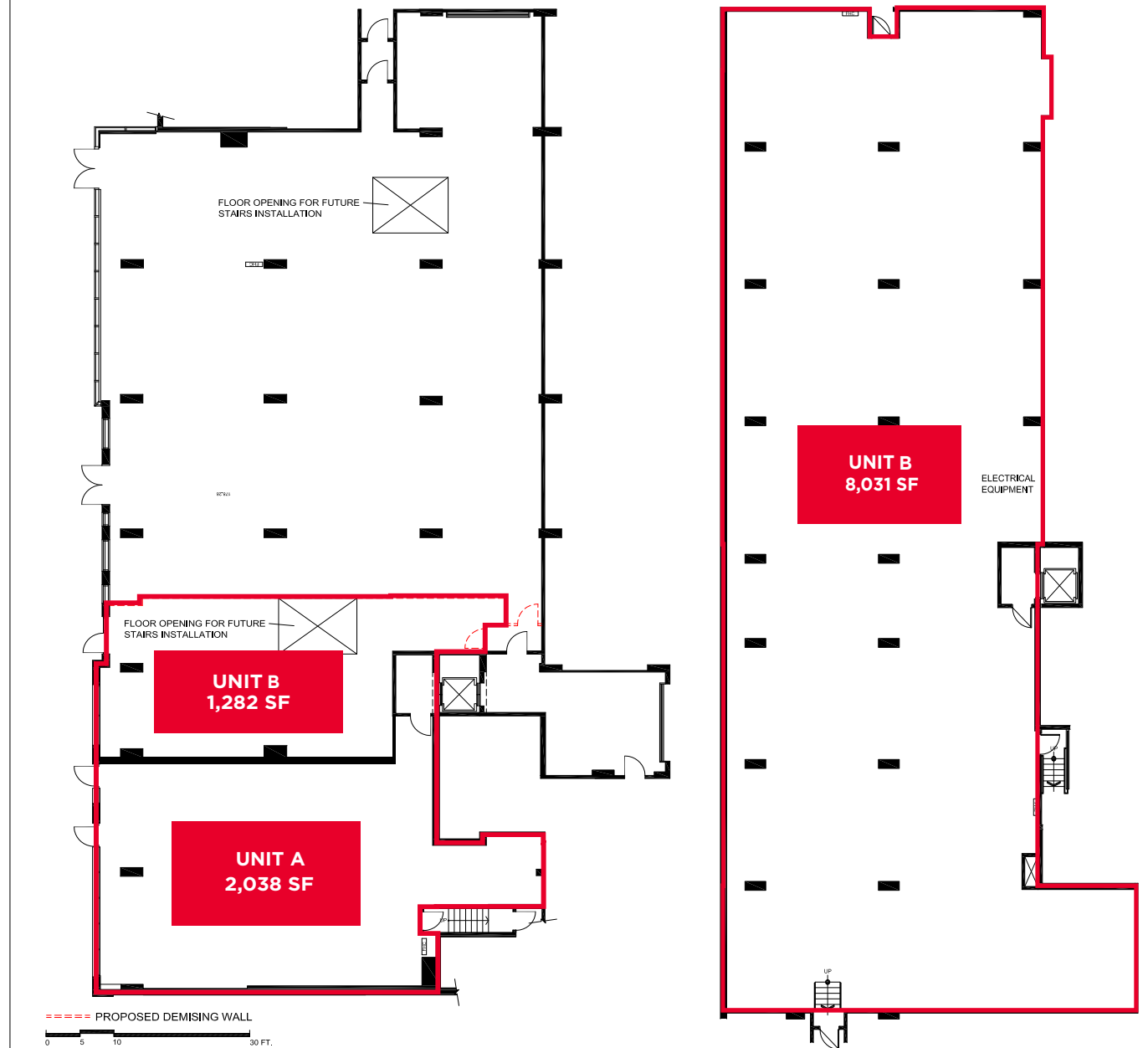
BUILDING DEMISING OPTIONS

SUMMARY

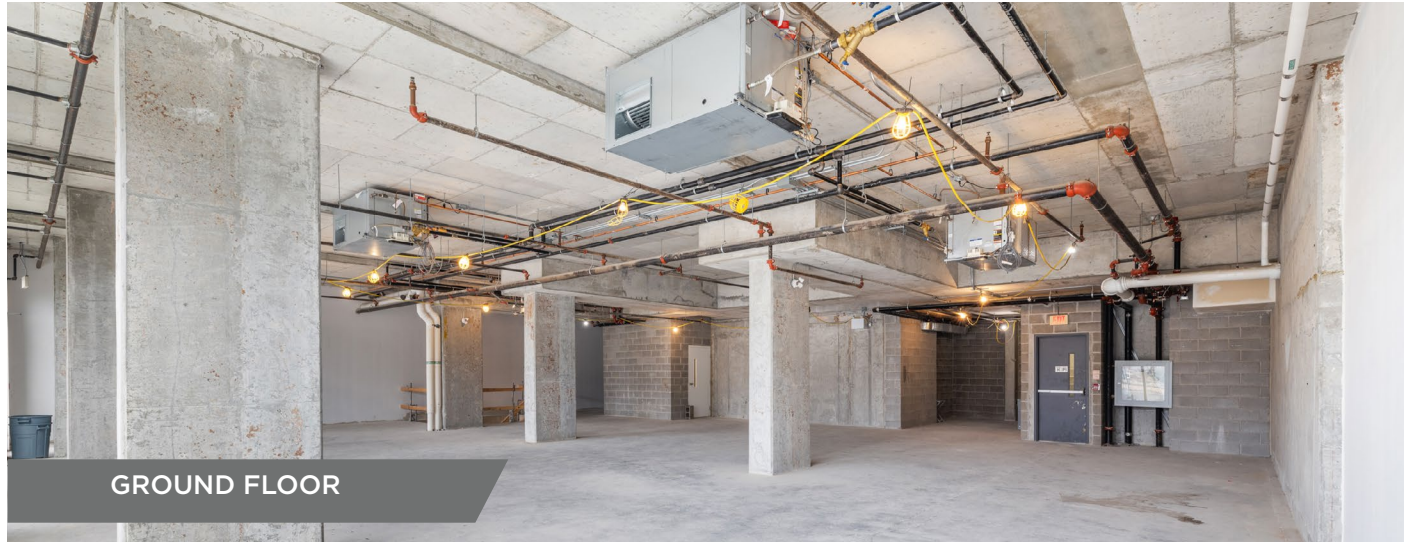
1. Ground Floor Unit A	2,038 SF
2. Ground Floor Unit B and Lower Level	9,980 SF
3. Entire Space	12,018 SF



FLOORPLANS

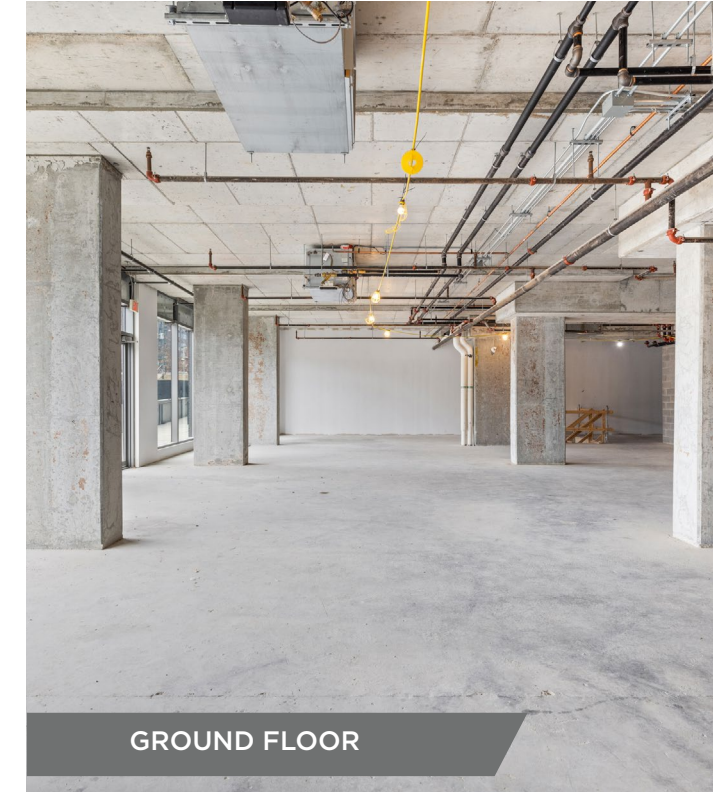


1. GROUND FLOOR UNIT A - **2,038 SF**



GROUND FLOOR

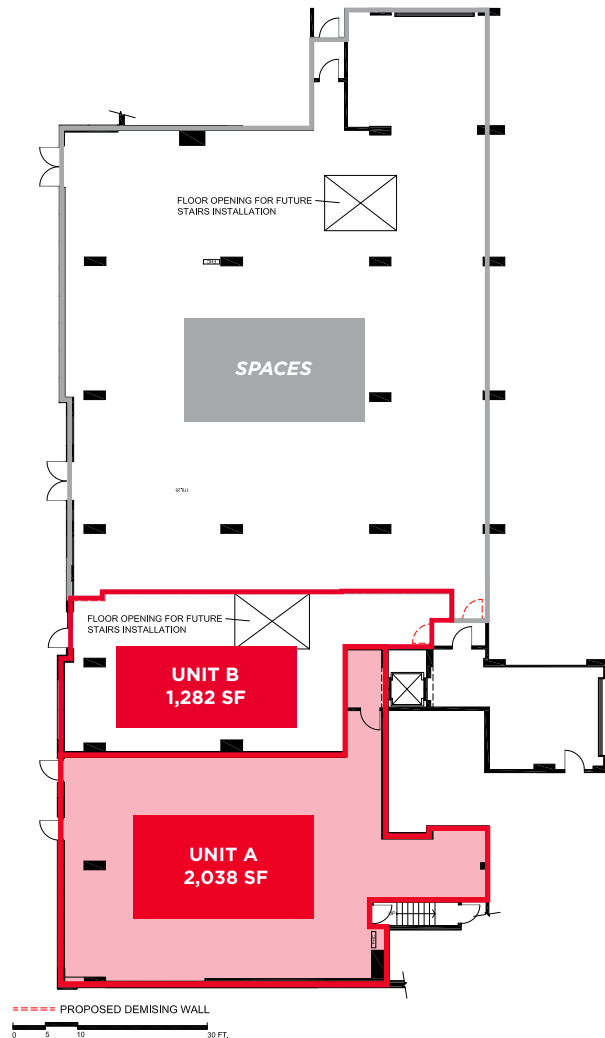
INTERIOR PHOTOS



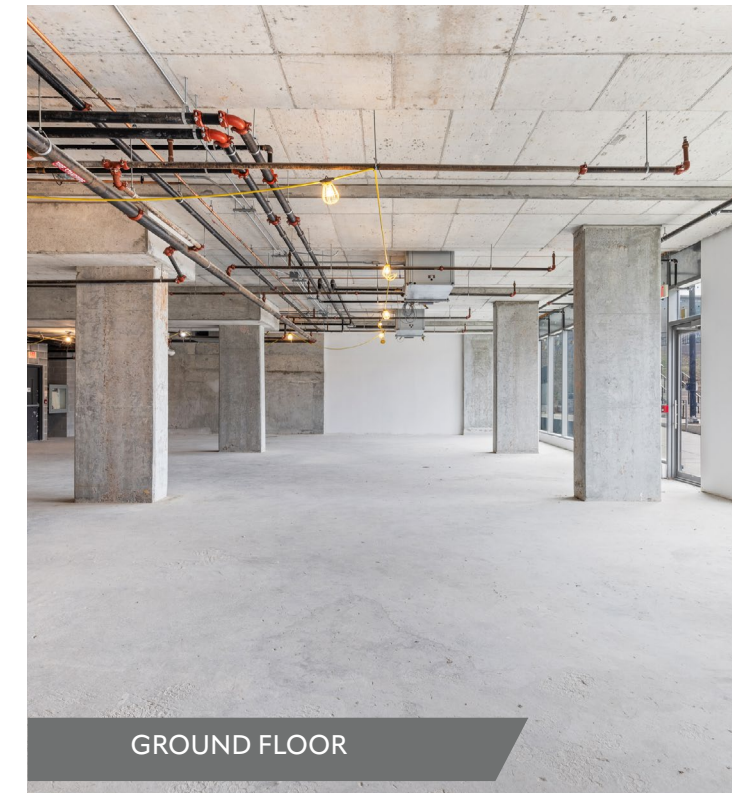
GROUND FLOOR



GROUND FLOOR



GROUND FLOOR

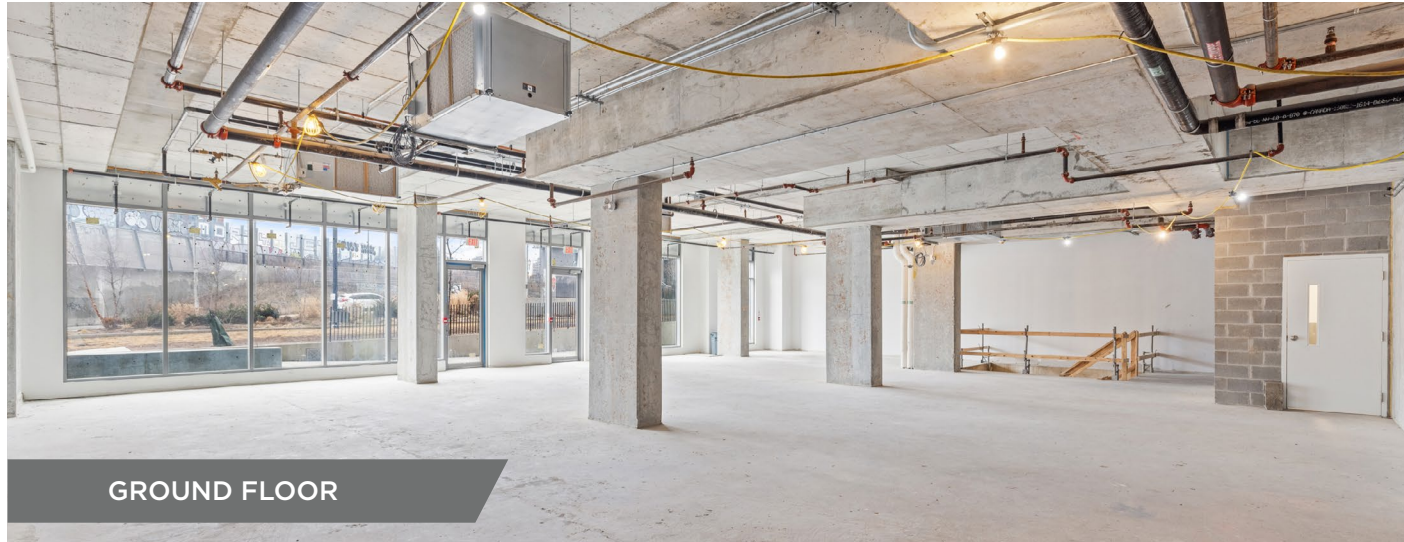


GROUND FLOOR

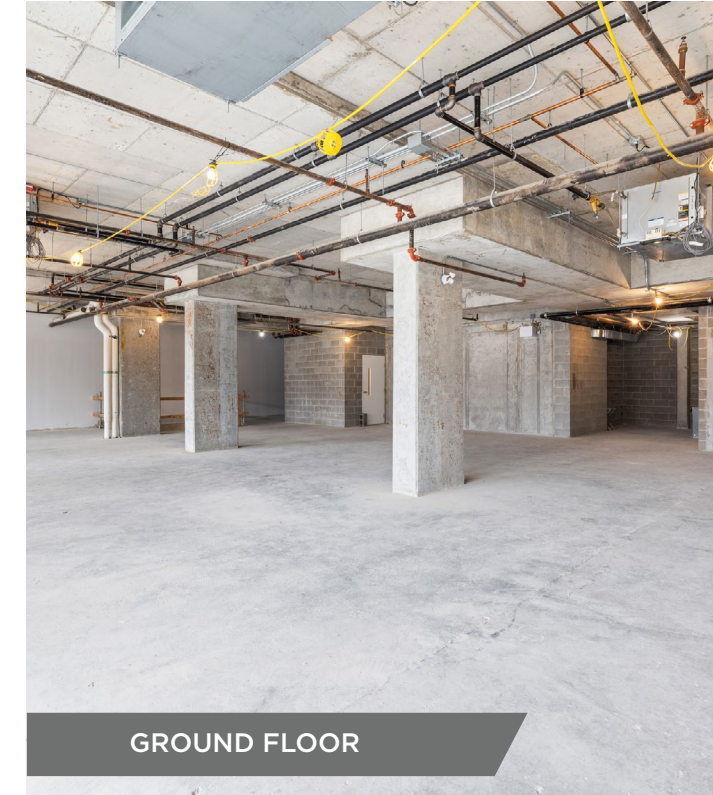


2. GROUND FLOOR UNIT B AND LOWER LEVEL - **9,980 SF**

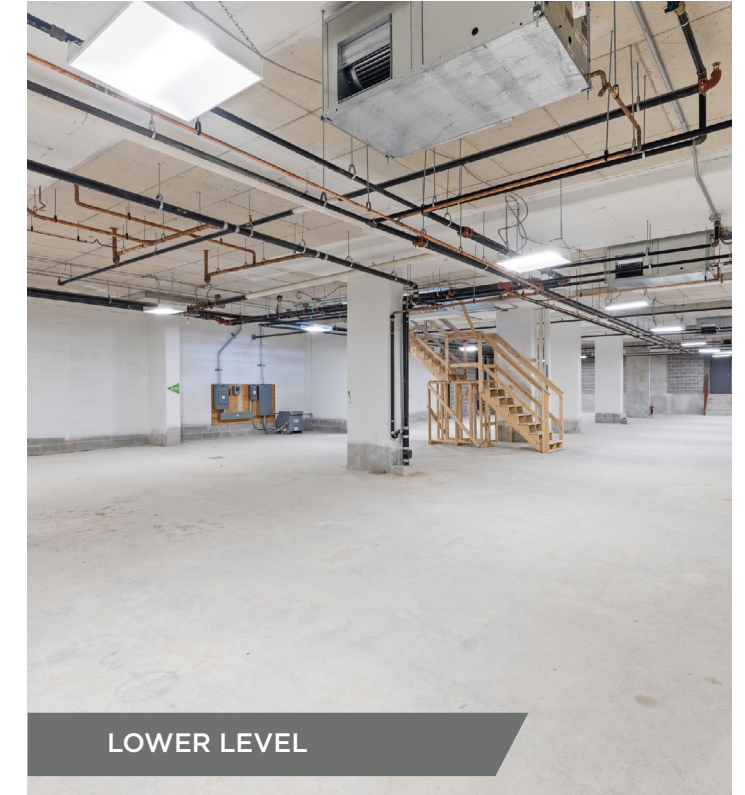
INTERIOR PHOTOS



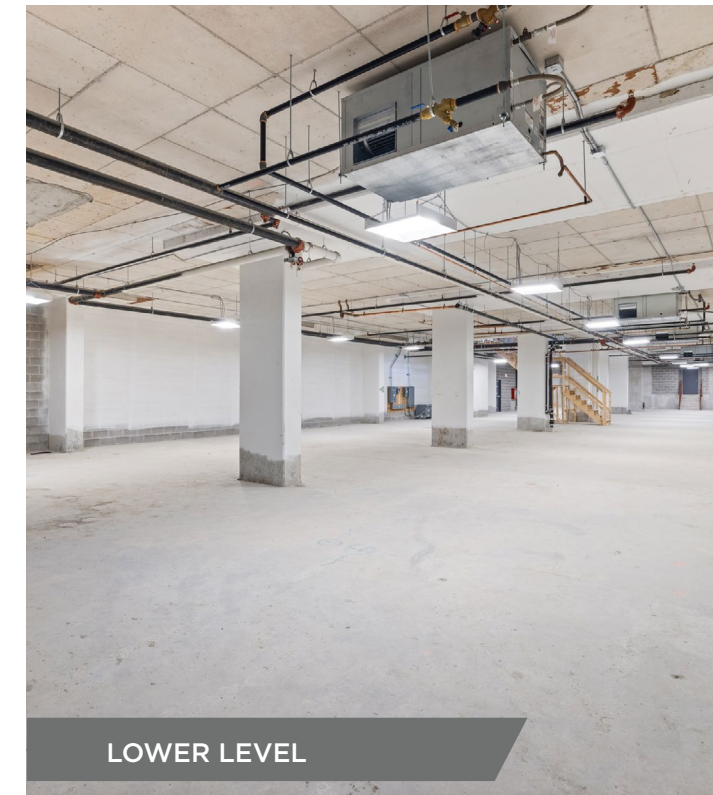
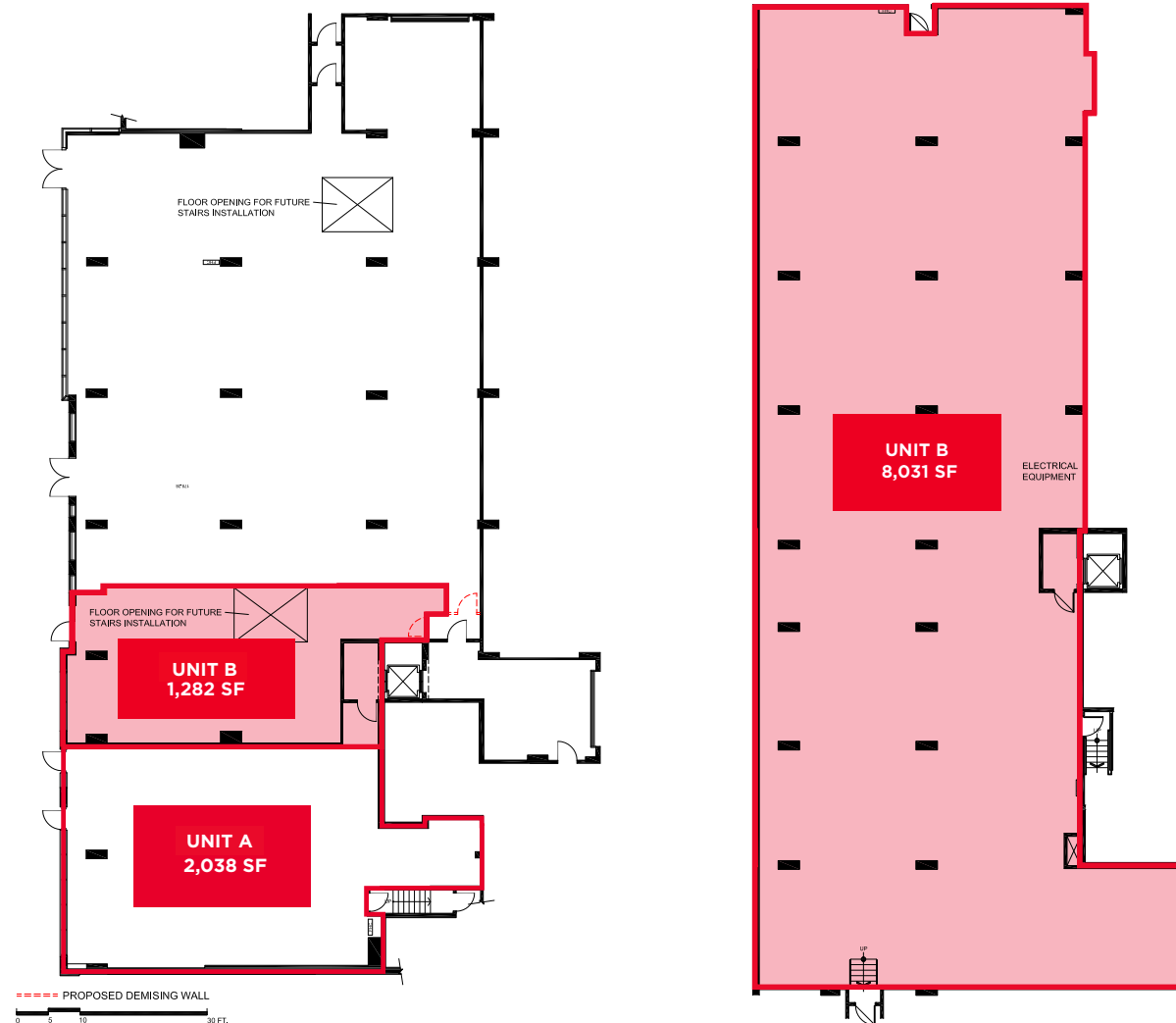
GROUND FLOOR



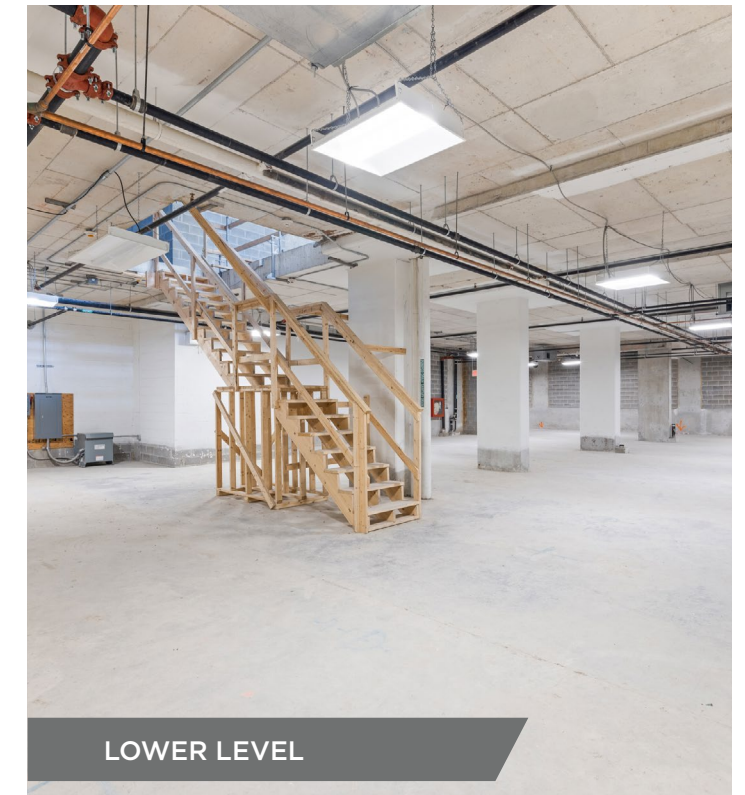
GROUND FLOOR



LOWER LEVEL

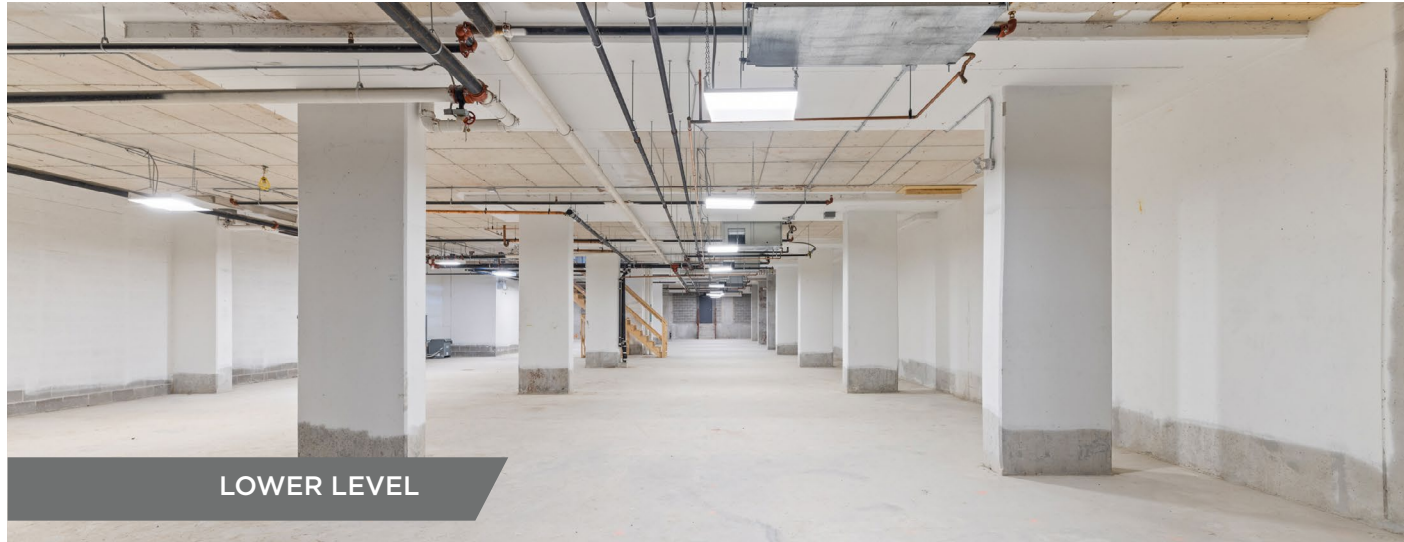


LOWER LEVEL

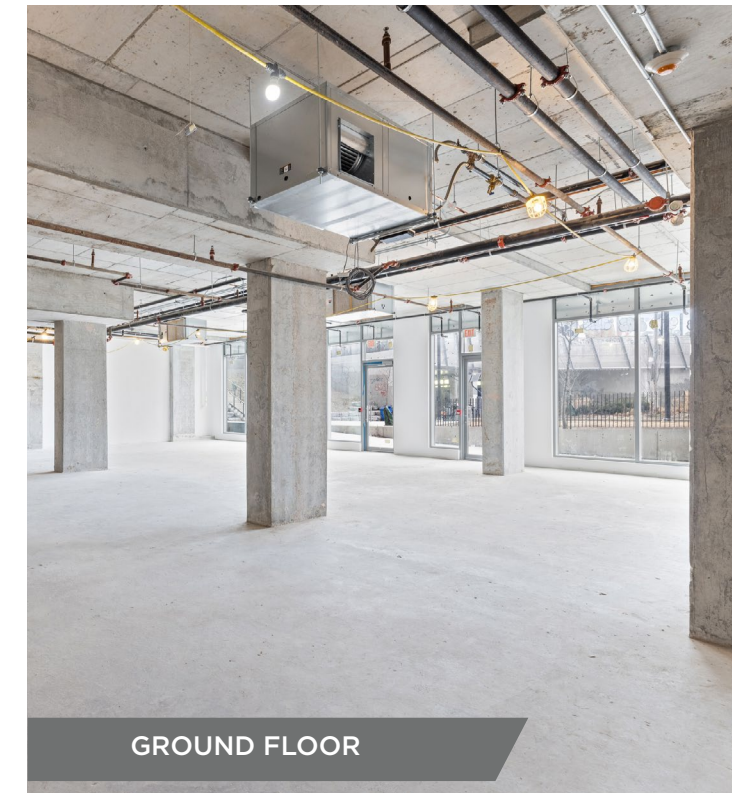
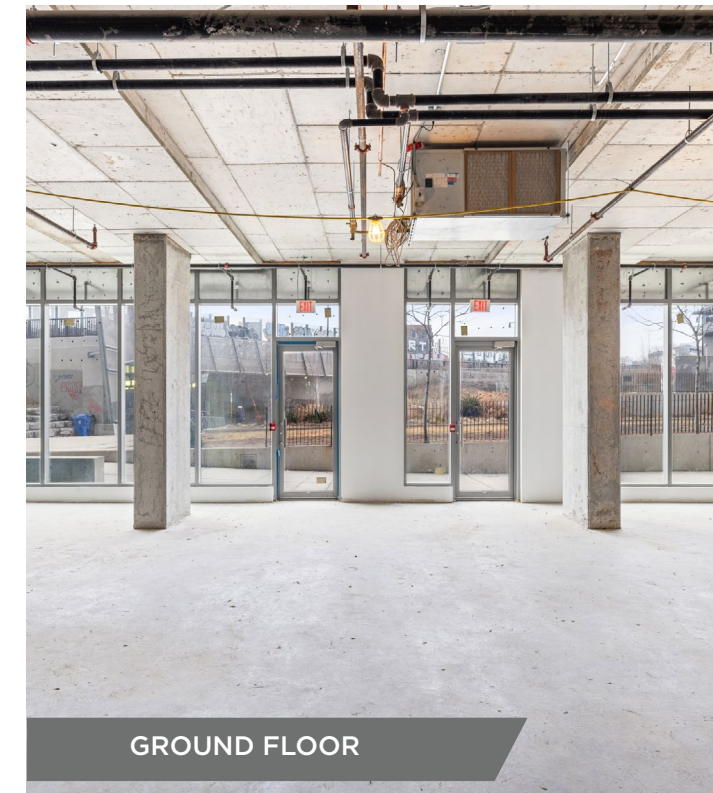
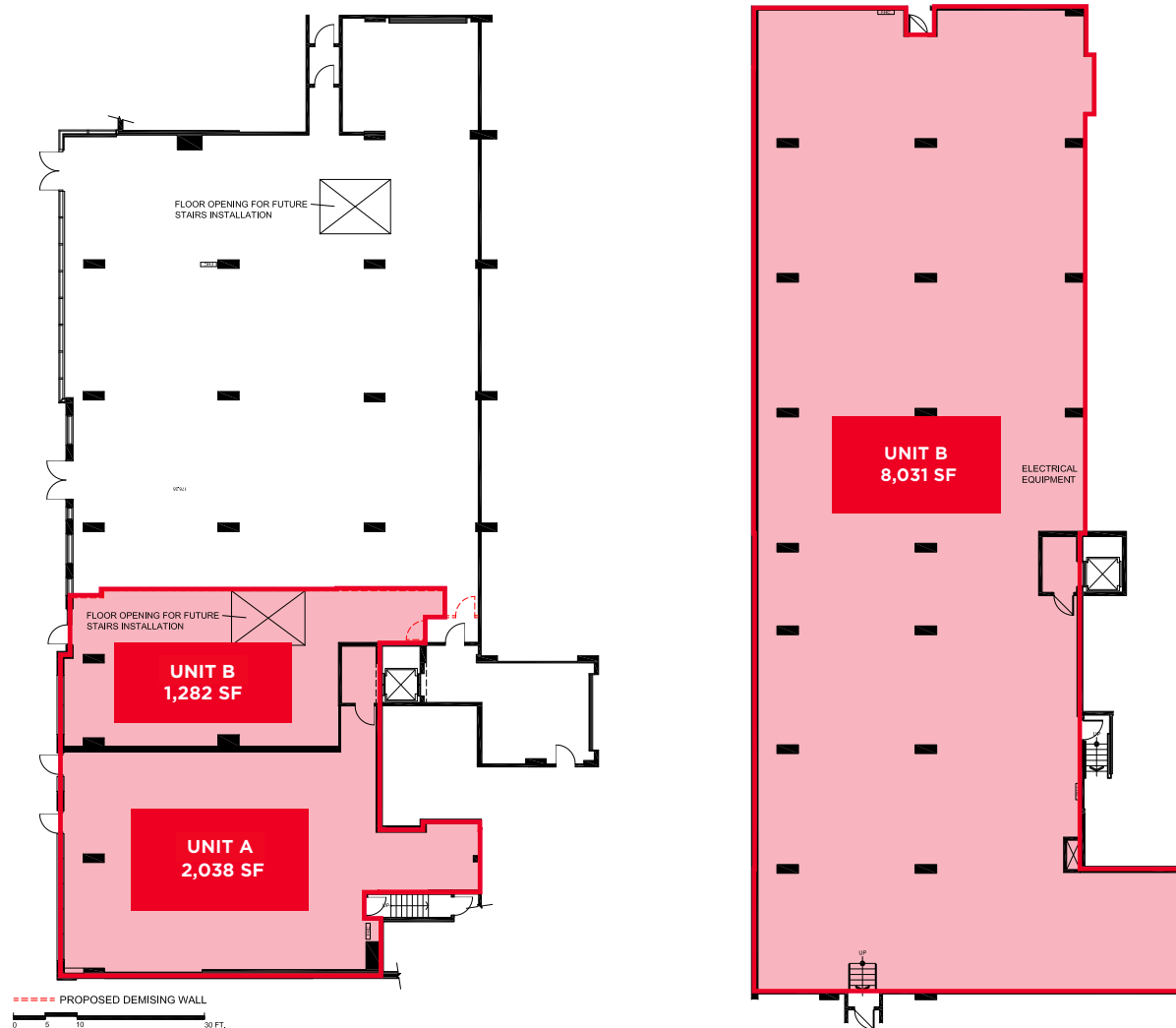
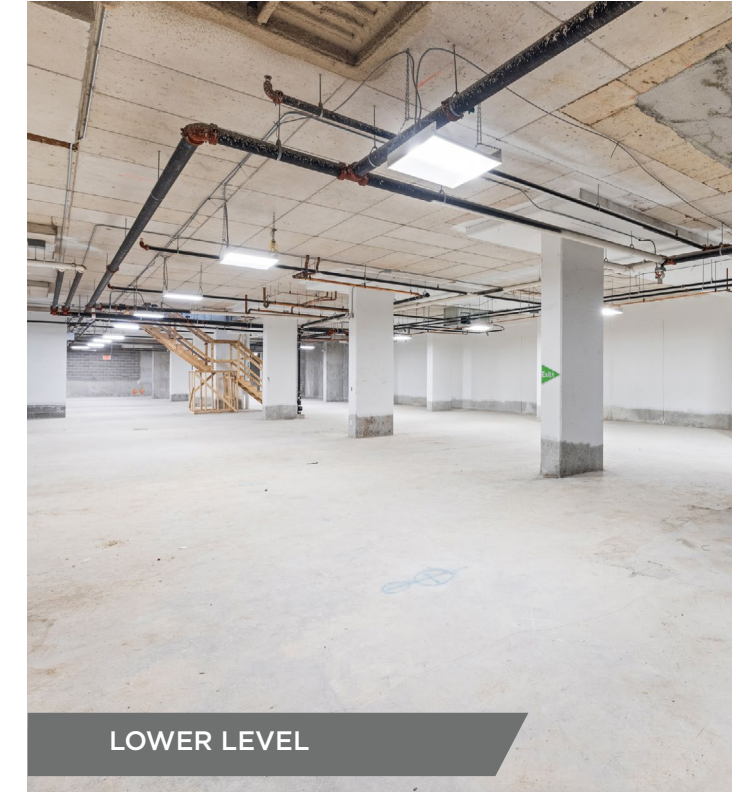
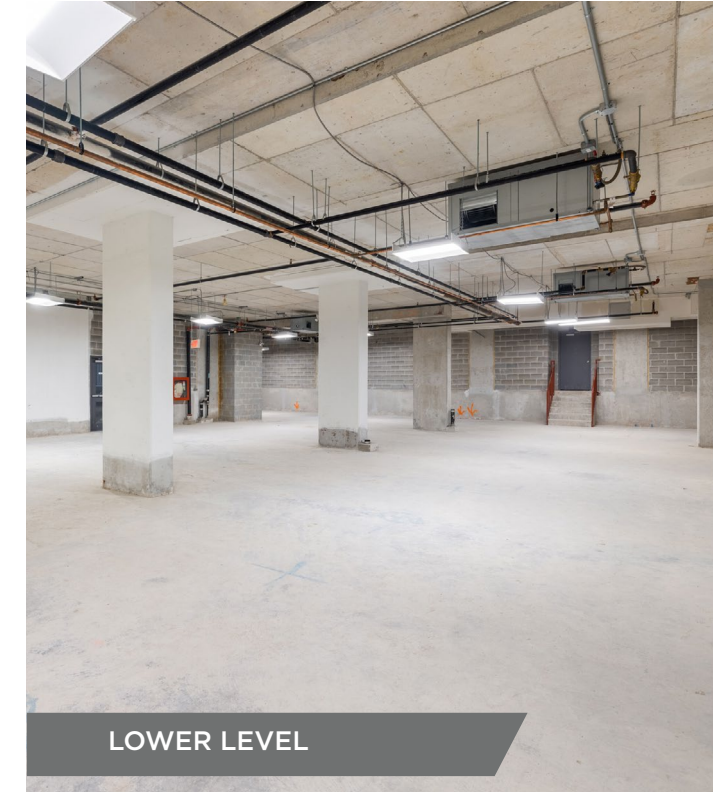


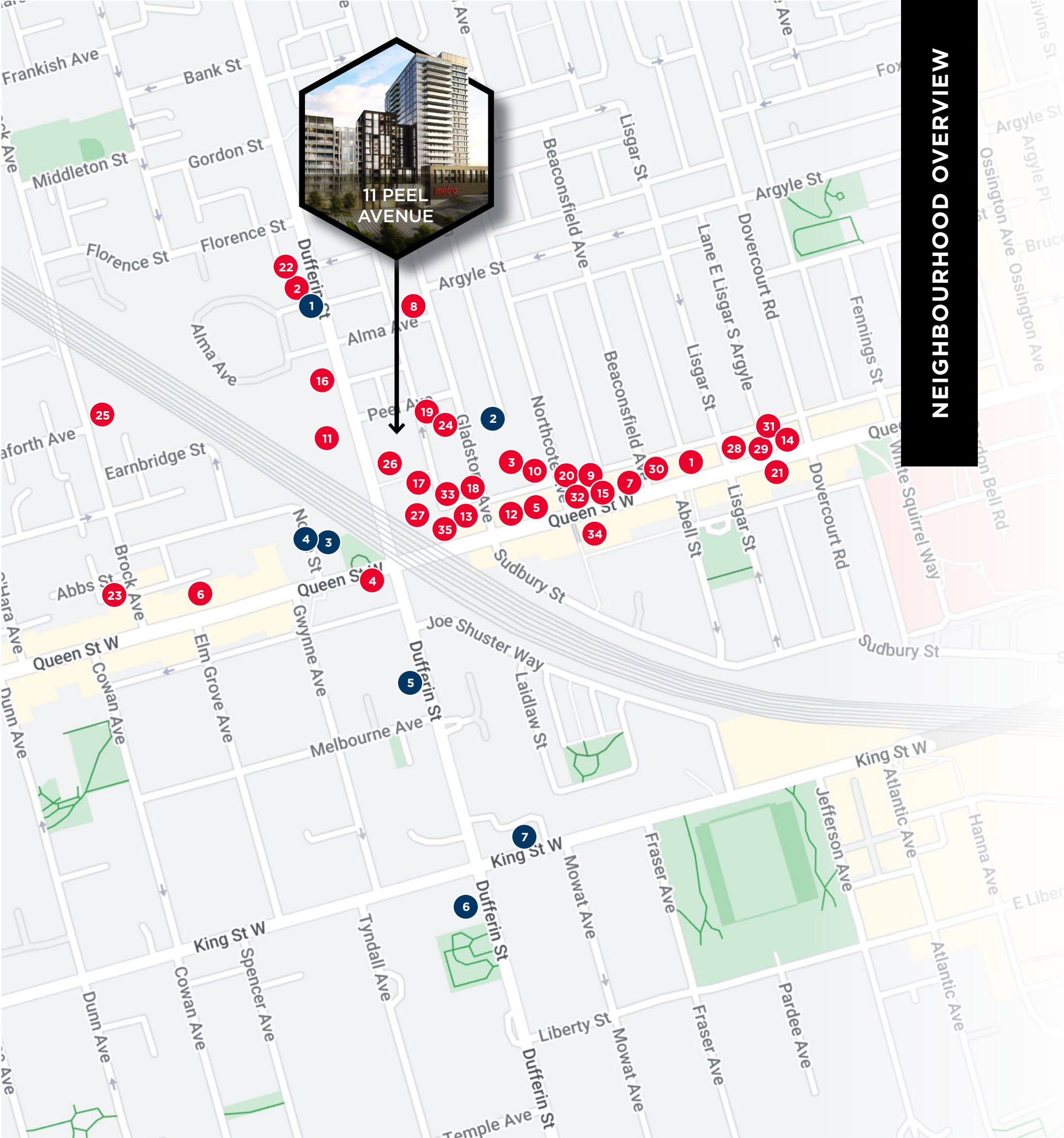
LOWER LEVEL

3. ENTIRE SPACE - **12,018 SF**



INTERIOR PHOTOS





NEIGHBOURHOOD OVERVIEW

NEIGHBOURHOOD AMENITIES

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

INCOMING DEVELOPMENTS

- | | |
|---------------------|--------------------|
| 1. 450 Dufferin St | 5. 340 Dufferin St |
| 2. 31 Gladstone Ave | 6. 1221 King St W |
| 3. 1266 Queen St W | 7. 1182 King St W |
| 4. 6 Noble St | |

DEMOGRAPHICS (5KM)

Population 221,057	Traffic Score 87
Daytime Population 335,602	Pedestrian Score 99
Total Households 112,428	Transit Score 92
Avg. Household Income 118,047	Incoming Building Units 2,007



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