



CUSHMAN &
WAKEFIELD

936 EASTERN AVENUE

Toronto, ON

Flexible Retail/Office Space for Lease in Leslieville



WELCOME TO 936 EASTERN AVENUE

936 Eastern Avenue is located in the Leslieville neighbourhood which is located in the East End of Toronto and is well-known for its vibrant community, arts scene, and diverse culinary offerings. The main commercial strips are along Queen Street East, which includes independent shops, cafés, restaurants, and art galleries. The property offers endless connectivity to the rest of the city with its proximity to three streetcar lines including the 501 Queen, 301 Queen, and the 503 Kingston Rd line. 936 Eastern Avenue provides access to Lakeshore Boulevard and the Don Valley Parkway. This opportunity is well suited for a variety of retail and office uses.

DETAILS

GROUND FLOOR	2,330 SF
SECOND FLOOR	2,350 SF
TOTAL	4,680 SF

NET RENT	Contact Listing Agents
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ADDITIONAL RENT	\$13.27 PSF (Est. 2024)
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TERM	5-10 Years
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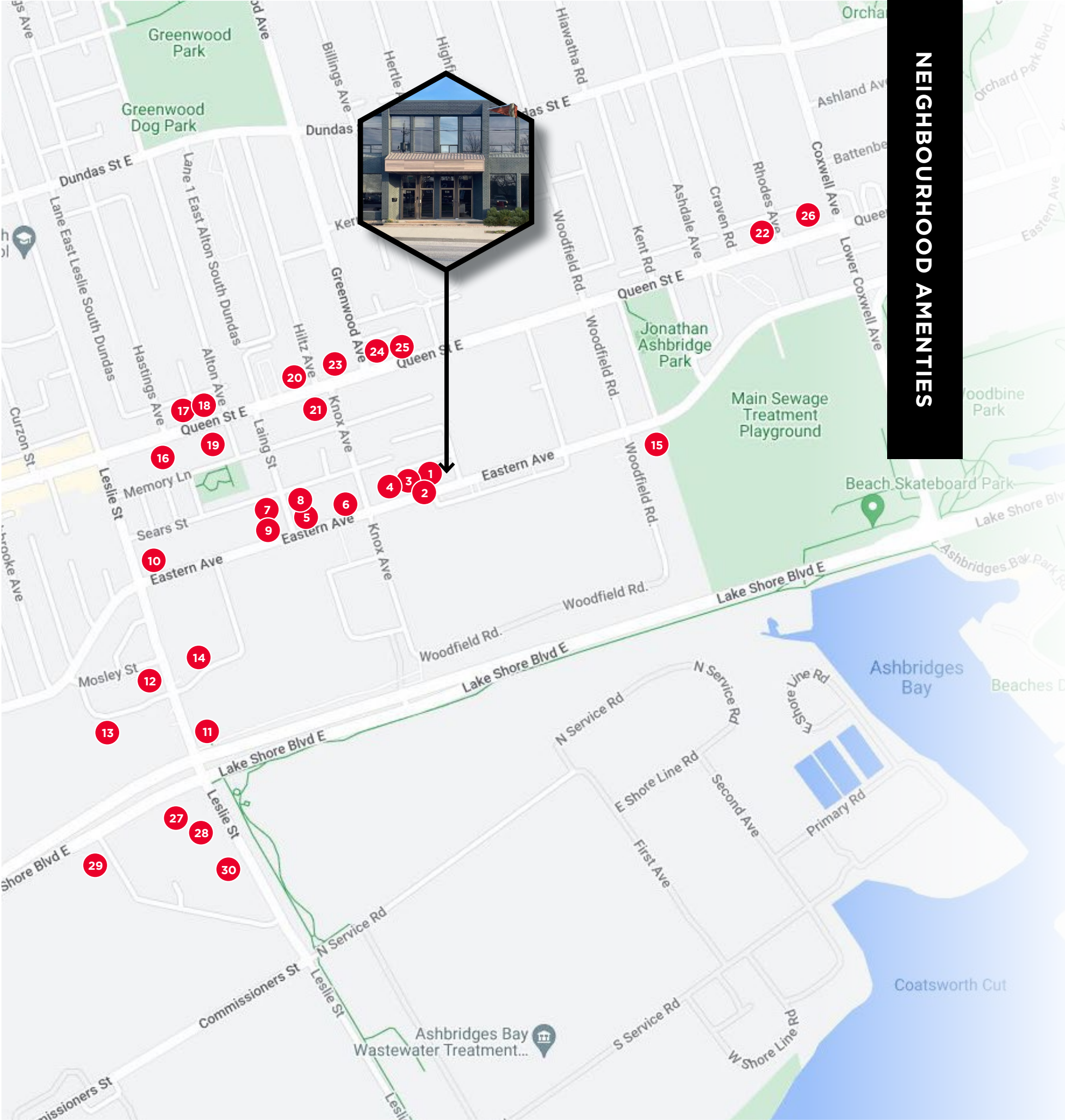
AVAILABILITY	Immediate
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HIGHLIGHTS

- Ability to combine the ground and second floor units for a total of 4,680 SF
- Located in the heart of Toronto's creative film and production district
- Ground floor unit benefits from high ceilings and a drive-in door
- Second floor unit benefits from high ceilings and large windows with ample natural light
- Well connected to highway arteries for easy access in and out of the area
- Steps to Leslieville & Riverdale

PROPERTY OVERVIEW












NEIGHBOURHOOD AMENITIES

NEIGHBOURHOOD AMENITIES

- 1. Britacan
- 2. Big Coat Media
- 3. A Leg Up Pet Services
- 4. Artists Design Group
- 5. Dine Alone Store
- 6. L'Express Toronto
- 7. Revolution Recording
- 8. João Carvalho Mastering
- 9. One Academy
- 10. Black Lab Brewing
- 11. Starbucks
- 12. Dollarama
- 13. FreshCo
- 14. Loblaws
- 15. Rorschach Brewing Co.
- 16. Tom&Sawyer
- 17. Jules Bistro
- 18. Lloyd's
- 19. Betty's East
- 20. Toris Bakeshop
- 21. Flying Squirrel Motorcycle
- 22. Velotique
- 23. Coal Miner's Daughter
- 24. Lambo's Deli
- 25. The Sidekick
- 26. Mazadar Restaurant
- 27. The Brick Mattress Store
- 28. Canadian Tire
- 29. Farm Boy
- 30. LCBO

DEMOGRAPHICS (5KM)

-  **Population**
387,638
-  **Traffic Score**
99
-  **Daytime Population**
543,548
-  **Pedestrian Score**
88
-  **Total Households**
186,404
-  **Transit Score**
73
-  **Avg. Household Income**
117,697

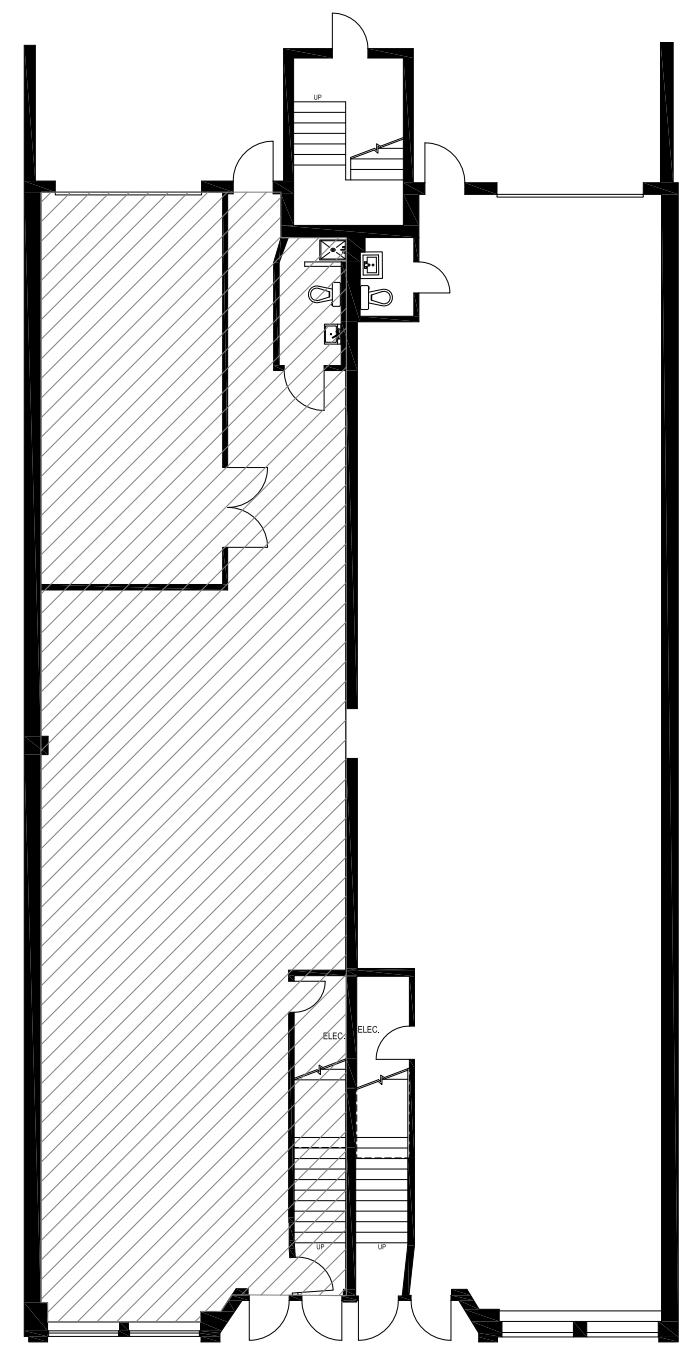




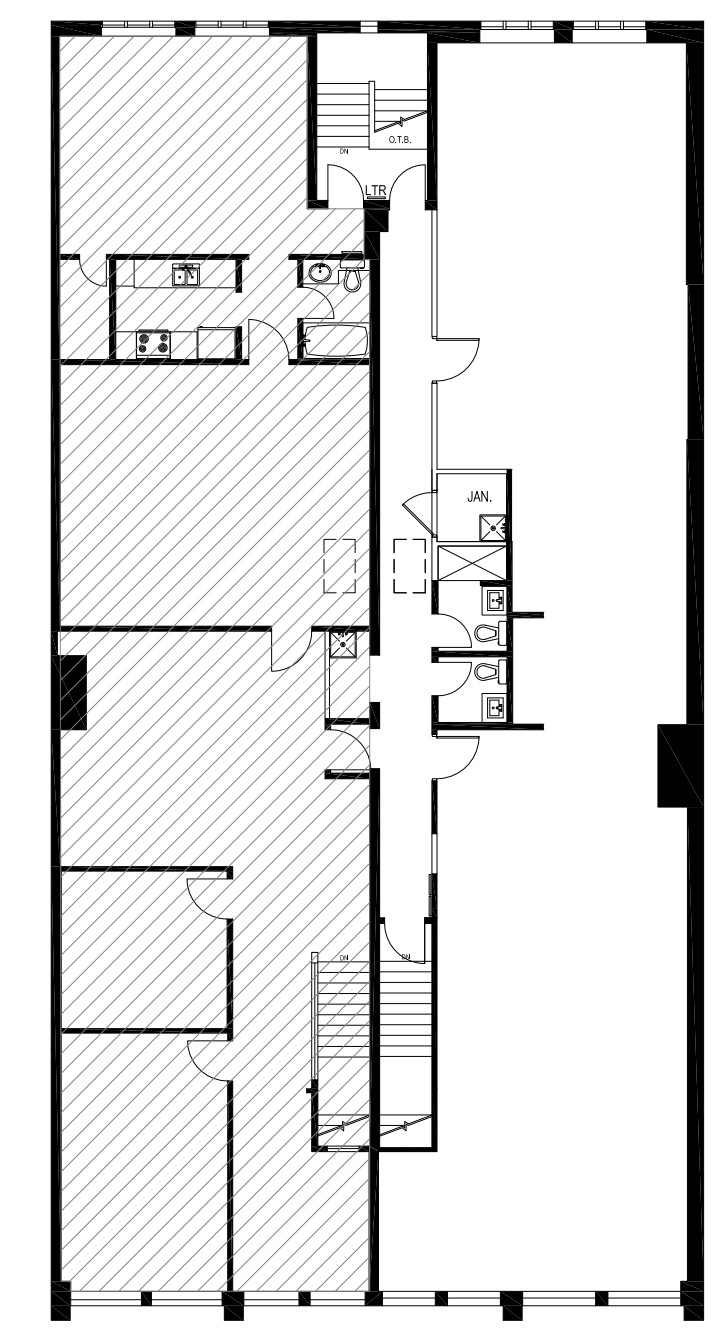
PROPERTY OVERVIEW

FLOORPLANS ORIGINAL LAYOUT

TOTAL: 4,680 SF



GROUND FLOOR
2,330 SF



SECOND FLOOR
2,350 SF



EASTERN AVENUE



FLOORPLANS

SAMPLE OFFICE LAYOUT



GROUND FLOOR
2,330 SF

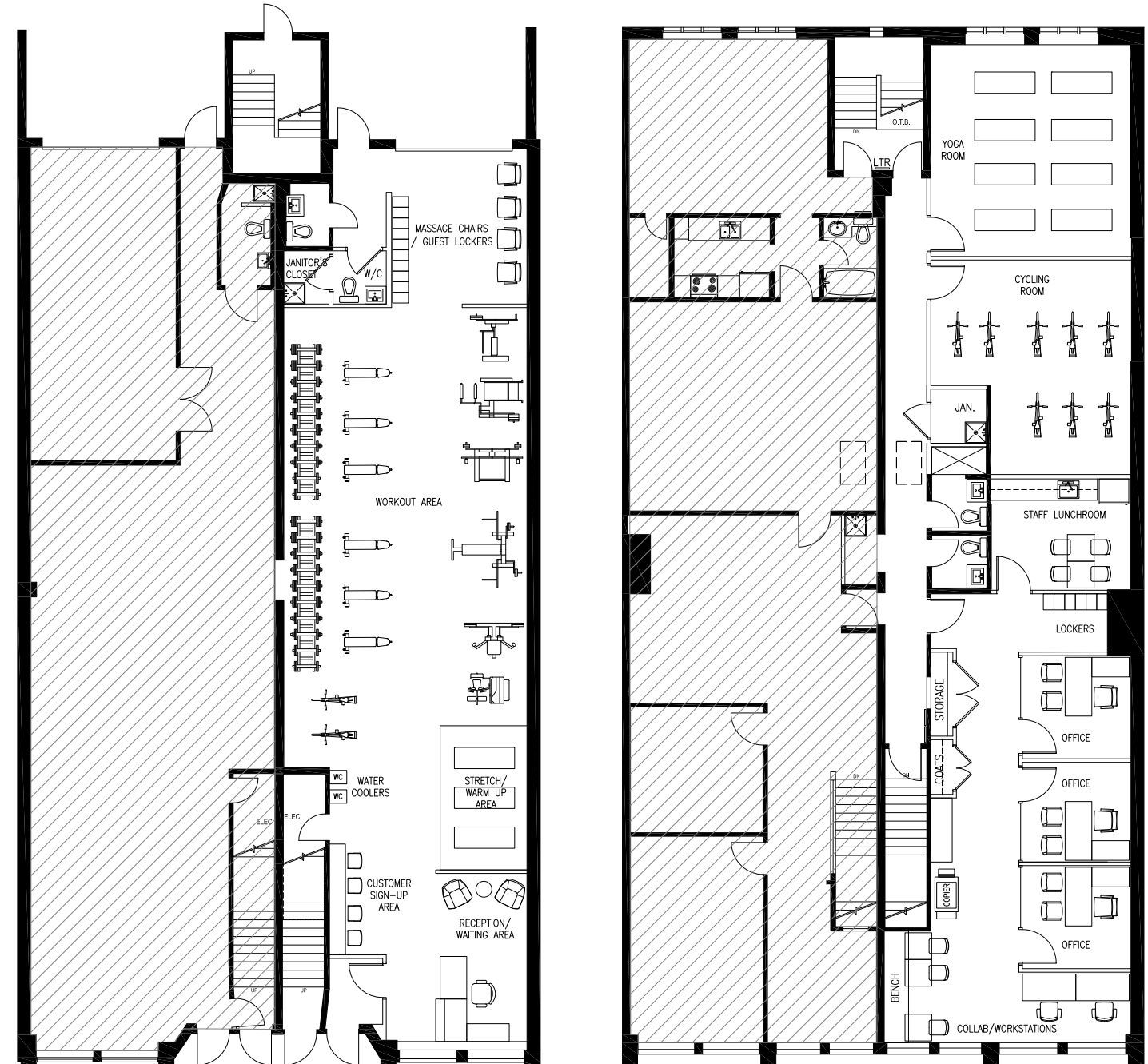
SECOND FLOOR
2,350 SF

EASTERN AVENUE

SAMPLE FLOORPLANS

FLOORPLANS

SAMPLE RETAIL/GYM LAYOUT



GROUND FLOOR
2,330 SF

SECOND FLOOR
2,350 SF

EASTERN AVENUE





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