



110 AVENUE ROAD

Toronto, ON

TWO RETAIL UNITS FOR LEASE IN BLOOR-YORKVILLE

WELCOME TO 110 AVENUE ROAD



Located in the prestigious Bloor-Yorkville neighbourhood, 110 Avenue Road offers an exciting retail leasing opportunity in one of Toronto's most sought-after areas. The area is a vibrant hub of activity, known for its high-end shopping, dining, and cultural attractions. Surrounding the property, is an array of world-class tenants, from luxury brands to upscale restaurants, creating a dynamic and affluent shopping environment. This prime location boasts exceptional connectivity, with easy access to major transit routes including the Yonge-University subway line and numerous bus routes, ensuring a steady flow of foot traffic. With ongoing developments enhancing the district's appeal and infrastructure, 110 Avenue Road stands out as the perfect spot for retail, offering visibility, prestige, and a thriving community atmosphere.

DETAILS

| | |
|-----------------|-------------------------|
| UNIT 1 | 1,400 SF |
| UNIT 2 | 2,174 SF |
| NET RENT | Contact Listing Agents |
| ADDITIONAL RENT | \$40.00 PSF (Est. 2024) |
| TERM | 10 Years |
| AVAILABILITY | Q1 2026 |

HIGHLIGHTS

- Unit 1 is ideal for a variety of retail uses including boutique or high-end fashion
- Unit 2 is well suited for a café or full-service restaurant space
- Located within close proximity to world class retail and fashion tenants
- Retail units are situated at the base of a brand new 9-storey condominium building with 46 units



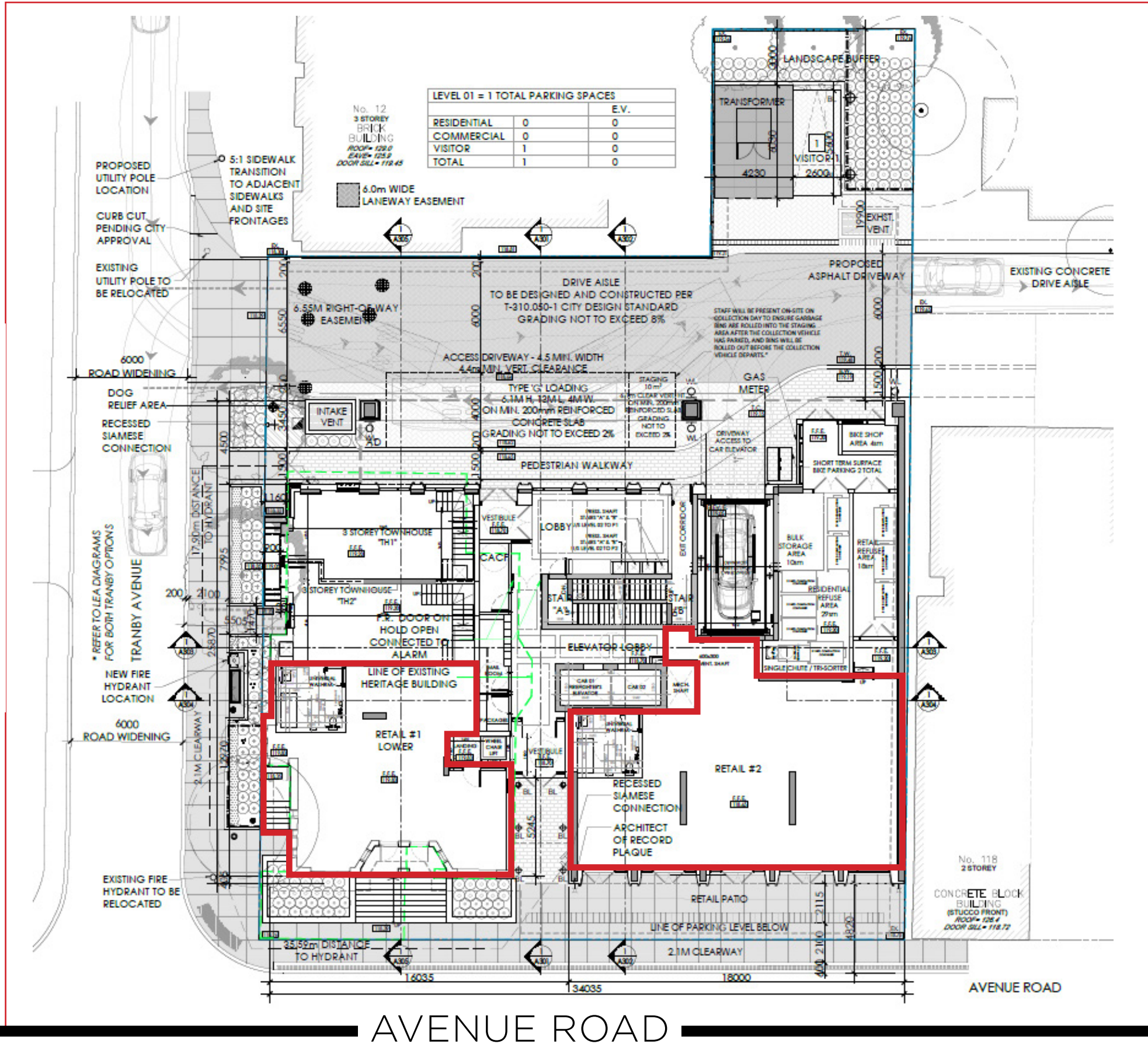
FLOOR PLANS



UNIT 1: 1,400 SF

UNIT 2: 2,174 SF

TRANBY AVENUE



AVENUE ROAD





110 Avenue Road

*Celebrates the history and
the future of Yorkville*

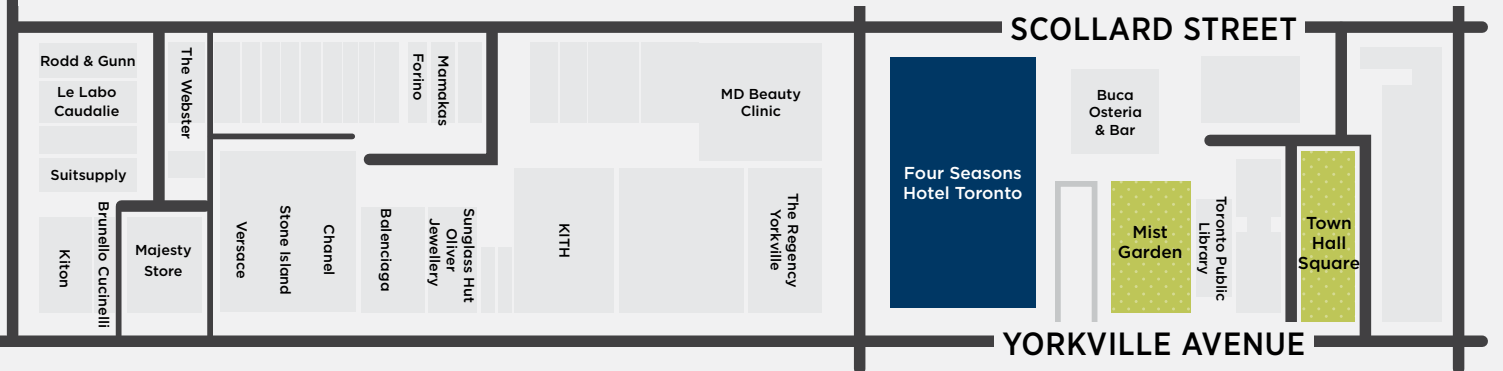
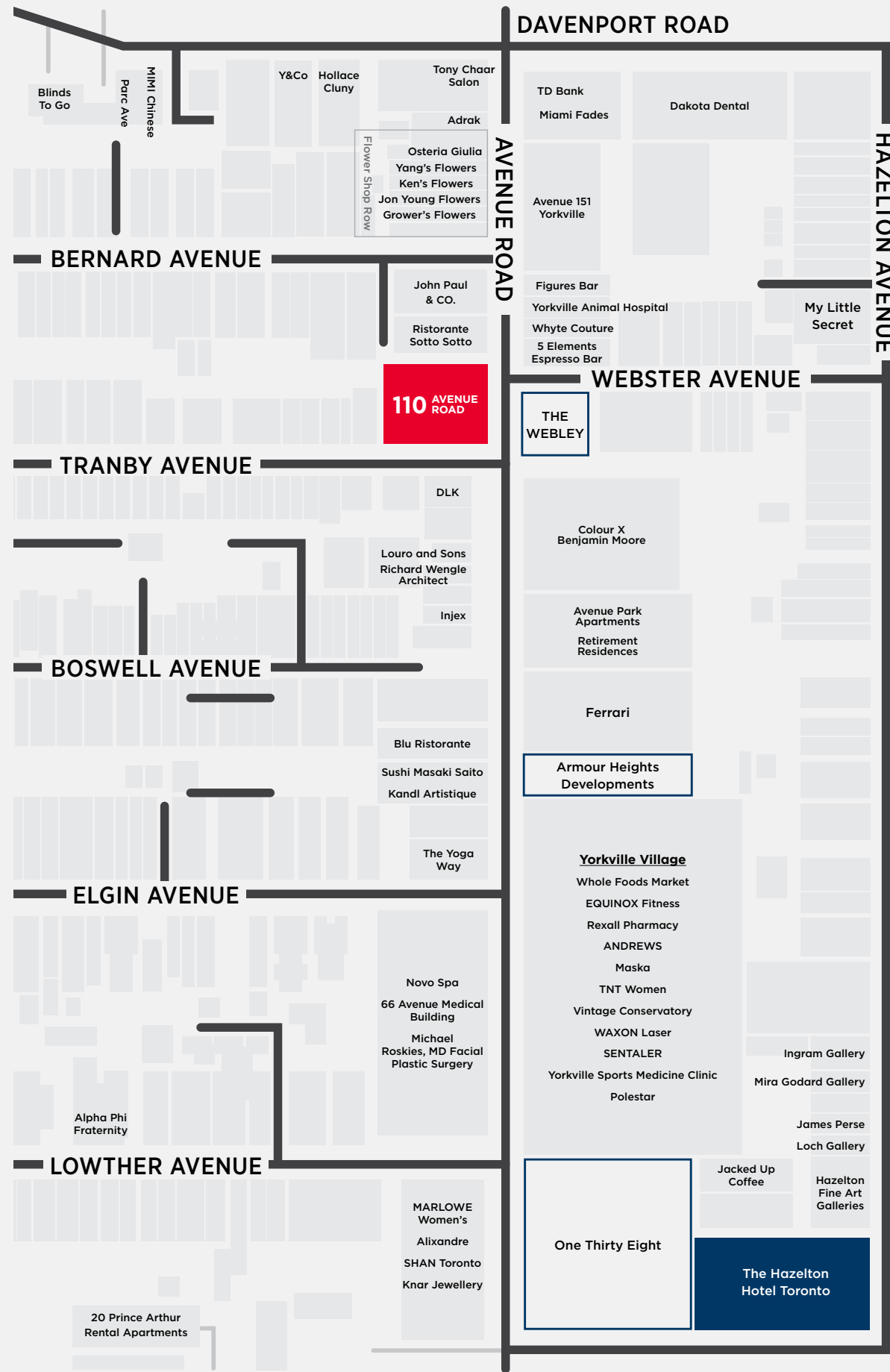
BLOOR yorkville R

The Bloor-Yorkville node represents the pinnacle of Canadian high-street retail. The Yorkville and Cumberland area is recognized internationally as one of the top ten shopping destinations in the world, with high-end fashion uses dominating the street front. The area provides residents and tourists with the country's most prestigious selection of luxury and aspirational retailers demonstrating the highest net rental rates in Canada. The area boasts 2.3 million sq. ft. of retail space, 1.5 million of which is street-front. Retail sales performance along the Bloor Street corridor often exceeds \$2,500 per sq. ft.

The new development at 110 Avenue Road marks a significant milestone in the ongoing transformation of Avenue Road corridor. Nestled in the heart of Toronto's most prestigious neighbourhood, this project seamlessly blends the charm of old Yorkville with the modernity of new Yorkville. Both retail spaces are well-suited for a variety of retail uses, including food and beverage, making this an ideal opportunity for a variety of retailers.

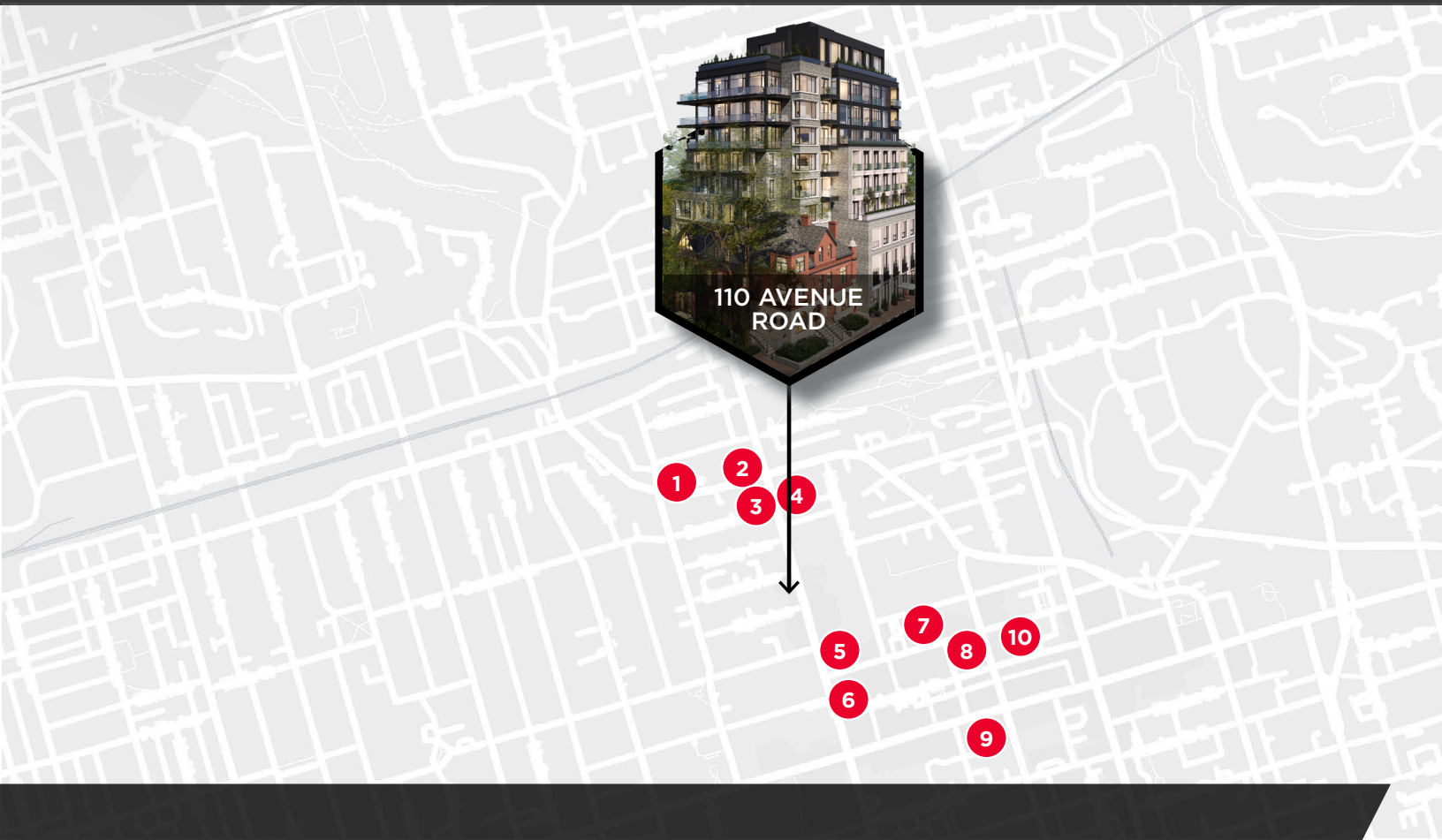
110 Avenue Road

Neighbourhood Amenities



Under Construction Development
 Hotel
 Park
 Public Parking

Bloor-Yorkville is experiencing significant residential density and footfall with a series of high-end residential developments within close proximity to 110 Avenue Road.



INCOMING RESIDENTIAL DENSITY

- | | |
|----------------------------------|---------------------------------------|
| 1. 287 Davenport Road - 90 Units | 6. 180 Cumberland Street - 797 Units |
| 2. 148 Avenue Road - 333 Units | 7. 100 Yorkville Avenue - 96 Units |
| 3. 126 Avenue Road - 60 Units | 8. 80 Bloor Street West - 1,716 Units |
| 4. 151 Avenue Road - 71 Units | 9. 83 Bloor Street West - 1,147 Units |
| 5. 33 Avenue Road - 65 Units | 10. 37 Yorkville Avenue - 1,079 Units |



TOTAL POPULATION

34,627



TOTAL DAYTIME POPULATION

106,001



AVERAGE HOUSEHOLD INCOME

180,640



MEDIAN AGE

43

94

TRAFFIC SCORE

89

TRANSIT SCORE

99

PEDESTRIAN SCORE



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