

RETAIL OPPORTUNITIES

AT



SUGAR
WHARF
TORONTO

722 SF UP TO 3,782 SF
AVAILABLE FOR LEASE

menkes

savills



11.5 ACRE MIXED-USE DOWNTOWN WATERFRONT COMMUNITY



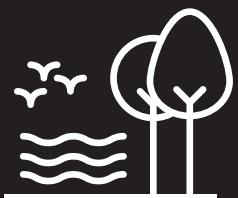
25 STOREY
CLASS "AAA"
OFFICE BUILDING,
LEED PLATINUM
CERTIFICATION



4,600 RESIDENTIAL
UNITS, WITH **5** CONDO
TOWERS ON-SITE



200,000 SF OF
RETAIL SPACE



2.5 ACRE PUBLIC
PARK



FUTURE
LRT STOP



PATH EXTENSION
WILL CONNECT
SUGAR WHARF WITH
TORONTO'S FINANCIAL
DISTRICT



SECURED
TENANTS

92%
OF OFFICE PORTION IS
NOW LEASED!

LCBO

CANADA GOOSE

25,000 SF RETAIL
250,000 SF OFFICE HQ

RICHARDSON
Wealth

TORONTO
REGION
BOARD OF TRADE

90,000 SF OFFICE

65,000 SF OFFICE

Scotiabank

4,600 SF RETAIL

UNITY
FITNESS
HARBOURFRONT

FARM BOY

DARK HORSE
ESTD. 2006
ESPRESSO BAR TORONTO

115,000 SF OFFICE

42,000 SF RETAIL

30,000 SF RETAIL

700 SF RETAIL



RETAIL OPPORTUNITIES

LEVEL 1

RESTAURANT/RETAIL 1,581 SF

QSR/RETAIL 3,782 SF (DEMISING OPTIONS AVAILABLE)

RESTAURANT/RETAIL 1,820 SF

SECURED TENANTS:

LCBO 25,000 SF

SCOTIABANK 4,600 SF

DARK HORSE ESPRESSO BAR 700 SF

LEVEL 2

~~RETAIL 7,000 SF LEASED~~

~~RETAIL 3,000 SF LEASED~~

SECURED TENANTS:

UNITY FITNESS 42,000 SF

FARM BOY 30,000 SF

NET RENT CONTACT LISTING AGENTS

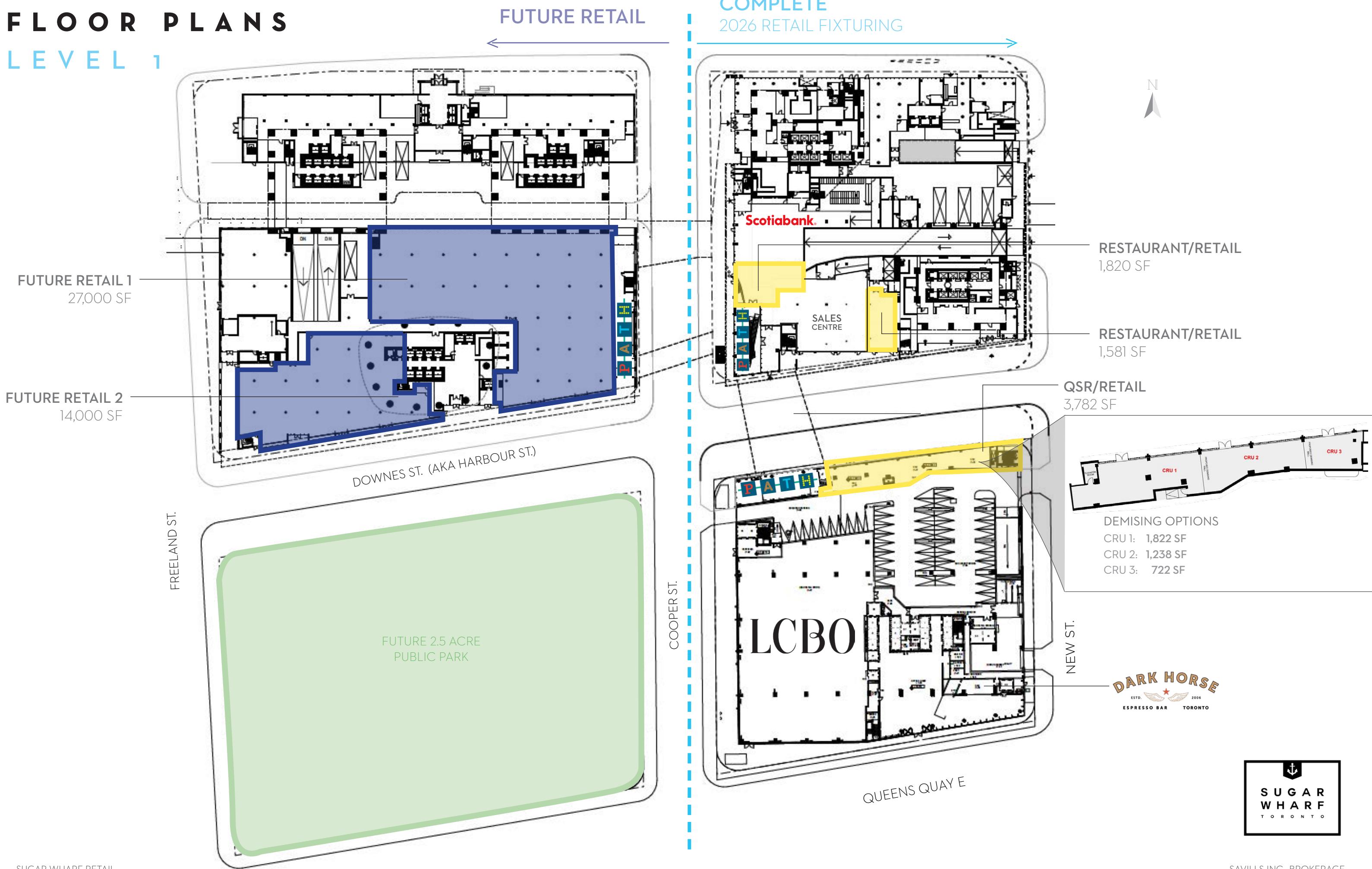
T.M.I. (2026 ESTIMATE)
SOUTH BUILDING: \$20.03 PSF
NORTH BUILDING: \$19.90 PSF

AVAILABLE IMMEDIATELY



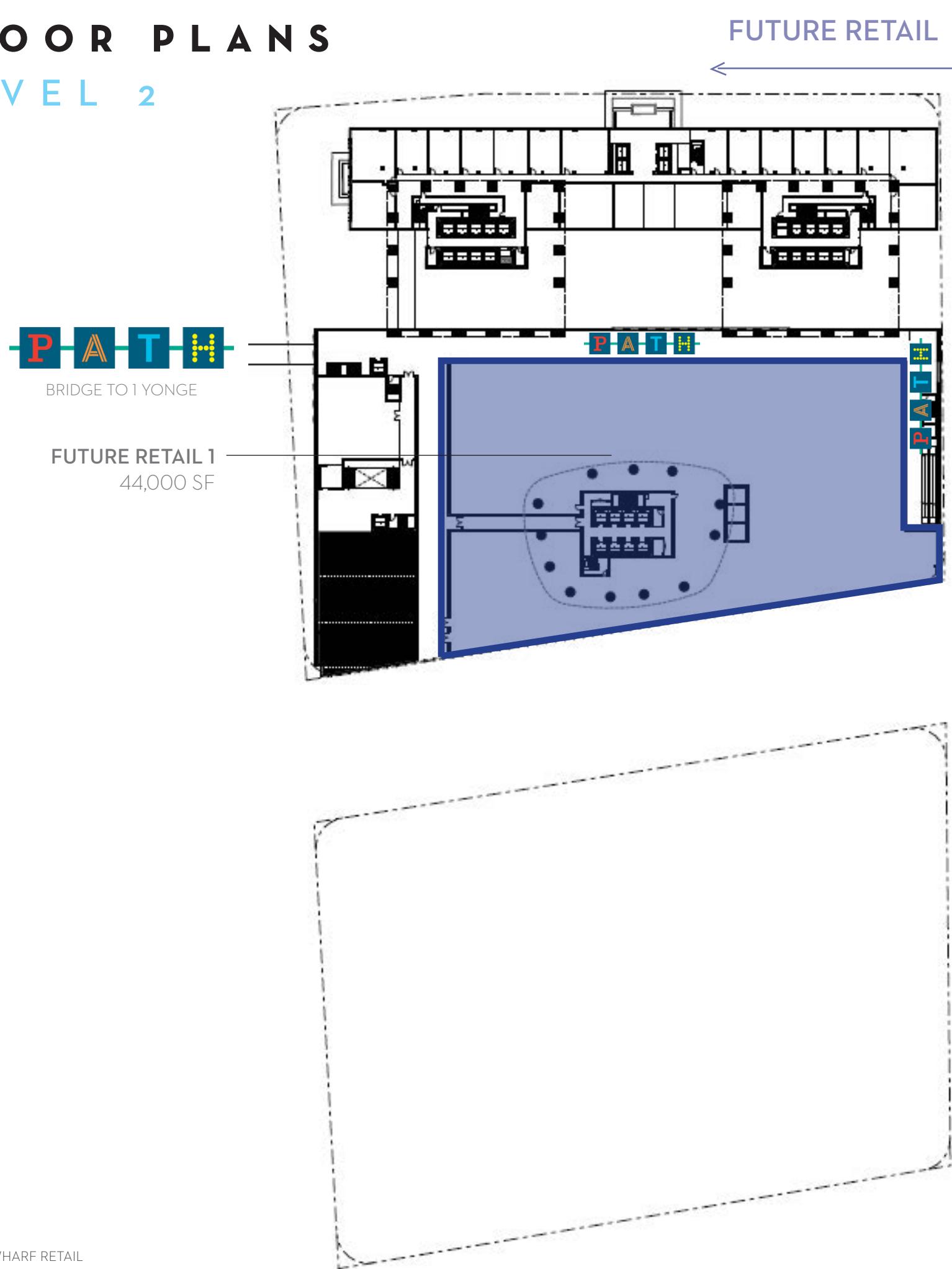
FLOOR PLANS

LEVEL 1

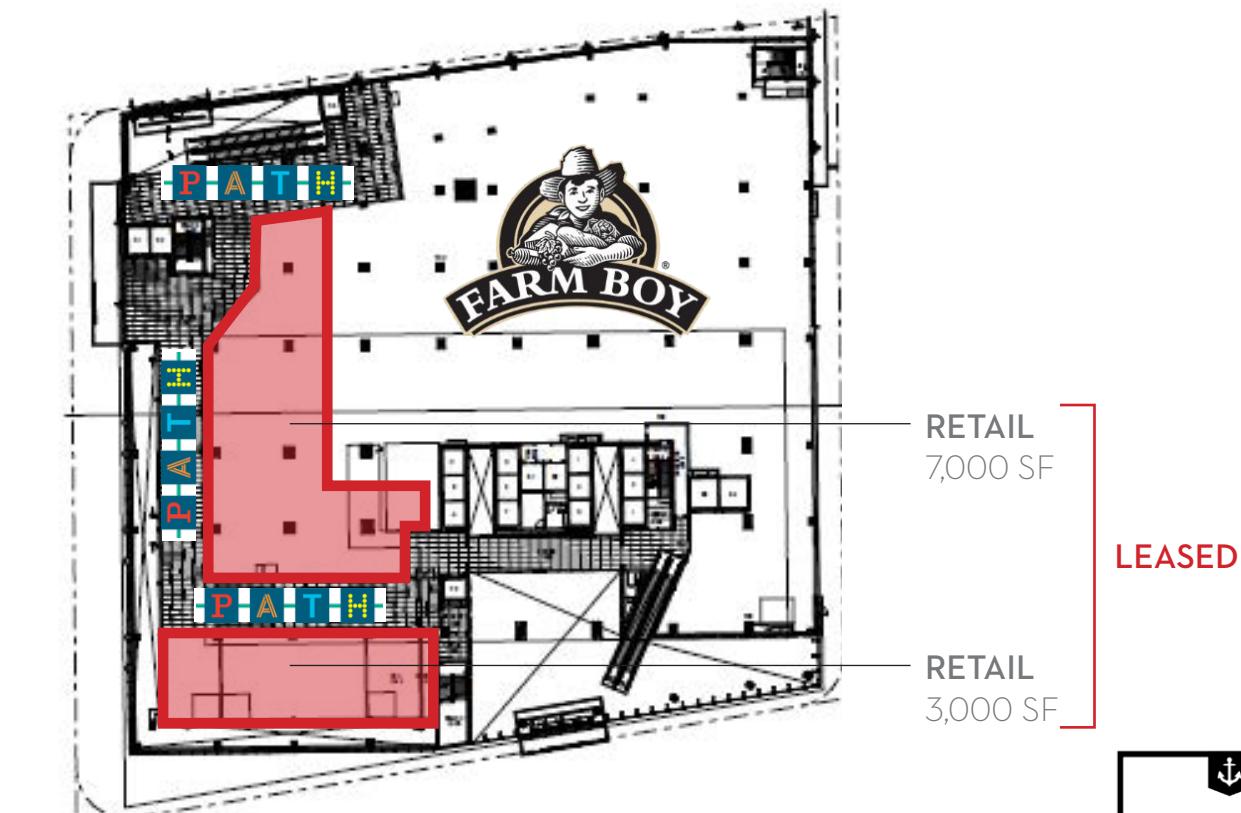
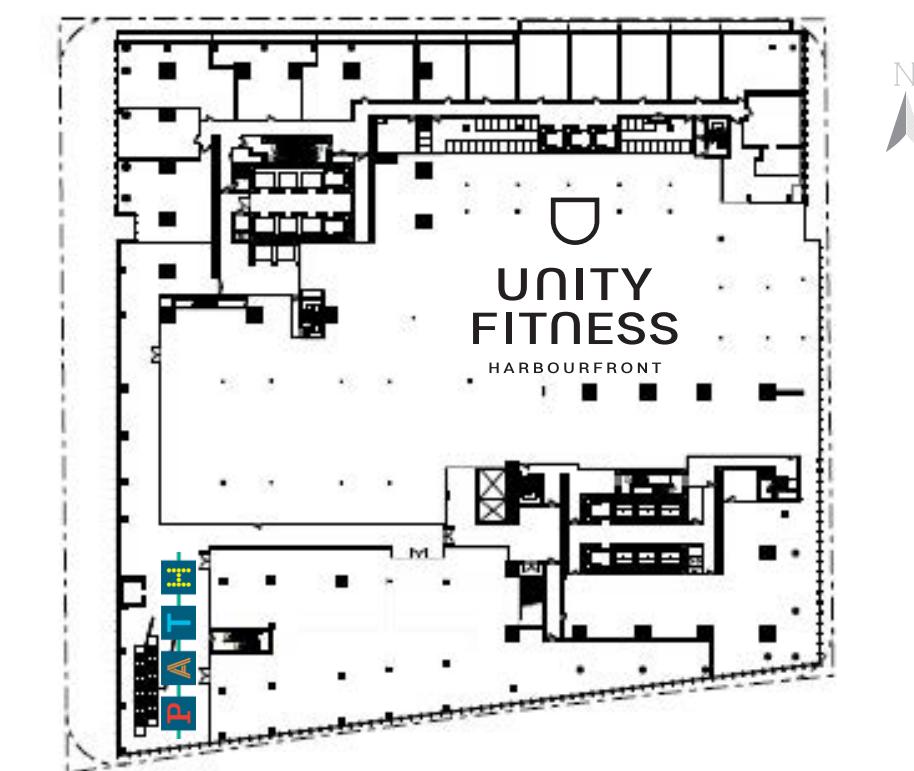


FLOOR PLANS

LEVEL 2

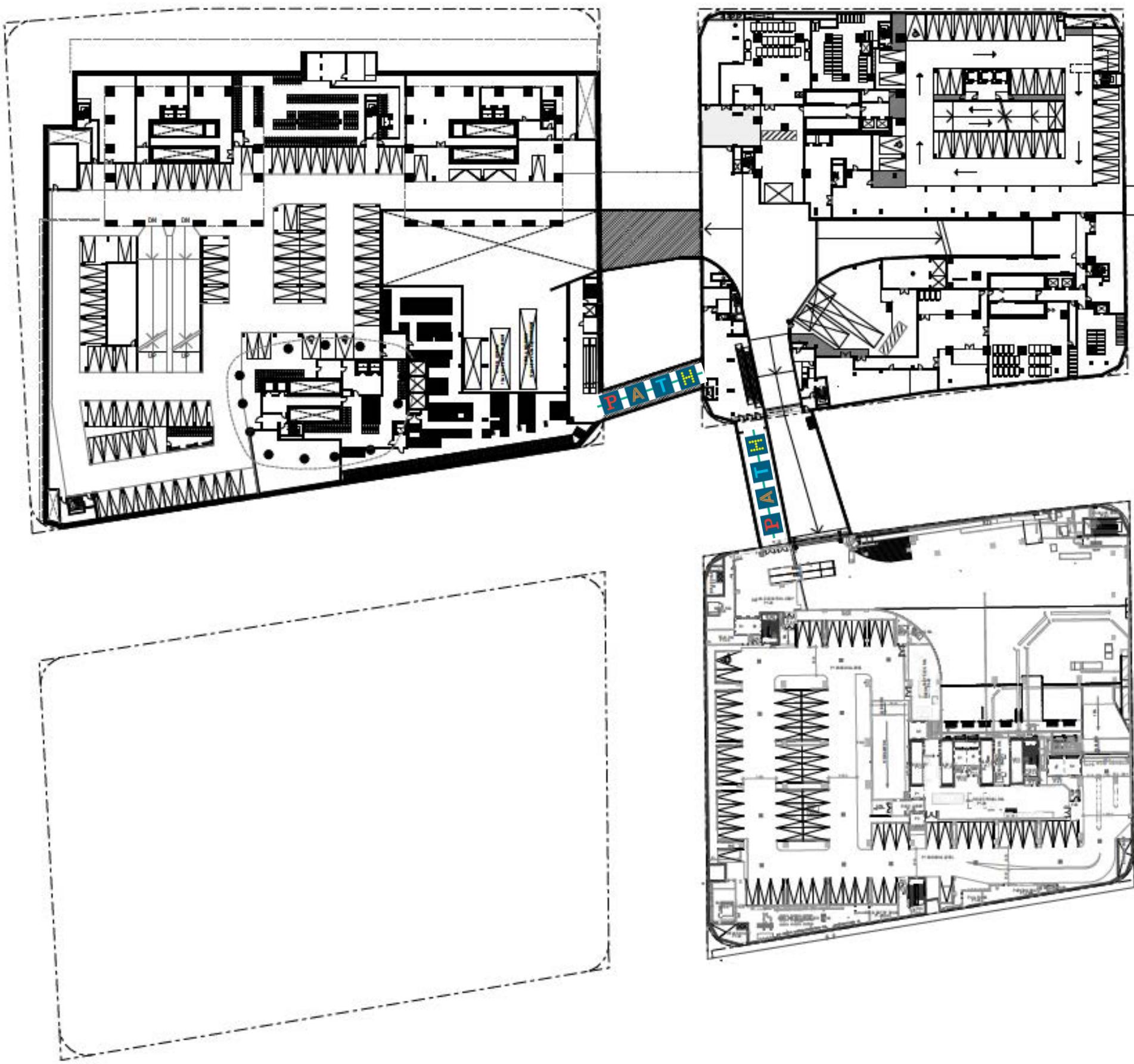


COMPLETE 2026 RETAIL FIXTURING



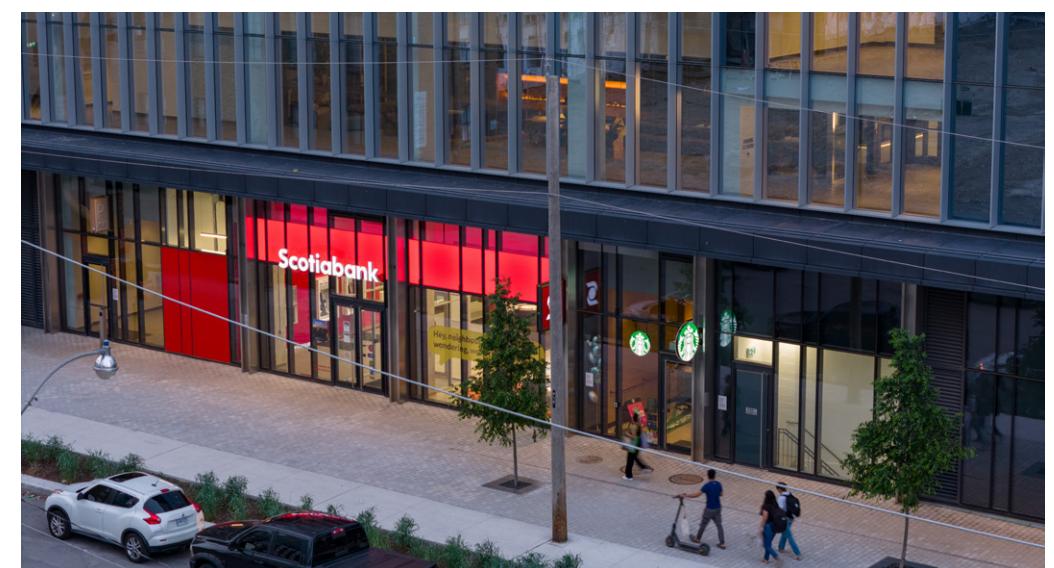
FLOOR PLANS

LEVEL P1





ARTIST RENDERING
HARBOUR/COOPER RETAIL ENTRANCE (ALL PHASES)
VIEW LOOKING NORTHEAST FROM FUTURE PARK



AREA HIGHLIGHTS

- 1 JACK LAYTON FERRY TERMINAL
- 2 SCOTIABANK ARENA
- 3 UNION STATION
- 4 ST LAWRENCE MARKET
- 5 LOBLAWS
- 6 REDPATH SUGAR
- 7 SUGAR BEACH
- 8 CORUS QUAY
- 9 GEORGE BROWN COLLEGE
- 10 SHERBOURNE COMMON PARK



NOTABLE DEVELOPMENTS

- 11 CIBC SQUARE
- 12 PIER 27 TOWER
- 13 PIER 27 PHASE 3
- 14 PINNACLE ONE YONGE
- 15 DANIELS WATERFRONT
- 16 MENKES WIC
- 17 QUAY HOUSE
- 18 LAKESIDE PHASE 2
- 19 180 QUEENS QUAY E
- 20 QUAYSIDE DEVELOPMENT
- 21 AQUALINA
- 22 T3 BAYSIDE
- 23 AQUAVISTA
- 24 AQUABELLA
- 25 AQUALUNA
- 26 307 LAKE SHORE BLVD E
- 27 NO. 31 CONDOS



EAST BAYFRONT



EAST BAYFRONT

DEMOGRAPHICS



54,842
TOTAL POPULATION



40,000
JOBS ADDED TO
EAST BAYFRONT



10,000
STUDENTS
(GEORGE BROWN
WATERFRONT CAMPUS)

SOURCE: TORONTO STAR DEC. 2023



39
AVG. AGE



157,651
DAYTIME POPULATION



\$154,167
AVG. HOUSEHOLD INCOME



14,000+
NEW CONDO UNITS

1 KM RADIUS FROM SUGAR WHARF
SOURCE: ESRI DEMOGRAPHICS 2025



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