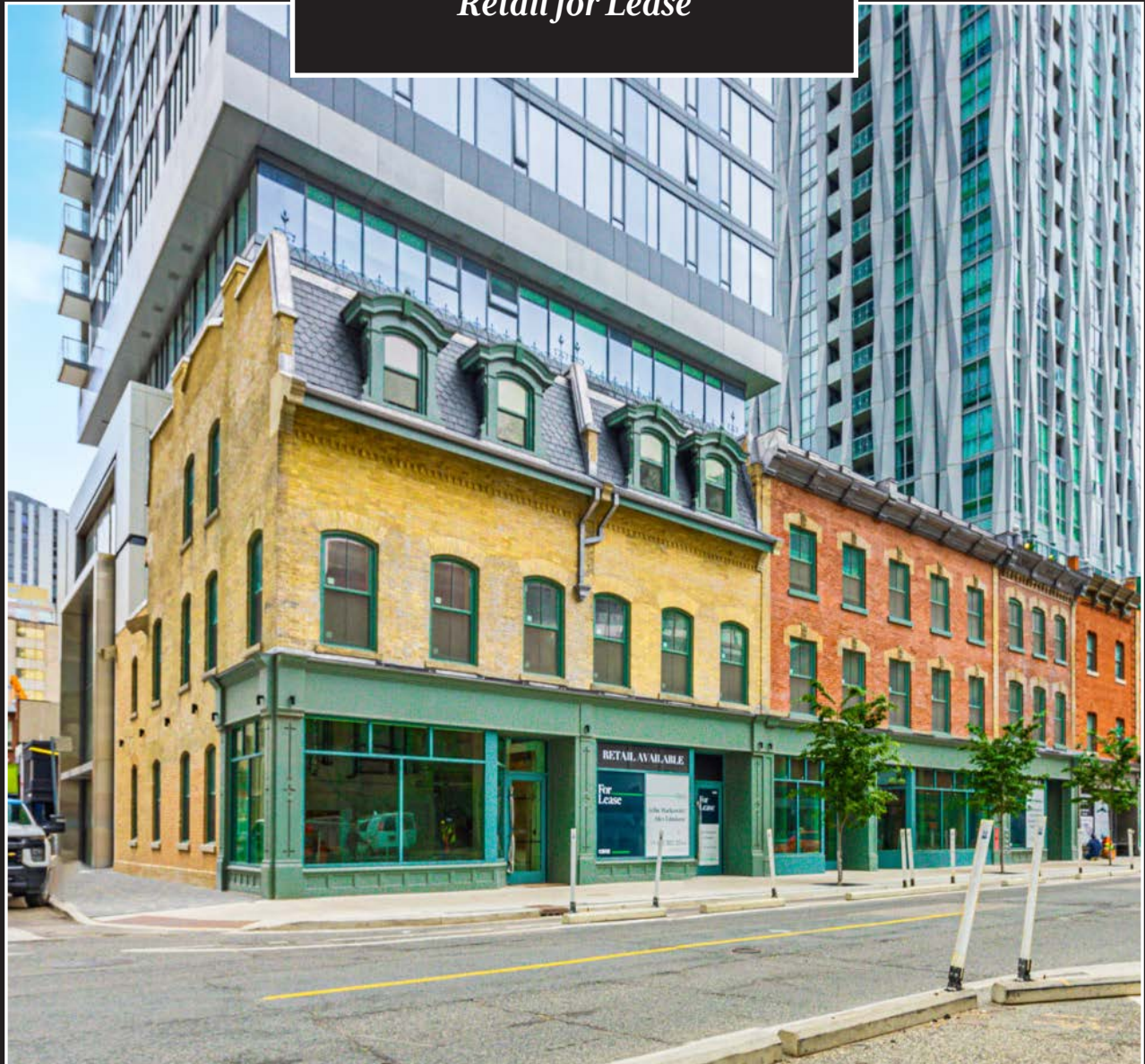


826-830
Yonge

Retail for Lease



Flagship Retail for Lease at the Corner of Yonge & Cumberland
Steps to Bloor Street West

CBRE



826-830
Yonge

CBRE



826-830
Yonge

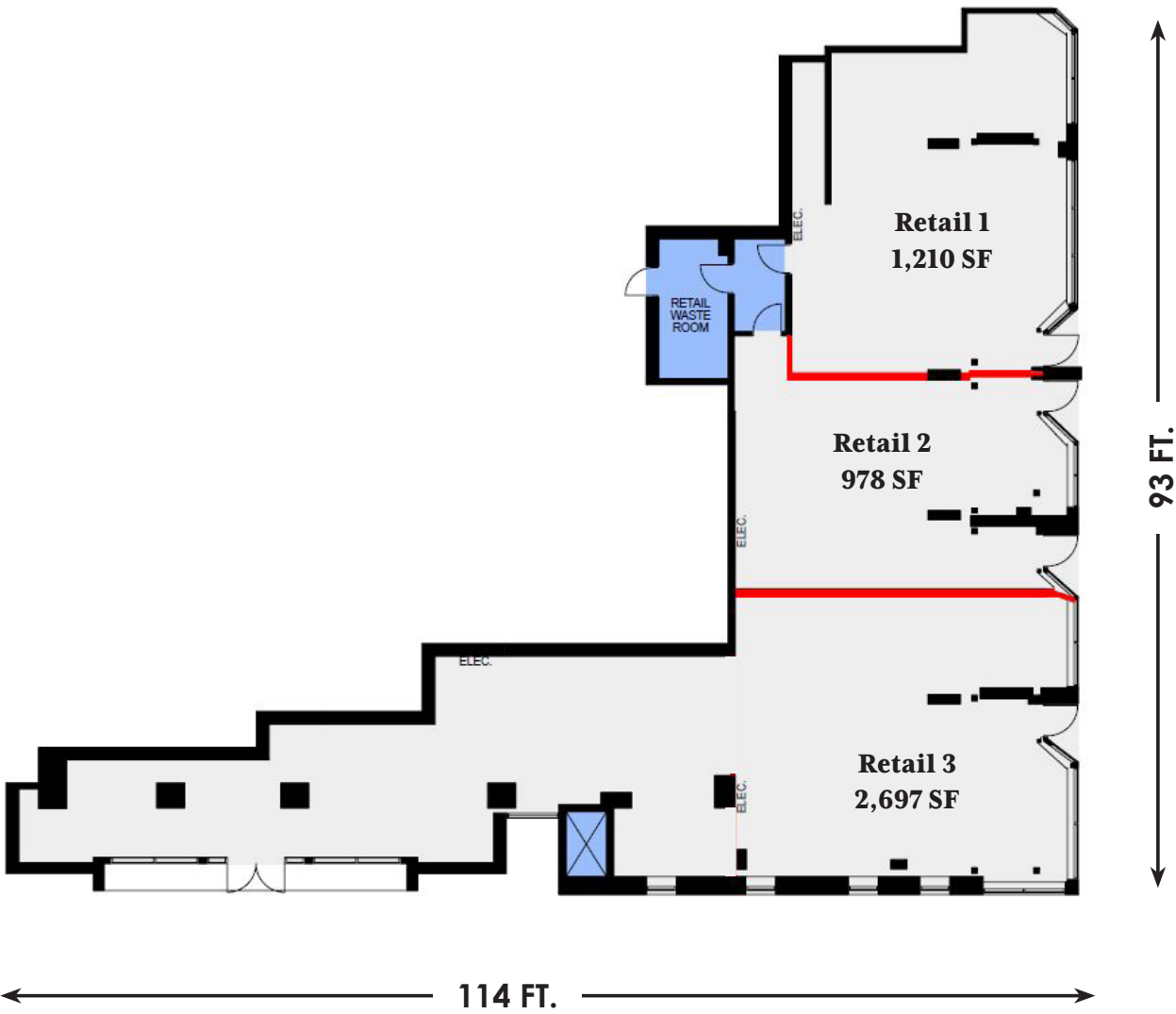
Property Details

Address:	826 - 830 Yonge Street, Toronto		
Size:	Retail 1:	1,210 sq. ft.	
	Retail 2:	978 sq. ft.	
	Retail 3:	<u>2,697 sq. ft.</u>	
	Total:	4,885 sq. ft.	
Ceiling Height:	22 ft.		
Possession:	Immediately		
Net Rent:	Please contact listing agents		
TMI:	TBD		

- Prime retail units on the ground level of Great Gulf and Phantom's highly anticipated 51-story mixed-use condominium building
- Ability combine units to form one 4,894 sq. ft. unit
- Incredible wraparound frontage of approximately 207 ft.
- Features a meticulously restored triple-height brick façade
- Surrounded by a number of new residential and retail developments
- Steps to the intersection of Bloor West & Yonge Street and Bloor-Yonge subway station, the busiest station in the entire city, handling over 200,000 passengers on an average weekday

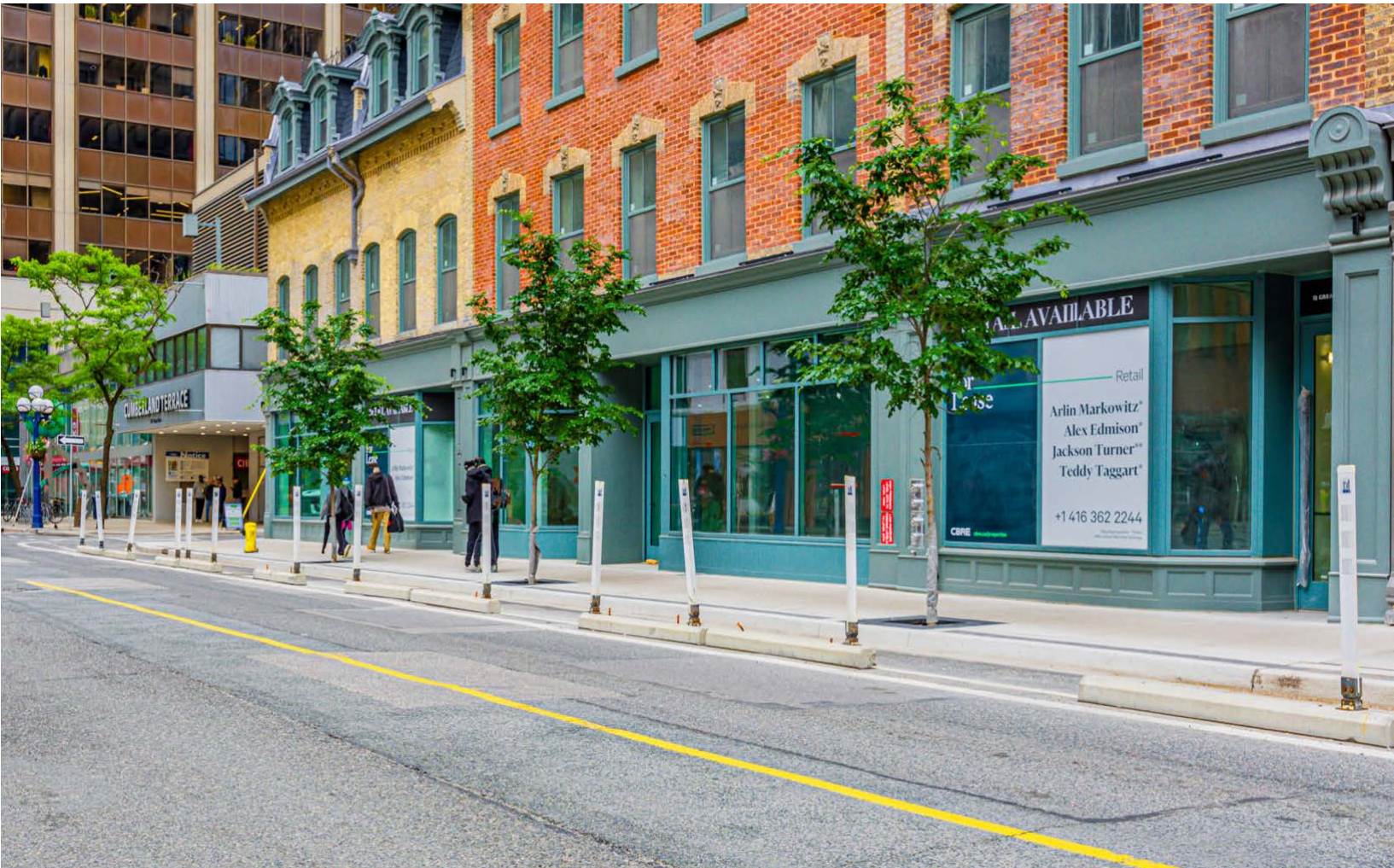


Floor Plan



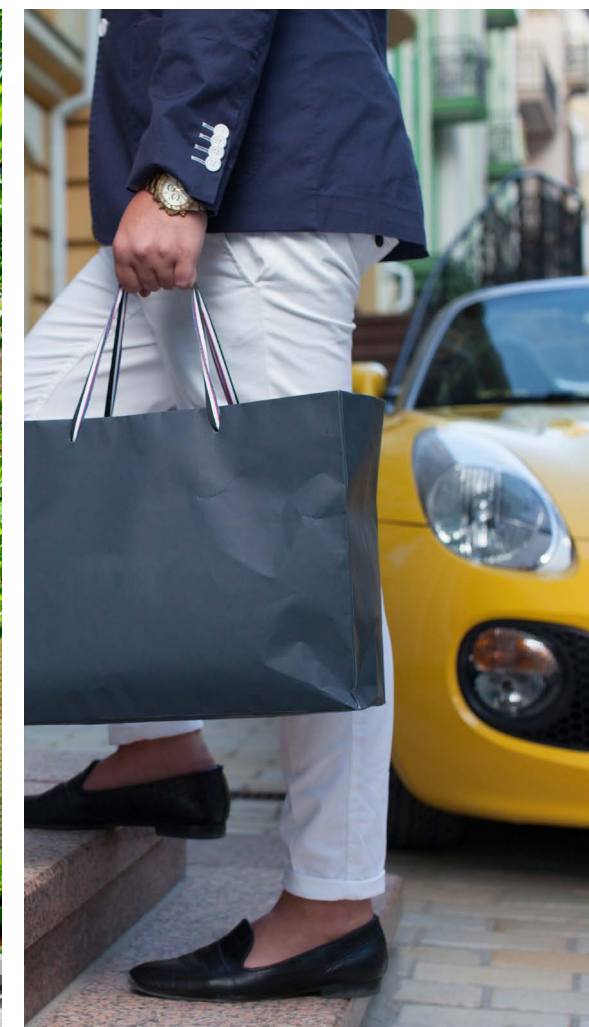
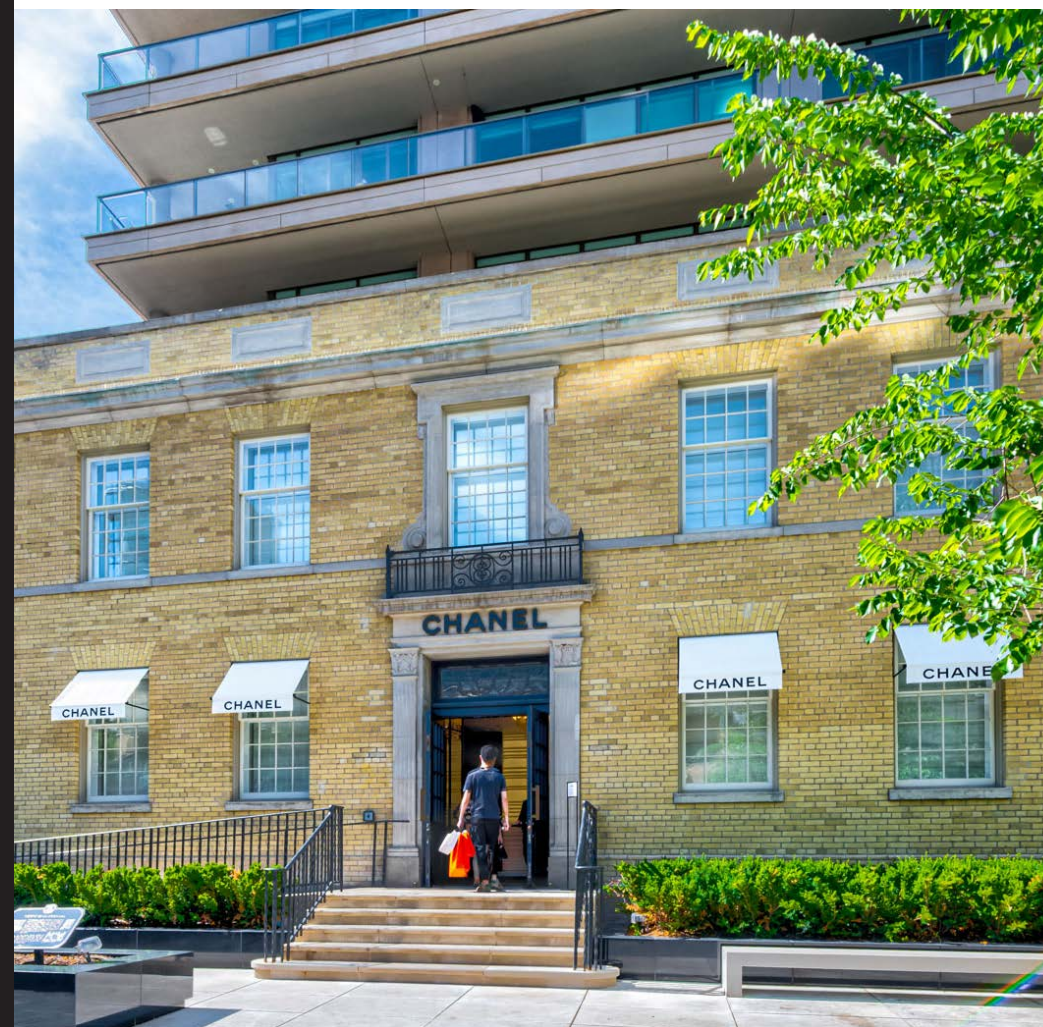
CUMBERLAND STREET

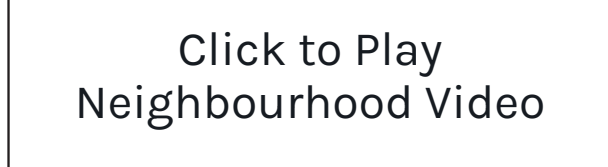
YONGE STREET



BLOOR *yorkville* R

The Bloor-Yorkville node represents the pinnacle of Canadian high-street retail. The neighbourhood 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 and holds 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. Annual retail sales performance in this area often exceeds \$2,500 per sq. ft.





Bloor-Yorkville Streetscape

ABURI	BRUNELLO CUCINELLI
	VERSACE
STONE ISLAND	
CHANEL	
BALENCIAGA	
SUNGLASS HUT	
KITH	
PUBLIC PARKING	
FLO'S DINER	
REVITALIZE JUICE	
GOGO TRAINING	
REGENCY YORKVILLE	

ANINE BING	BUCA	TORONTO FIRE STATION	RANDY'S ROTI
FOUR SEASONS HOTEL			SOLO BACE HAIR SALON
			YORKVILLE CREPES

TORONTO
REFERENCE
LIBRARY

BALZAC'S
COFFEE

ADAGIO CONSTRUCTION SITE
TIM

JACK
ASTORS

SUBWAY
STATION

2 BLOOR
STREET EAST
W HOTEL

SCOTIA
NIKE
MANGO

BALLROOM

YORKVILLE PLAZA	STK		LUMAS		
	SENSITIVA	CNTBND		YORKVILLE LANE	CIBO
		B H & Co.			
		CATALYST			
LEONE		YORKVILLE LANE	ALO BAR	BANDIERA	
SECRETT			ALO SALON	OXLEY	
LADUREE				119 CORBÒ	
ZAZA		YORKVILLE LANE	CIBO	BANDIERA	
BAY REYNA					OXLEY
PARKING					
HEMINGWAYS					

YORKVILLE AVENUE												
LA CANADIENNE	FIORIO	GOLDSTRUCK COFFEE	SUSHI INN	KASA MOTO	VERONICA BEARD	101 YORKVILLE	CHRISTIAN LOUBOUTIN	REFORMATION	JOHN ELLIOTT	EBILLION	MINE & YOURS	ISAIA
				ARCHIVES								
				CARRY	PURE + SIMPLE	YAMATO						
						SASSAFRAZ						

TRATTORIA NERVSOA	PUSATERI'S
LAYWINES	
EUROLINE	HELLO NORI
AESOP	
TOKYO SMOKE	STARBUCKS

OTTO	THE PEMBERTON CONSTRUCTION SITE	11 YORKVILLE			STARBUCKS
PETVALU		SWEAT & TONIC (FUTURE)			1 YORKVILLE
MIZNON		THE PILOT	PCL SITE OFFICE	KATHMANDU RESTAURANT	<div>826-830</div> <div>Yonge</div>
AMADEUS PATISSERIE					

CUMBERLAND STREET																
HSBC	OPTIONS FOR HER	NESPRESSO	HARRY ROSEN FLAGSHIP (FUTURE)		Yorkville Park											
					MANDY'S		STARBUCKS									
LOUIS VUITTON	TIFFANY & CO.	144 BLOOR ST W	LAFAYETTE 148	GUCCI	ALEXANDER WANG	110 BLOOR ST W	PARIS BAGUETTE		SAINT LAURENT	L'OCCITANE	ELEVENTY	BARRY'S BOOTCAMP	KUPERT & KIM	VAN CLEE & ARPELS	HERMÈS	100 BLOOR STREET WEST
					BURBERRY											

DECIMUM	PI CO.		
HARRY ROSEN	BANANA REPUBLIC	ROOTS	TIFFANY & CO. (FUTURE)

CUMBERLAND STREET					
CUMBERLAND TERRACE					
PLANTA	HOLT RENFREW	ARCTERYX	ARITZIA	SWAROVSKI	LULULEMON
ALO YOGA					

BLOOR STREET WEST																
BOOKS OTHERS	PELTON	MONT BLANC	BONPOINT	MAX MARA	BVLGARI	MONCLER	ESCADA	WILLIAM ASHLEY	BLACK GOAT	CARTIER	PRADA	FERRAGAMO	DIOR	LORO PIANA	ROYAL DE VERSAILLES	ROLEX

VICTORINOX
MCM
M0851
APM MONACO
COS
BROOKS BROTHERS
SEPHORA
TD BANK

BLOOR STREET WEST

BIRKS
SWAROVSKI
EATALY
MANULIFE CENTRE
LCBO
MUTO ST
19 BLOOR
SCOTIABANK
15 BLOOR ST W
1 BLOOR WEST

SCOTIA
NIKE
MANGO

BALLROOM



TORONTO REFERENCE LIBRARY

BLOOR-YONGE



EATALY

HOLT RENFREW

FOUR SEASONS HOTEL



MUSEUM



ROYAL ONTARIO MUSEUM

UNIVERSITY OF TORONTO

PARK HYATT

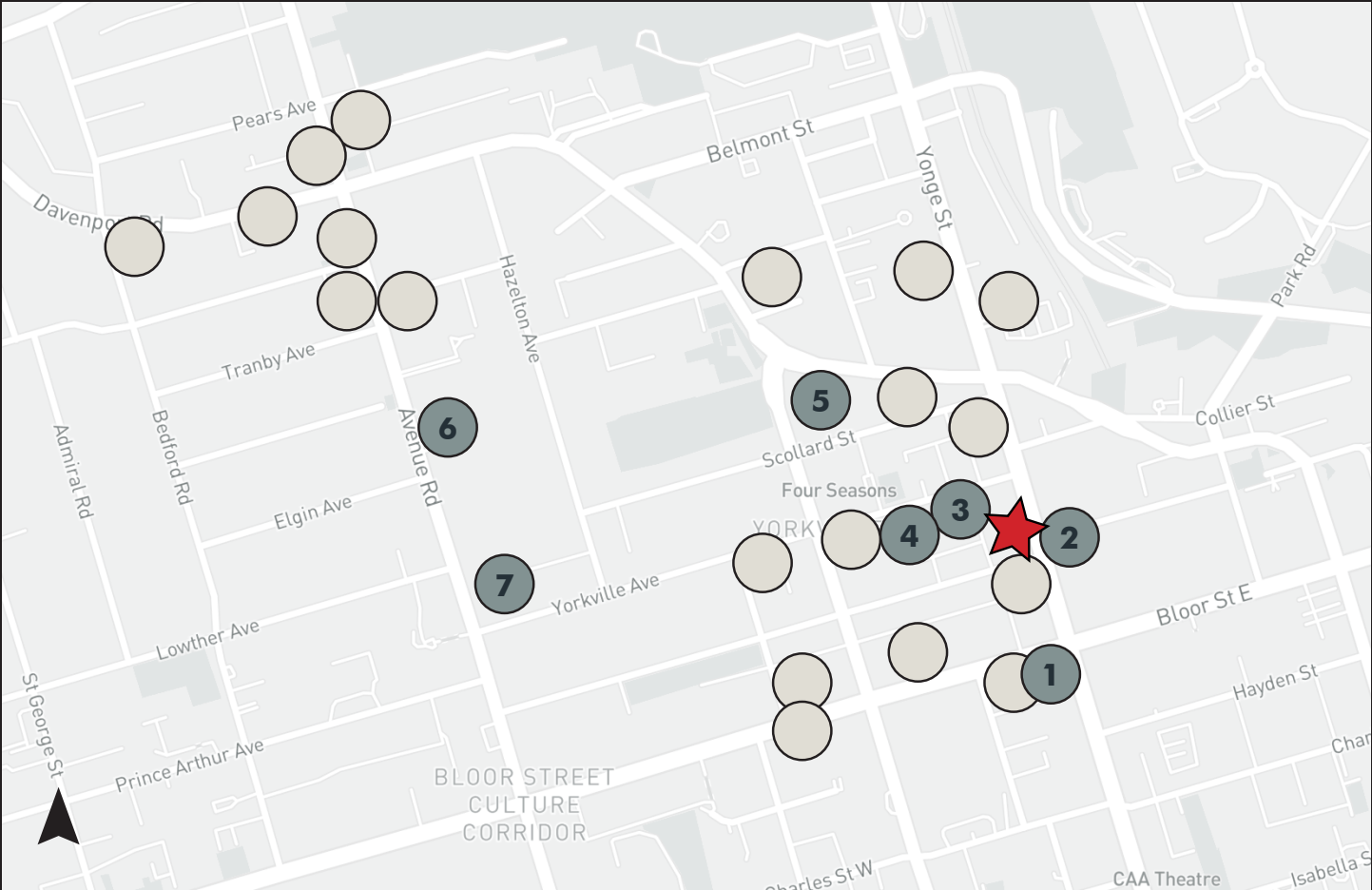
HAZELTON HOTEL

YORKVILLE VILLAGE

826-830
Yonge

Canada's Most Exclusive Residential Market

Yorkville is experiencing dramatic intensification with a series of high-end residential developments in the immediate vicinity of The Property. There are 27 condominium projects in various stages of development totaling more than 12,800 units in this node. The Property stands to benefit from this strong population growth through additional foot traffic from affluent individuals along with additional retailers looking to secure a presence in the highly sought after neighbourhood.



●

UNDER CONSTRUCTION
3,242 INCOMING UNITS

●

PRE-CONSTRUCTION
9,569 INCOMING UNITS

1. The One

2. Adagio

3. 11 YV

4. The Pemberton

5. 50 Scollard

6. 89 Avenue Road

7. One Thirty Eight

★

826-830 Yonge Street

Demographic Snapshot

Toronto is the largest city in Canada and the fifth most populous city in North America. The various commerce and business districts of Toronto feature a daily influx of commuters from throughout the GTA increasing the daytime population by 181% (over 400,000 people) providing excellent support for retail locations and restaurants throughout downtown. Toronto sees 26.5 million visitors each year, generating \$8.4 billion for the local economy.

Bloor-Yorkville is a highly sought-after location for well established professionals, situated in downtown Toronto. The 1 kilometer radius surrounding the Property supports a total population of 57,021 as of 2022, projected to increase to 67,769 by 2027. As of 2022, the average household income was \$182,095 well above the city of Toronto's average income of \$131,628. This demographic snapshot of the surrounding area is highly representative of the affluent individuals with disposable income for both investment and consumer spending.



57,021

POPULATION

101,187

DAYTIME POPULATION

18.8%

POPULATION CHANGE
(2022-2027)

36.7

MEDIAN AGE

\$182,095

AVERAGE HOUSEHOLD
INCOME

(1km Radius)

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CBRE

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