

New Development

# FLAGSHIP RETAIL OPPORTUNITY

158 FRONT STREET EAST, TORONTO



**THE BEHAR GROUP**  
LANDLORD SERVICES



**THE**  
**ST. LAWRENCE**  
↳ CONDOS AT 158 FRONT ST ↳

Flagship retail opportunity located in Cityzen Developments and Fernbrook Homes' new 26-storey 'The St. Lawrence' condominium development in the heart of Toronto's famous St. Lawrence Market community

An established high density neighbourhood undergoing new office and residential development.

Steps to St. Lawrence Market, the Distillery District, the Canary District, St. James Park, the Esplanade, George Brown College, Globe & Mail Centre office complex, and Toronto's finest restaurants and shops.

Exceptional signage opportunity at the northwest corner of Front Street East and Sherbourne Street.

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# 2021 DEMOGRAPHICS

Sourced: 2021 Estimates Neustar

	1 km	3 km	5 km
Total Population	54,494	302,189	544,166
Total Daytime Population	143,741	639,184	858,682
Total Households	31,918	170,982	287,515
Average Household Income	\$105,784	\$105,330	\$127,850

## SIZES

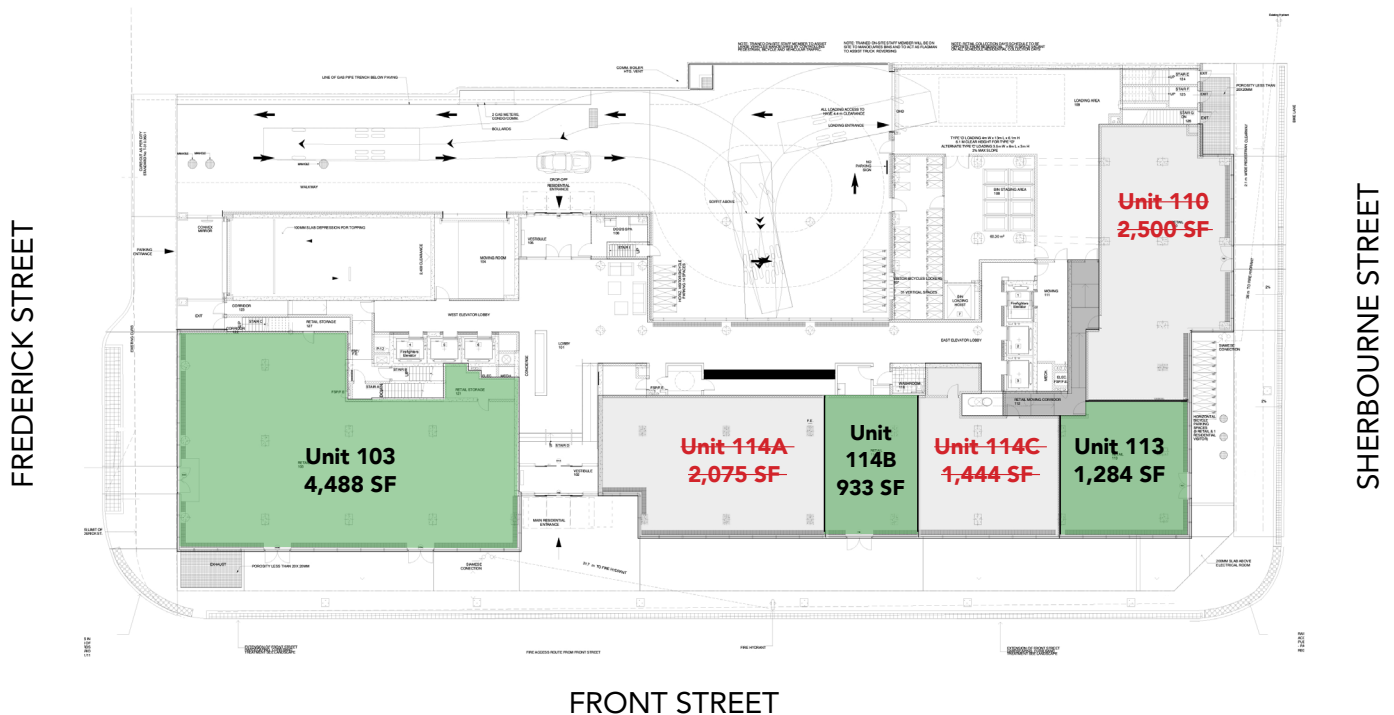
- Unit 103: 4,488 sq. ft.
- Unit 114A: 2,075 sq. ft. *Leased*
- Unit 114B: 933 sq. ft.
- Unit 114C: 1,444 sq. ft. *Leased*
- Unit 113: 1,284 sq. ft.
- Unit 110: 2,500 sq. ft. *Leased*

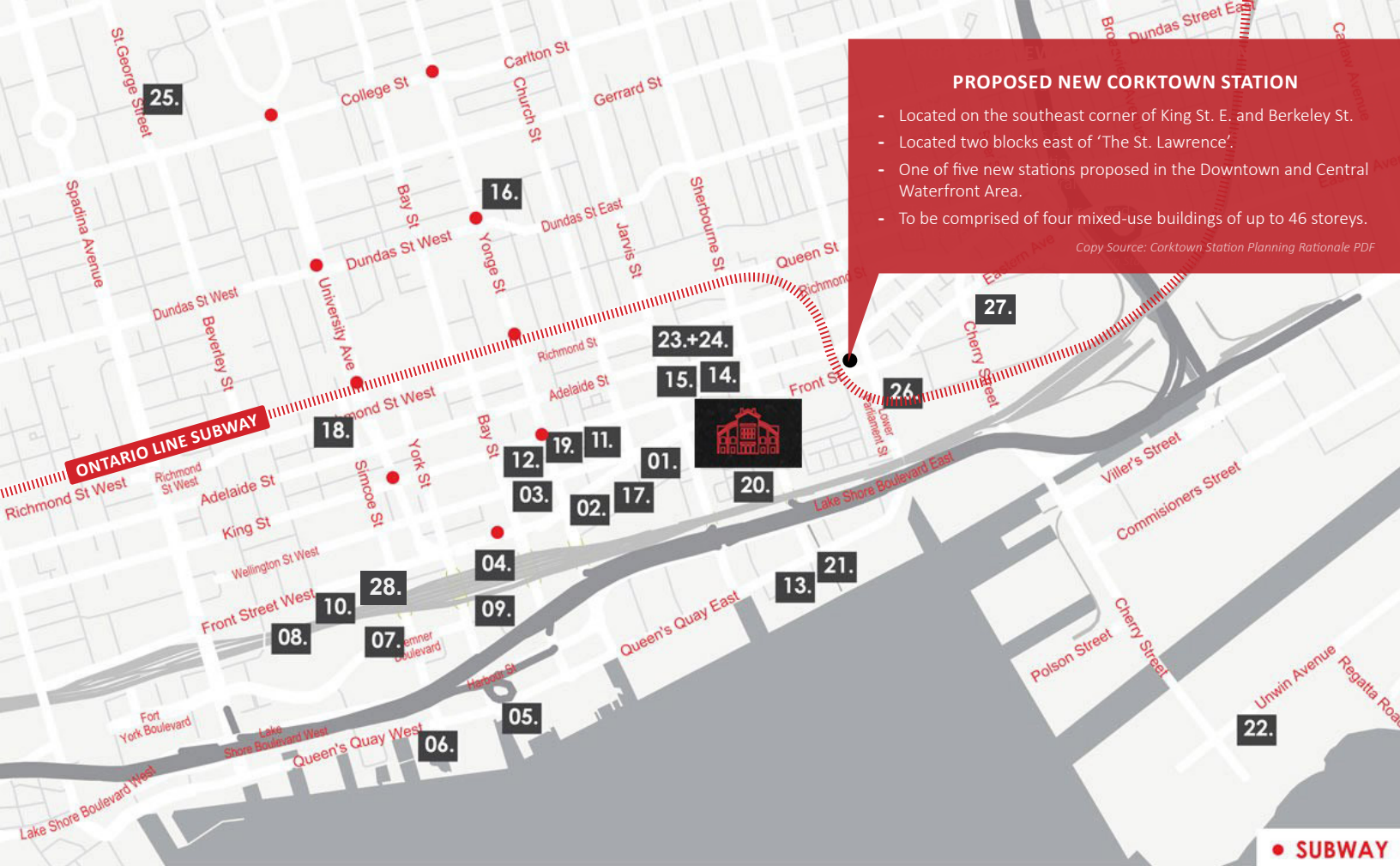
## OCCUPANCY

Q3 2022

## RENTS

TBD





### PROPOSED NEW CORKTOWN STATION

- Located on the southeast corner of King St. E. and Berkeley St.
- Located two blocks east of 'The St. Lawrence'.
- One of five new stations proposed in the Downtown and Central Waterfront Area.
- To be comprised of four mixed-use buildings of up to 46 storeys.

Copy Source: Corktown Station Planning Rationale PDF

1. ST. LAWRENCE MARKET 3 MIN	15. THE CATHEDRAL CHURCH OF ST. JAMES 8 MIN
2. SONY CENTER FOR THE PERFORMING ARTS 9 MIN	16. RYERSON UNIVERSITY 17 MIN
3. HOCKEY HALL OF FAME 10 MIN	17. ESPLANADE RESTAURANT DISTRICT 4 MIN
4. UNION STATION 14 MIN	18. ENTERTAINMENT DISTRICT 26 MIN
5. QUEEN'S QUAY TERMINAL 26 MIN	19. BERCZY PARK 7 MIN
6. HARBOURFRONT CENTRE 26 MIN	20. DAVID CROMBIE PARK 3 MIN
7. STEAM WHISTLE BREWING 24 MIN	21. SHERBOURNE COMMON 9 MIN
8. ROGERS CENTRE 24 MIN	22. CHERRY BEACH 38 MIN
9. AIR CANADA CENTRE 15 MIN	23. GEORGE BROWN COLLEGE—ST. JAMES CAMPUS 3 MIN
10. CN TOWER 25 MIN	24. GEORGE BROWN COLLEGE—CENTRE FOR HOSPITALITY & CULINARY ARTS 5 MIN
11. GOODERHAM BUILDING 7 MIN	25. UNIVERSITY OF TORONTO 30 MIN
12. BROOKFIELD PLACE 13 MIN	26. DISTILLERY DISTRICT 7 MIN
13. GEORGE BROWN COLLEGE—WATERFRONT CAMPUS 12 MIN	27. CANARY DISTRICT 8 MIN
14. SAINT JAMES PARK 8 MIN	28. METRO TORONTO CONVENTION CENTRE 20 MIN

\*APPROXIMATE WALKING TIME

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