

RETAIL & COFFEE HOUSE SPACE

FOR LEASE



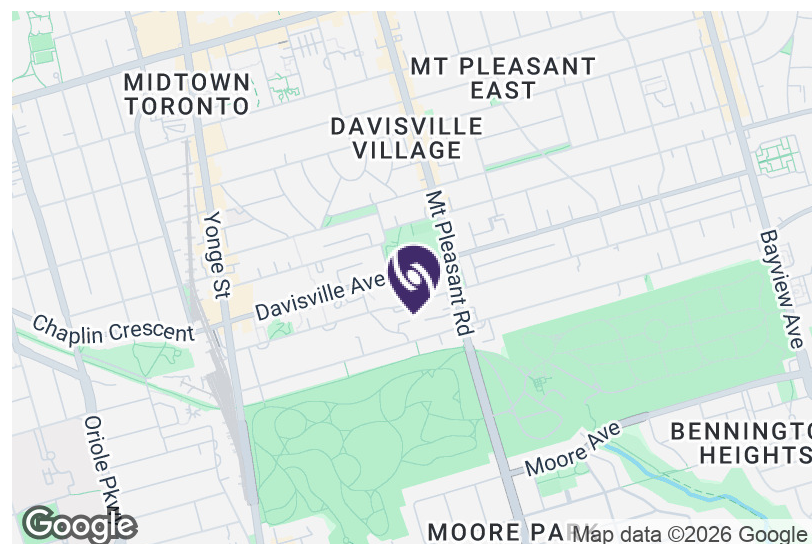
235 Balliol Street, Toronto, ON, M4S 1C7

SIZE: 1,539 SF



Brand new retail unit comprising of approximately 1,539 square feet. Generous TI Package available for coffee, café and bakery uses.

- Located at the base of a new mixed-use development between Yonge Street and Mount Pleasant Road in Midtown Toronto.
- The space offers excellent street exposure with large windows and strong visibility to local vehicle and pedestrian traffic.
- Surrounded by more than 7,000 residential units within walking distance, the property benefits from a built-in customer base and consistent local foot traffic.
- An exceptional opportunity to establish a retail presence in a rapidly growing residential neighbourhood.
- Residential occupancy commencing Summer 2026.



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PROPERTY DETAILS

Size:	1,539 SF
Lease Rate:	\$42 SF/yr (NNN)
Additional Rent:	TBD

DEMOGRAPHICS

	500 M	1 KM	3 KM
Total Population	11,081	36,821	210,638
Daytime Population	11,113	32,496	213,980
Total Households	5,700	17,575	96,690
Average Household Income	\$133,697	\$169,307	\$280,507

Data Source: Environics Estimates 2025

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Existing Residential Density MAP

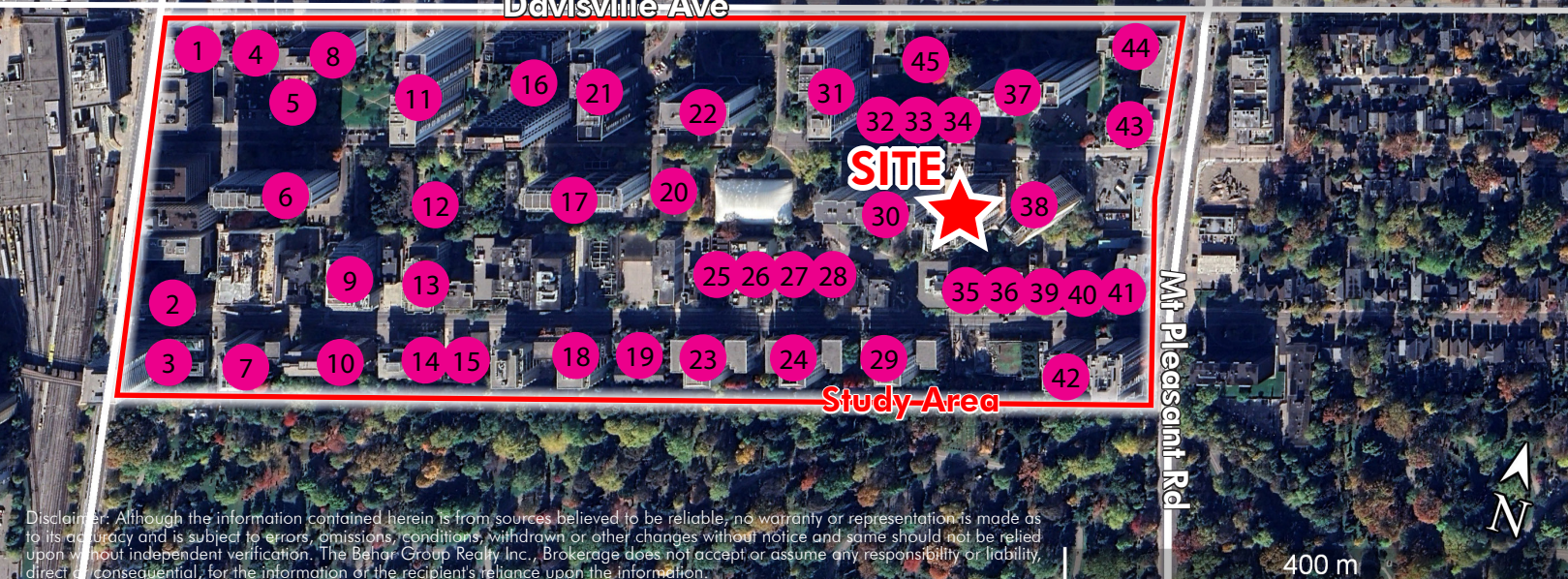
+/- 7,217 Units *Within Study Area*

Source: CoStar



ADDRESS UNITS

1	1901 Yonge St	66	24	225 Merton St	124
2	1819 Yonge St	65	25	180 Merton St	24
3	1815 Yonge St	241	26	194 Merton St	51
4	25 Davisville Ave	14	27	210 Merton St	7
5	44 Balliol St	30	28	212 Merton St	7
6	45 Balliol St	276	29	253 Merton St	245
7	35 Merton St	224	30	221 Balliol St	242
8	33 Davisville Ave	266	31	200 Balliol St	370
9	68 Merton St	149	32	228-316 Balliol St	5
10	71 Merton St	167	33	124-126 Balliol St	6
11	77 Davisville Ave	483	34	230-240 Balliol St	5
12	57-93 Balliol St	19	35	260 Merton St	100
13	100 Merton St	132	36	268 Merton St	38
14	111 Merton St	56	37	225 Davisville Ave	407
15	113 Merton St	9	38	265 Balliol St	202
16	118 Balliol St	521	39	292 Merton St	6
17	155 Balliol St	267	40	294 Merton St	6
18	119-139 Merton St	376	41	384 Mt Pleasant Rd	155
19	151 Merton St	35	42	319 Merton St	480
20	165 Balliol St	44	43	300 Balliol St	206
21	111 Davisville Ave	371	44	245 Davisville Ave	148
22	141 Davisville Ave	313	45	199-221 Davisville Ave	12
23	195 Merton St	247			



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Proposed Development MAP

+/- 6,406 Units *Under Development**

**Within Study Area*

Source: UrbanToronto

	PROJECT	STATUS	UNITS
1	22 Balliol Residences	Proposed	414
2	30 Merton Street	Under Construction	322
3	45 Balliol	Proposed	477
4	50 Merton	Proposed	603
5	60 Balliol at 33 Davisville	Proposed	526
6	55 Davisville Avenue	Proposed	400
7	155 Balliol Infill	Proposed	442
8	140 Merton Street	Proposed	294
9	141 Davisville	Proposed	432
10	185 Balliol	Proposed	442
11	170-180 Merton St	Proposed	531
12	214 Merton Street	Proposed	434
13	267-275 Merton Street	Under Construction	494
14	276-290 Merton	Proposed	91
15	235 Balliol	Under Construction	233
16	289 Balliol	Proposed	271



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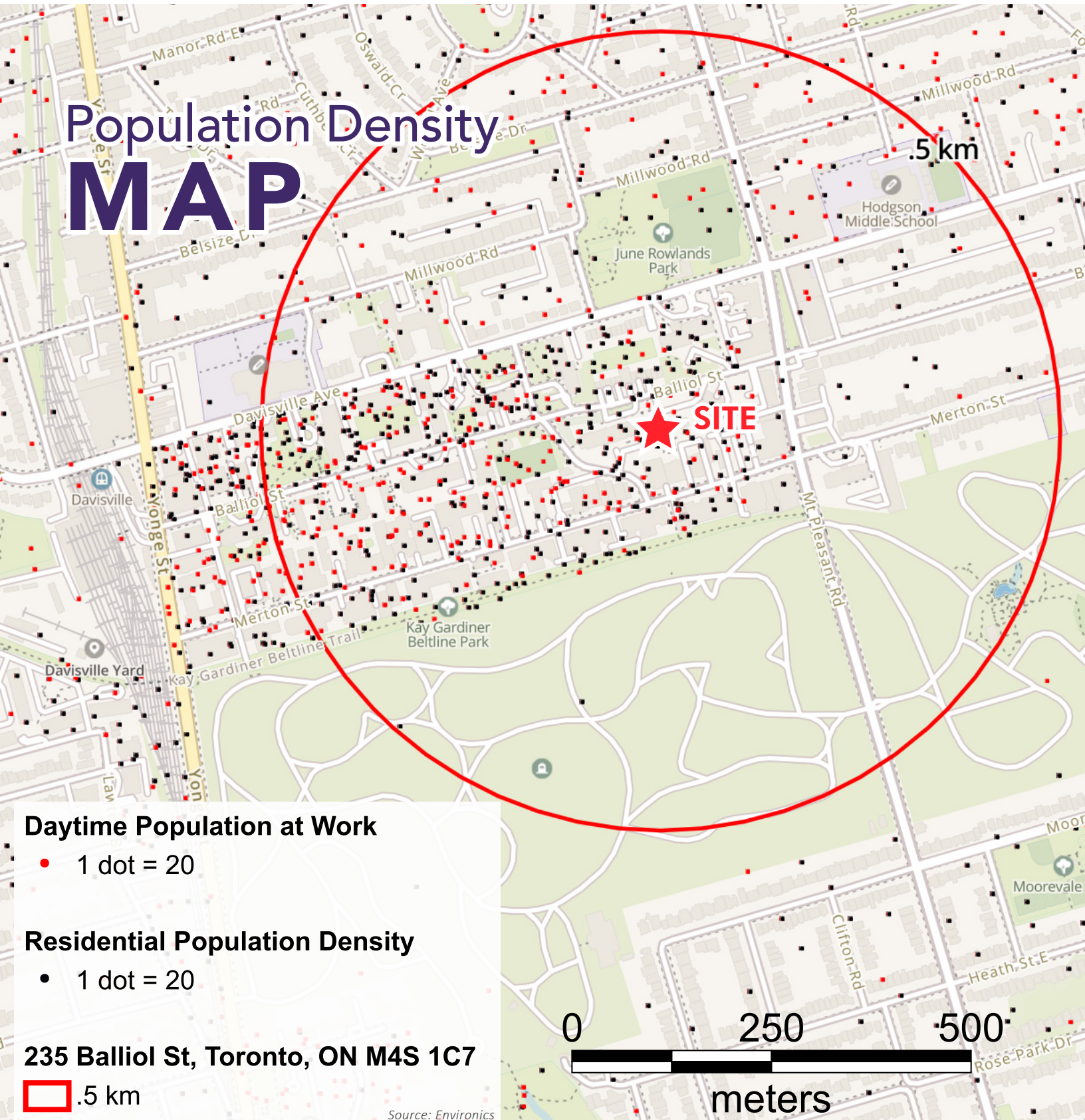
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