

CALEDONIA  
**DESIGN**  
DISTRICT

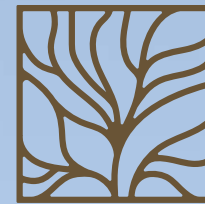
COMMERCIAL  
OPPORTUNITY AT  
— THE —  
**FAIRBANK**

2280 EGLINTON AVE W  
TORONTO, ON

STAN VYRIOTES, Broker  
stan@dwsv.ca • 416.738.5908

DAVID WEDEMIRE, Sales Representative  
david@dwsv.ca • 416.885.3153

VANESSA LYNCH, Sales Representative  
vanessa@dwsv.ca • 416.347.3812



THE  
FAIRBANK



# SITE DETAILS

## THE CURRENT SPACE



THE  
FAIRBANK

Amazing opportunity to lease brand new commercial space at The Fairbank which is nestled in the heart of the vibrant Castlefield Design District, located near the intersection of Caledonia Rd & Eglinton Ave W.

The 8 storey, 141 purpose built rental building will have 8,782 SF of retail space at grade (can be demised). The development is steps away from the York beltline Trail and the soon-to-be completed Caledonia Crosstown LRT Station and planned future GO station which will connect residents and shoppers to the vibrant downtown core within minutes. The nearby Allen expressway quickly takes you north to connect to the 401.



2280 EGLINTON AVE W

**Base Rent**

\$37 PSF

**Additional Rent**

Approx. \$20 PSF

**Total Size**

8,782 SF

**Demising Options**

Retail 1: 2,699 SF

Retail 2: 1,570 SF

Retail 3: 2,901 SF

Retail 4: 1,612 SF

**Ceiling Height**

Varying heights,  
between 12ft-16ft

**Delivery of Space**

Shell

**Timelines**

July 2023

**Underground Parking**

8 to 10 commercial stalls for visitors

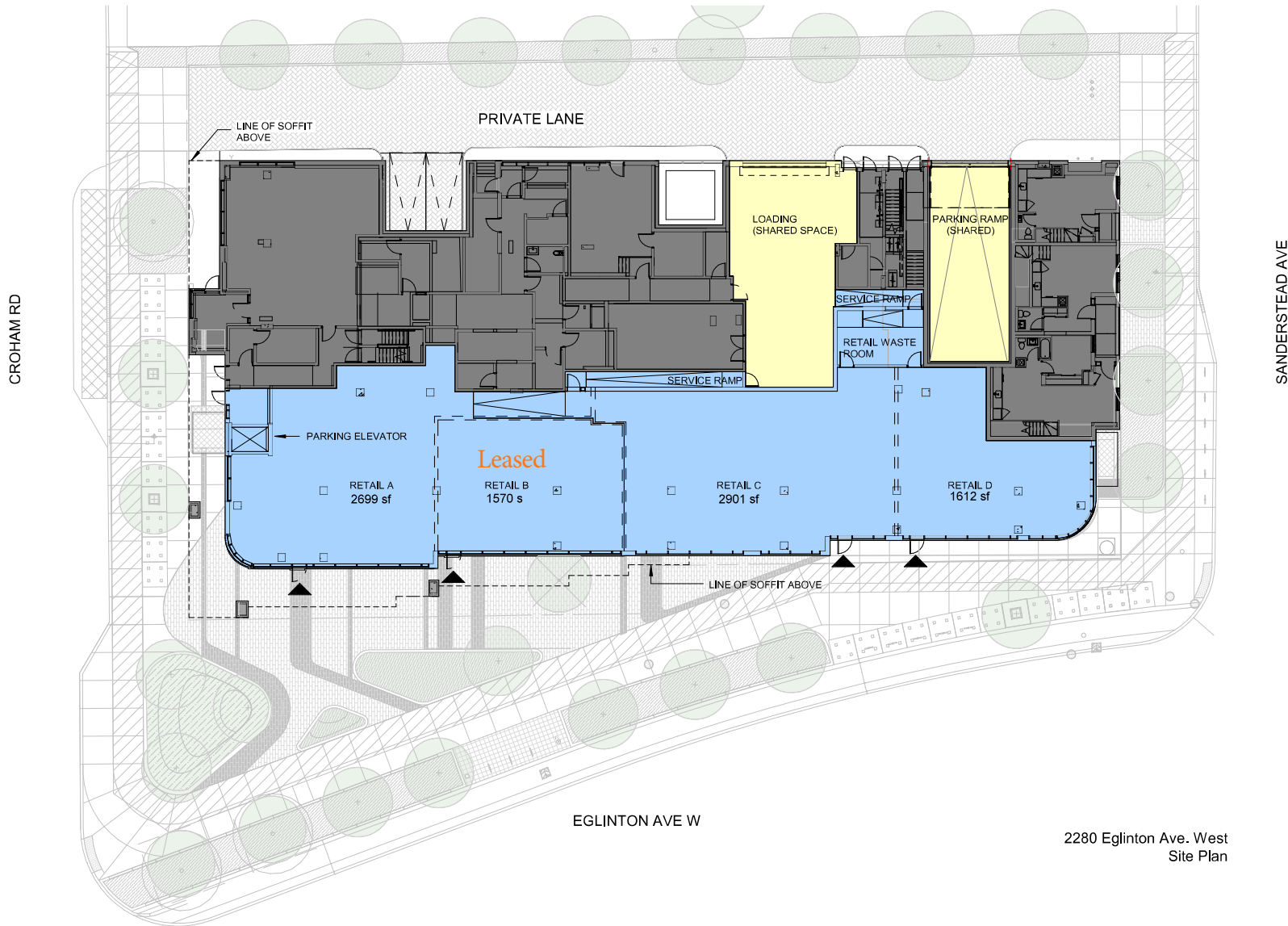


THE FAIRBANK

# FLOOR PLAN

APPROXIMATELY 8,782 SQ.FT.

CALEDONIA DESIGN DISTRICT  
COMMERCIAL OPPORTUNITY  
ON EGLINTON AVENUE WEST



2280 EGLINTON AVE W

# AREA RETAILERS



THE FAIRBANK

2280 EGLINTON AVE W

4

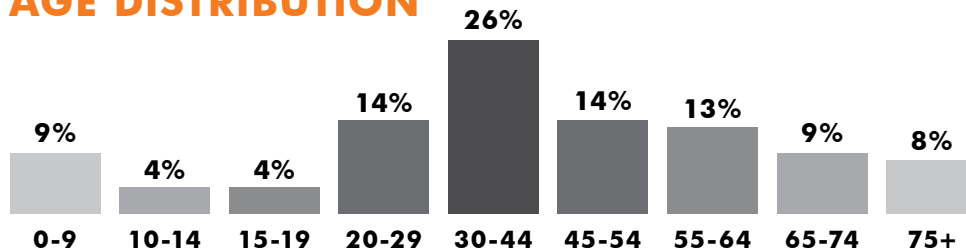


# THE LOCATION

The Fairbank at 2280 Eglinton Ave West is an eight-storey residential development with 141 rental units, ground floor retail and two levels of underground parking for approximately 94 vehicles, 8 to 10 slotted for commercial along with one loading door. Permanent access will be from a new private laneway along the north side of the property connecting Sanderstead Avenue to Croham Road. The site is bounded by a single family residential homes to the north, Sanderstead Avenue to the east, Eglinton Avenue West to the south and Croham Road to the west.

## AREA DEMOGRAPHICS

### AGE DISTRIBUTION



### POPULATION

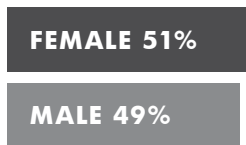
39,136



### AVG HOUSEHOLD INCOME

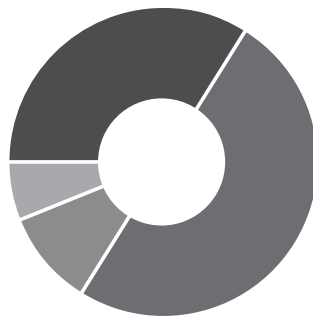
\$97,169

### GENDER

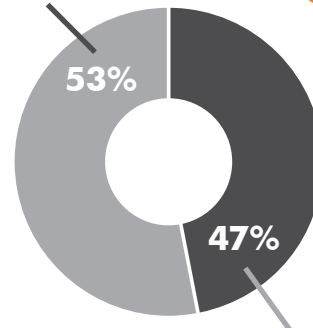


### MARITAL STATUS

- 34% SINGLE
- 50% MARRIED
- 10% SEPARATED / DIVORCED
- 6% OTHER

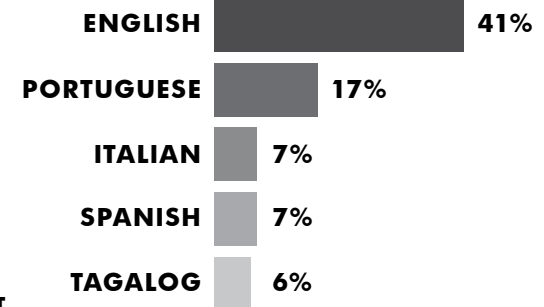


### IMMIGRANT



NON-IMMIGRANT

### CULTURAL





REMAX ULTIMATE REALTY INC.

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