

the art shoppe condos

ICONIC URBAN RETAIL FOR LEASE



CBRE



property highlights

- Located in the podium of the Art Shoppe Condos, a brand new 624 unit building
- Ceiling heights of over 20 feet
- Incredible patio opportunity
- 52,000 sq.ft. second floor has been leased to a major national grocer
- 157 underground commercial parking spaces
- Projected Fall 2019 occupancy
- Located in Toronto's rapidly expanding Yonge & Eglinton Node

Unit 1 Yonge Frontage: 2,128 sq. ft.

Unit 2 Corner Unit: 6,205 sq. ft. + 551 sq. ft. patio

Unit 3 Hillside Frontage: 1,187 sq. ft.

Units may be combined for a total of 9,520 sq. ft.

TMI: \$30.00 per sq. ft. (est.)

For more information please contact the advisory team.

the neighbourhood

Yonge and Eglinton is a popular midtown hub for young professionals and families. It is home to plenty of bars, restaurants, boutiques and national retailers.

The area is surrounded by some of the most affluent residential neighbourhoods in Toronto. Developers continue to build in and around the streets that surround Yonge & Eglinton, adding density to any already bustling well-established community.

shop

Yonge and Eglinton is one of the best shopping nodes within Toronto. People are drawn from neighbouring areas and from all over the city to shop at retailers such as Club Monaco, Sephora, Urban Outfitters, Sporting Life, Indigo, Swarovski, Lululemon and Kiehl's.

eat & drink

Some of Toronto's best restaurants and bars are found at Yonge & Eglinton. Little Sister, TabÜlè, Fresh, Bar Buca, Cibo Wine Bar and The Keg are just a few of the popular restaurants in the neighbourhood.



Connectivity

The Art Shoppe occupies a premier position in the rapidly growing node of Yonge & Eglinton in midtown Toronto. Located just south from the intersection of Yonge & Eglinton, the property benefits from exceptional local and regional access. The Yonge & Eglinton subway station is the fifth busiest subway station in the city with over 10 different bus lines servicing the station. The station is also the site of the new Eglinton Crosstown line (LRT) which will connect the east and west ends of the city. Once complete is 2021, the area will become one of the most well connected neighbourhoods in the city.

- **The fifth busiest subway station in Toronto**
77,530 people pass through Eglinton station daily
- **81,000 + people per day**
cross through the intersection of Yonge & Eglinton
- **Easily accessible to downtown Toronto**
Less than a 10 minute subway ride to Yonge & Bloor and less than 20 minutes to Union Station



DEMOGRAPHICS

\$ **\$109,883**
Average Household Income*

48,046
Population*

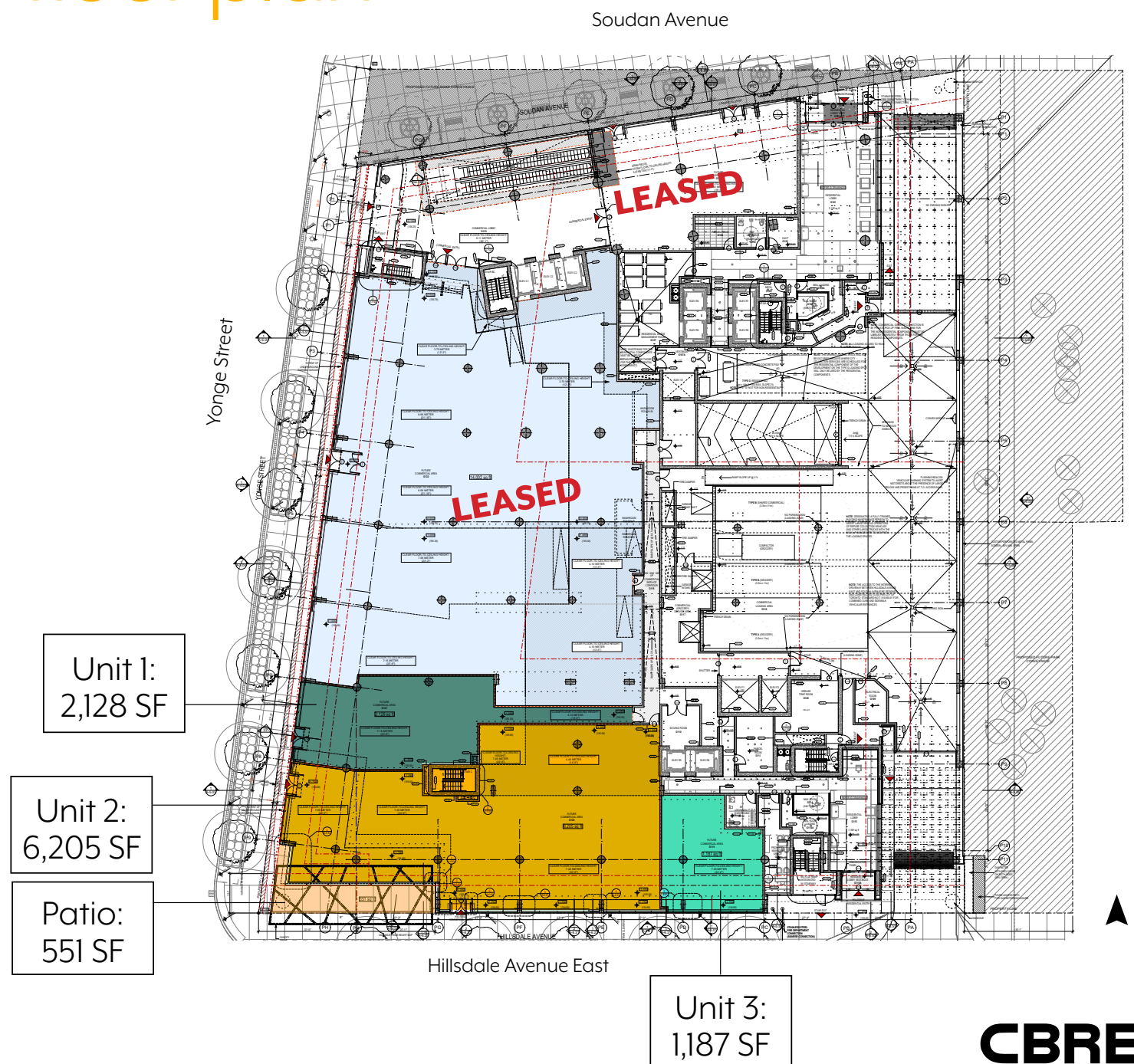
8.9%
Population Change (2018-2023)*

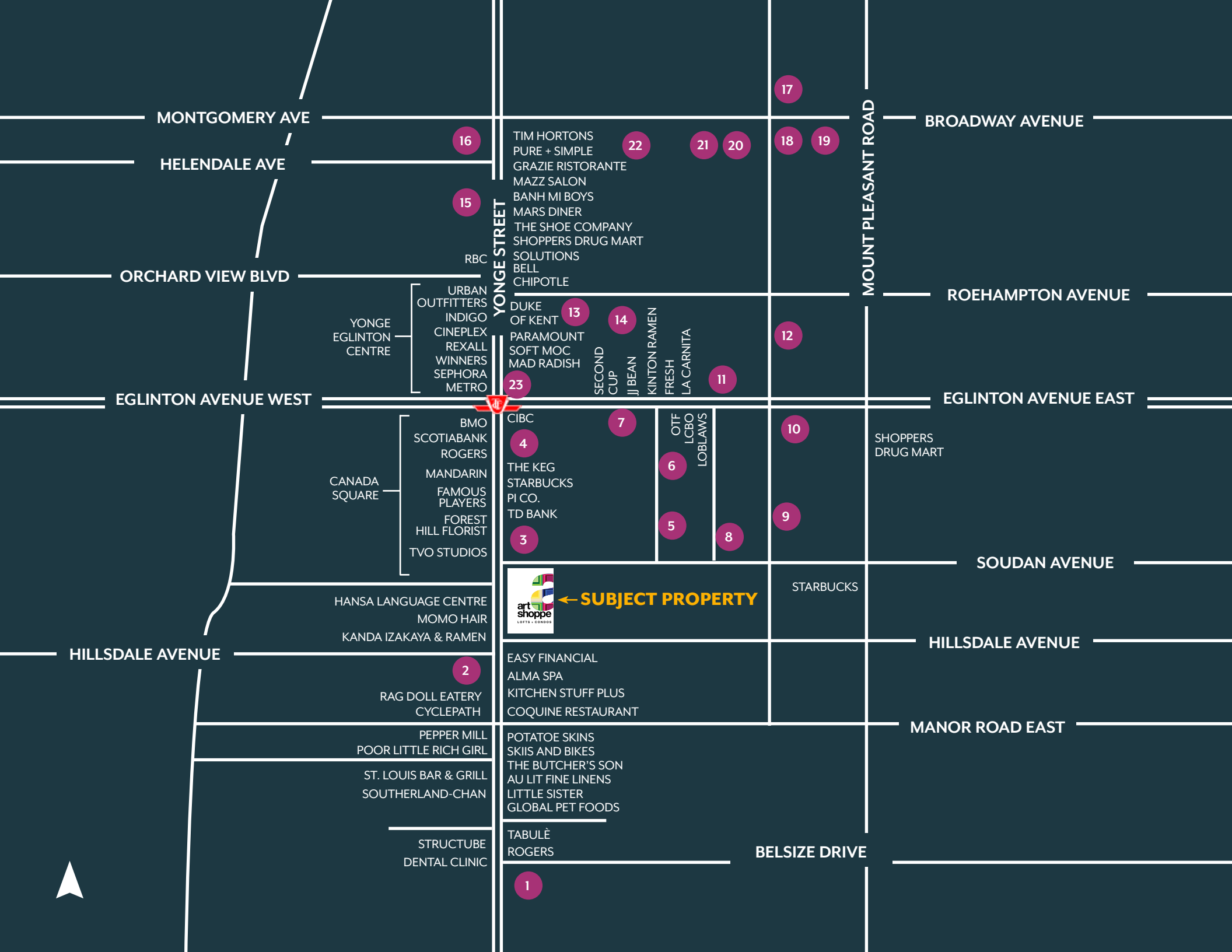
38
Median Age*

*Within 1km of the Subject Property



floor plan





Notable Condo Projects in the Area

	Development	Number of Units	Status
1	J. Davis Condos	189	Under Construction
2	UOVO Residences	67	Pre-Construction
3	Y&S Condos	288	Pre-Construction
4	2221 Yonge Street	566	Under Construction
5	Plaza Midtown	545	Pre-Construction
6	Lilian Park	544	Under Construction
7	55 Eglinton Ave E	461	Pre-Construction
8	Distinction Condos	159	Under Construction
9	71 Redpath Ave	180	Pre-Construction
10	The Eglinton	378	Under Construction
11	150 Eglinton Ave E	429	Pre-Construction
12	150 Redpath Ave	543	Under Construction
13	E2 at E Place	617	Pre-Construction
14	89 Roehampton Ave	233	Pre-Construction
15	Whitehaus Condo	366	Under Construction
16	Montgomery Square	233	Under Construction
17	100 Broadway Ave	319	Pre-Construction
18	CityLights on Broadway	769	Under Construction
19	Line 5 Condos	932	Pre-Construction
20	Redpath + Broadway	340	Pre-Construction
21	75 Broadway Avenue	336	Pre-Construction
22	55 Broadway Avenue	777	Pre-Construction
23	E Condos	854	Under Construction



~Total New Units: 10,125

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