



155
AVENUE ROAD

**YORKVILLE'S GATEWAY
PREMIUM RETAIL FOR LEASE**

CBRE



Property Highlights

Teeples designed beautiful new building encompassing Toronto's futuristic aesthetic

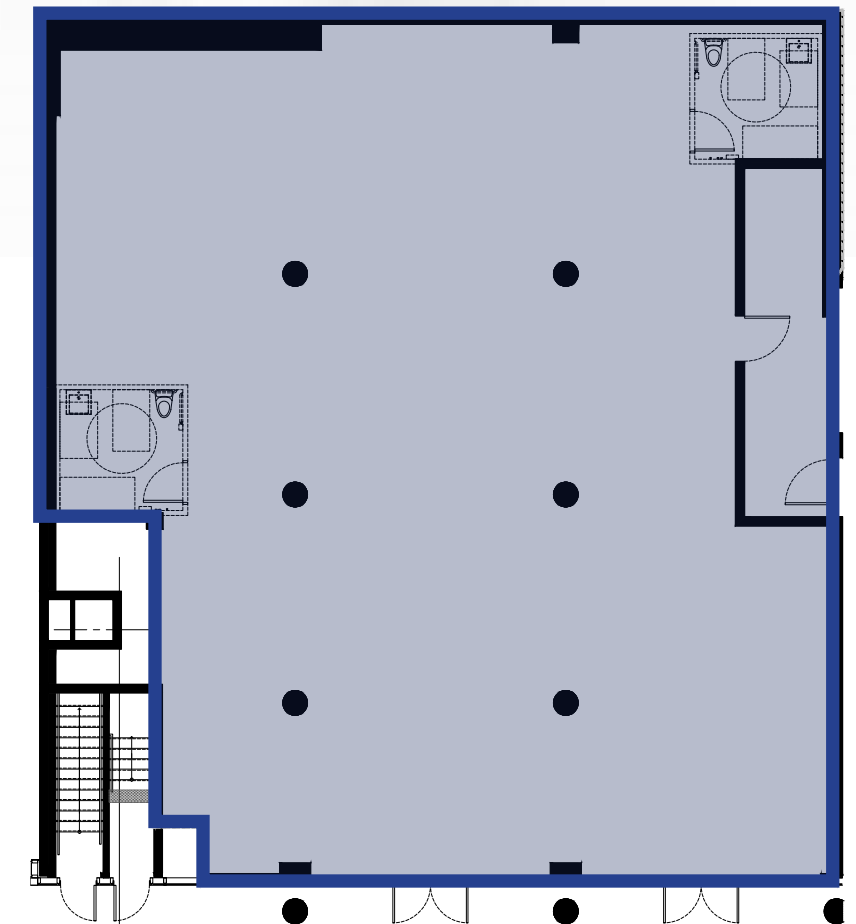
Located in Yorkville, the city's most glamorous retail node, with Rosedale just a few blocks away, 155 Avenue Road offers an incredible central location. Avenue Road at Davenport is an enclave with a personality all its own. This little pocket of upper Yorkville is very accessible with multiple bus routes stopping right at the corner and street parking surrounding the area.

This opportunity has excellent frontage onto Avenue Road, a major north-south street that sees exceptional vehicular and pedestrian traffic. The opportunity is down the street from Yorkville Village, a high-end shopping, dining and lifestyle centre featuring Whole Foods, SoulCycle, Equinox Fitness, TNT and Eleventy. This area is popular for residents and tourists alike. Neighbouring tenants on Yorkville Avenue include Cibo, Alo, Hazelton Hotel, Chanel, Christian Louboutin and Anthropologie. New luxury tenants coming soon to Yorkville Avenue include Brunello Cucinelli and Versace.



Salient Details

Size:	4,180 sq. ft. <i>Space can be demised into 2 units</i>
Frontage:	70+ ft. (approximate)
Ceiling Height:	16 ft. (approximate)
Parking	2 spaces
Net Rent:	\$75.00 per sq. ft.
TMI:	\$25.00 (estimate)
Possession:	May 1, 2020 <i>All Uses Welcome</i>



Your Sign Here

10' Ceiling
Penthouses

GATE 2

FALL 2019

Area Overview

Yorkville

155 Avenue Road is situated at the border of the Annex and Yorkville, Canada's most prestigious shopping district. Home to exclusive restaurants, boutiques, art galleries, amenities and entertainment, the node defines luxury living in Toronto.

Besides being a retail mecca, Yorkville is lined with beautiful streets and gracious history homes, mature trees and perfect little parks.

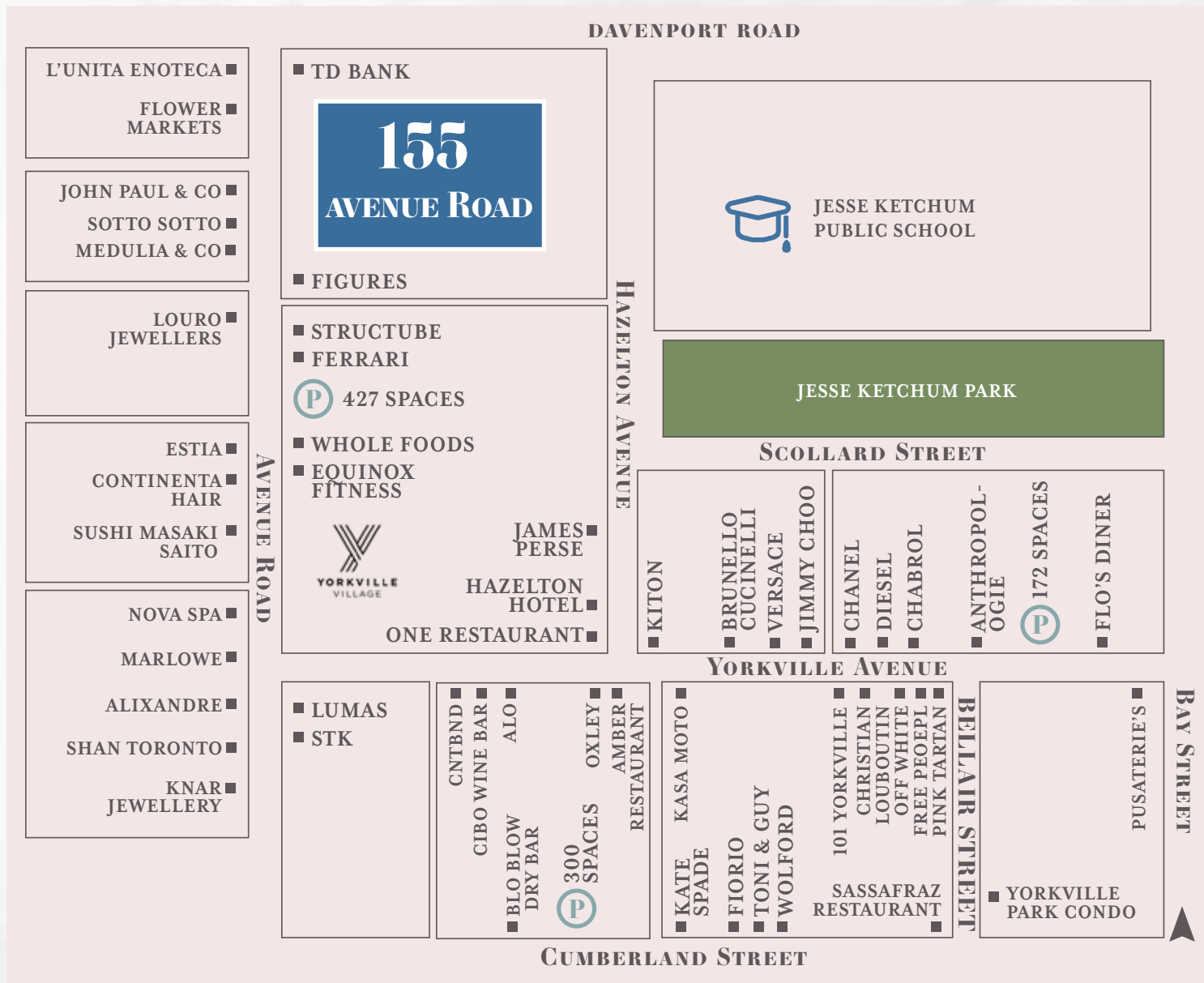


Sassafraz in Yorkville

Restaurants & Bars

Yorkville is home to many of Toronto's highest-rated restaurants including:

- Alo Bar
- Buca
- Brothers
- Cafe Boulud
- Chabrol
- Estia
- Joso's
- Sassafraz
- Kasamoto
- Yamato
- Bar Reyna
- Sofia
- ONE Restaurant
- STK
- Blu



Shopping

From designer boutiques carrying the latest fashion trends, to high-end galleries and antique shops, Yorkville is a must-shop for residents and tourists alike!



Christian Louboutin



Equinox in Yorkville Village

Lifestyle & Health

Equinox is Yorkville's premier fitness destination featuring cutting-edge facilities. Head to Whole Foods afterwards for some healthy snacks.

For those who are more adventurous there is a Crossfit located at the corner of Davenport and Avenue Road.

Neighbouring Retailers







	Development	# of Units	Completion Date
1	155 Avenue Rd	67	2019
2	420 Dupont	216	2021
3	346 Davenport	31	2021
4	281 Avenue Road	39	2020
5	181 Bedford Rd	283	2021
6	200 Cumberland St	320	2019
7	33 Yorkville Ave	1033	2022
8	1 Yorkville Ave	555	2019
9	8 Cumberland St	356	2022
10	1 Bloor	416	2023

Demographics & Active Developments in the Area

295,722
Population

\$138,371
Average Household Income

7.2%
Population Change

19,546
Pedestrian Foot Traffic*

55,569
Vehicular Traffic*

*2018 STATISTICS WITHIN 3KM OF PROPERTY

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