RETAIL FOR LEASE









RETAIL FOR LEASE

Unit 1: 2,832 sq. ft.
Unit 2: 1,306 sq. ft.
Unit 3: 1,085 sq. ft.
Total: 5,223 sq. ft.

*Units may be combined

Net Rent: Please call listing agents
TMI Est: \$20.88 per sq. ft. (2019)

Available: Q1 2021

- Located at the base of Fleur Condos, consisting of 321 condominium units
- · 18 ft. clear ceiling heights
- · Potential patio opportunity
- · 20 public parking spaces on site
- Direct connection to retail garbage room and loading bay



LOCATED IN THE RAPIDLY GROWING DOWNTOWN YONGE NEIGHBOURHOOD

60 Shuter Street is centrally located downtown in the heart of Toronto's tourist, arts and culture scene. It is steps from **Yonge-Dundas Square**, the **Toronto Eaton Centre**, and **Ryerson University.**

#	Condo	# of Units	Status
1	88 Queen East	1,146 units	Under Constructio
2	98 Queen East	372 units	Pre-Construction
3	Garden District Condos	234 units	Pre-Construction
4	133 Queen East	440 Units	Pre-Construction
5	88 Queen North	407 units	Under Constructio
6	18 Dalhousie	414 units	Pre-Construction
7	60 Queen East	364 units	Pre-Construction
8	The Metropolitan	442 units	Pre-Construction
9	199 Church	464 units	Pre-Construction
10	Social at Church + Dundas	598 units	Pre-Construction
11	Max Condos	385 units	Under Constructio
12	Ivy Condos	235 units	Under Constructio
13	Massey Tower Condos	697 units	Under Constructio
	60 Shuter Street (Fleur Condos)	321 units	Under Constructio



TRAFFIC GENERATORS

» TORONTO EATON CENTRE

Toronto's Eaton Centre is the city's top tourist attraction with over 52 million visitors annually and is the busiest centre in North America in terms of annual pedestrian counts. It is consistently one of the top five performing malls in Canada.

The mall is anchored by Saks Fifth Avenue, Hudson's Bay and Nordstrom.

» YONGE-DUNDAS SQUARE

Yonge-Dundas Square is often compared to NYC's Time Square, and is the central hub of downtown Toronto. The square hosts community celebrations, promotions and concerts and sees over 250 events each year.

» RYERSON UNIVERSITY

Ryerson offers more than 100+ undergraduate and graduate programs and is home to over 45,000 students. Ryerson has the highest increase in applications in Canada and is the most applied to university in Ontario relative to available space.





\$90,370

AVERAGE HOUSEHOLD INCOME*



59,149
POPULATION*



12.6%



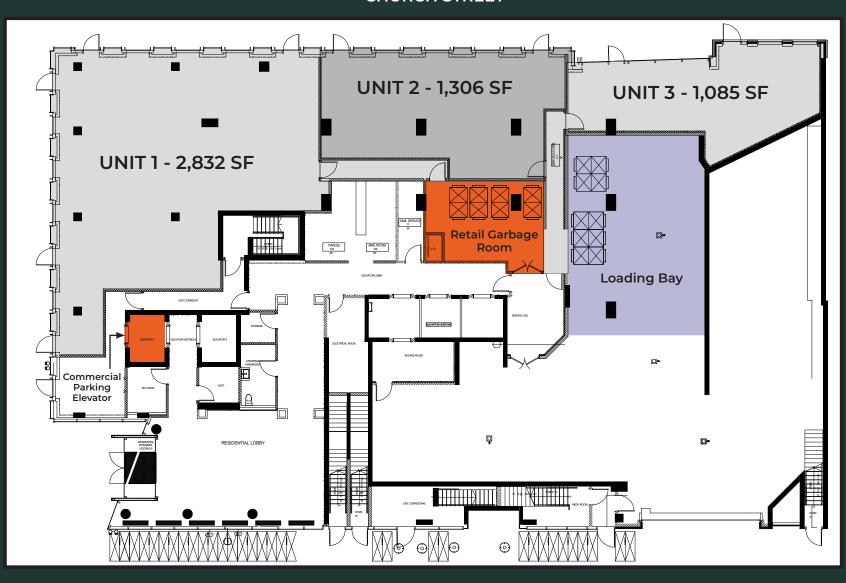
35.2

MEDIAN AGE*

*WITHIN 1 KM OF 60 SHUTER STREET

60 SHUTER FLOOR PLAN

CHURCH STREET



DALHOUSIE STREET



CONTACT

Arlin Markowitz*
Senior Vice President
416 815 2374
arlin.markowitz@cbre.com

Alex Edmison* Vice President 416 874 7266 alex.edmison@cbre.com

Jackson Turner**
Associate Vice President
416 815 2394
jackson.turner@cbre.com

Teddy Taggart Sales Representative 416 847 3254 teddy.taggart@cbre.com

*Sales Representative

**Broker



E.& O.E.

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient as the recipient of verify the Information prior to placing any reliance upon the Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.