

BLOOR

one fifty seven

7,673 SQ. FT. OF MAIN FLOOR RETAIL

BLOOR-YORKVILLE • TORONTO



CBRE

BOLD *and* ICONIC

BE A PART OF **HISTORY** AT 157 BLOOR STREET WEST

CBRE



AT THE CORNER OF BLOOR & AVENUE

Once-in-a-lifetime opportunity to secure corner retail in a beautiful historical building along Toronto's premier luxury fashion retail strip.

- Incredible exposure on the corner of Bloor Street West and Avenue Road, a major arterial road connecting downtown to midtown
- Large wrap-around patio opportunity
- Steps to Museum subway station
- Over 100 feet of frontage onto Bloor Street West
- Neighbouring tenants and traffic drivers include Louis Vuitton, Tiffany & Co., Cartier, Montblanc, Gucci, Moncler and the Royal Ontario Museum (ROM)



| | | |
|------------|---------------------|---|
| Size: | Ground: | 7,673 sq. ft. |
| | Lower Ground: | 2,655 sq. ft. + storage (6,808 sq. ft.) |
| | Total: | 10,328 sq. ft. |
| Net Rent: | Ground: | \$150.00 per sq. ft. |
| | Lower Ground: | \$27.50 per sq. ft. |
| | Storage: | \$5.00 per sq. ft. |
| TMI: | \$450,000 (approx.) | |
| Available: | Immediately | |



[Click here for drone video](#)



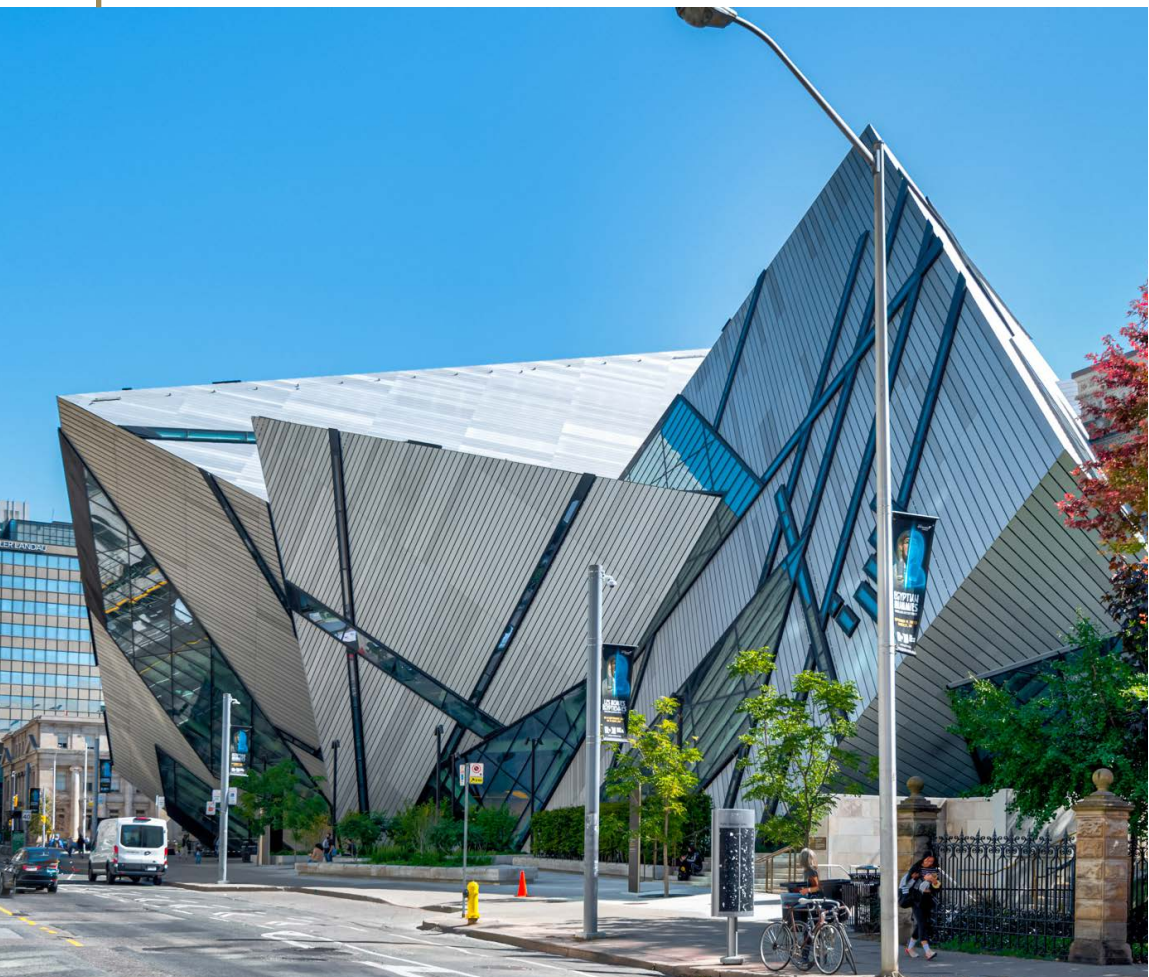
BLOOR-YORKVILLE

The Bloor-Yorkville node represents the pinnacle of Canadian high-street retail. The area is recognized internationally as one of the top ten shopping destinations in the world, with high-end fashion uses dominating the street front. The area provides residents and tourists with the country’s most prestigious selection of luxury and aspirational retailers. The area boasts 2.3 million sq. ft. of retail space, 1.5 million of which is street-front. Retail sales performance along the Bloor Street corridor often exceeds \$2,500 per sq. ft.

157 Bloor Street West is ideally located at the corner of Bloor Street West and Avenue Road, a major arterial road connecting midtown to downtown. It is steps from Museum subway station and across the street from the Royal Ontario Museum, Canada’s largest and most visited museum. The site is surrounded by luxury tenants including Tiffany & Co., Louis Vuitton, Burberry, Cartier, Montblanc and Gucci.

ROYAL ONTARIO MUSEUM (ROM)

Located across the street from 157 Bloor Street West, the Royal Ontario Museum is a museum of art, culture and natural history. It is one of the largest museums in North America, and is the largest in Canada. In 2018, the ROM saw 1.44 million visitors.



EATALY

Canada’s first Eataly opened on Bloor last year to line ups around the block.



Area Statistics

\$150,927

Average Household Income*

85,190

Daytime Population*

*Within 1km of 157 Bloor Street West

15.0%

Population Change (2020-2025)

34.6

Median Age*

THE ONE CONDO

Currently under construction on the south-west corner of Yonge & Bloor, once complete in 2023 will be Canada’s largest residential tower



COMMUTERS DREAM

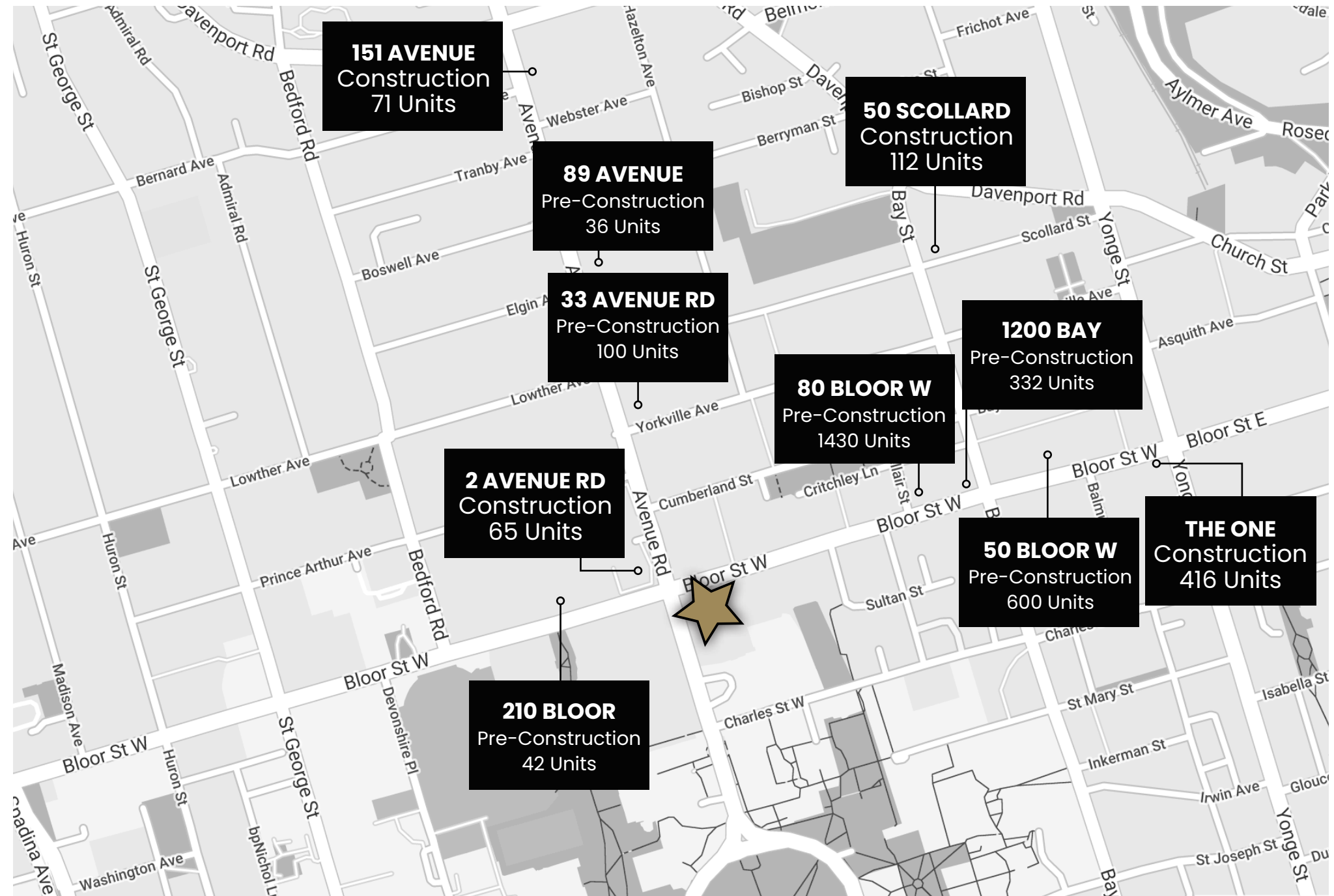
Located steps from Museum subway station and a few minutes walk from St. George, Bay, and Bloor-Yonge stations



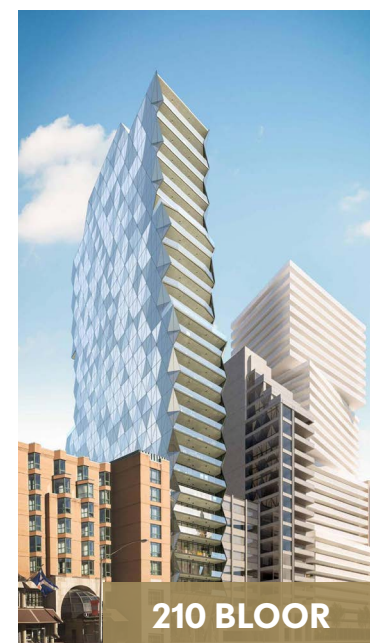
AT THE *Epicentre* OF A TRANSFORMING NODE

157 Bloor Street West is situated among some of Toronto's most transformative development projects, welcoming a combination of new luxury residential towers and retailers. Across the street on the north-west corner of Bloor & Avenue is the Park Hyatt redevelopment at 2 Avenue Road. Once complete the hotel will feature 65 brand new luxury residential units, an expanded event space in the podium and updated hotel rooms. Other significant and noteworthy developments include the newly proposed tower at 1200 Bay Street (Canada's second tallest tower proposal- 87 storeys) and The One at 1 Bloor Street West (currently under construction), which will continue to dramatically reshape the immediate skyline in Bloor-Yorkville.

Retail development projects in the area include the Manulife Centre redevelopment, the Holt Renfrew Flagship at 50 Bloor Street West and the retail podium at The One Condominium. The recently renovated Manulife Centre features Canada's first Eataly, drawing significant foot traffic to the area. The Holt Renfrew Flagship is currently undergoing a major transformation that will include a new modern facade, updated interior and a restaurant space. Lastly, a new Apple Flagship has been confirmed for the corner of Yonge & Bloor in the podium of The One, drawing even more traffic into the area.



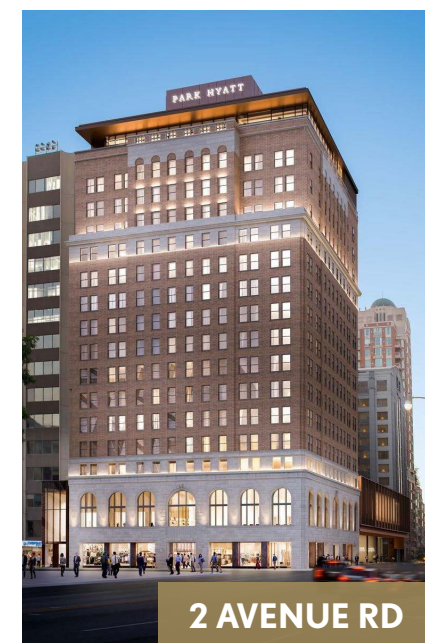
210 BLOOR



210 BLOOR



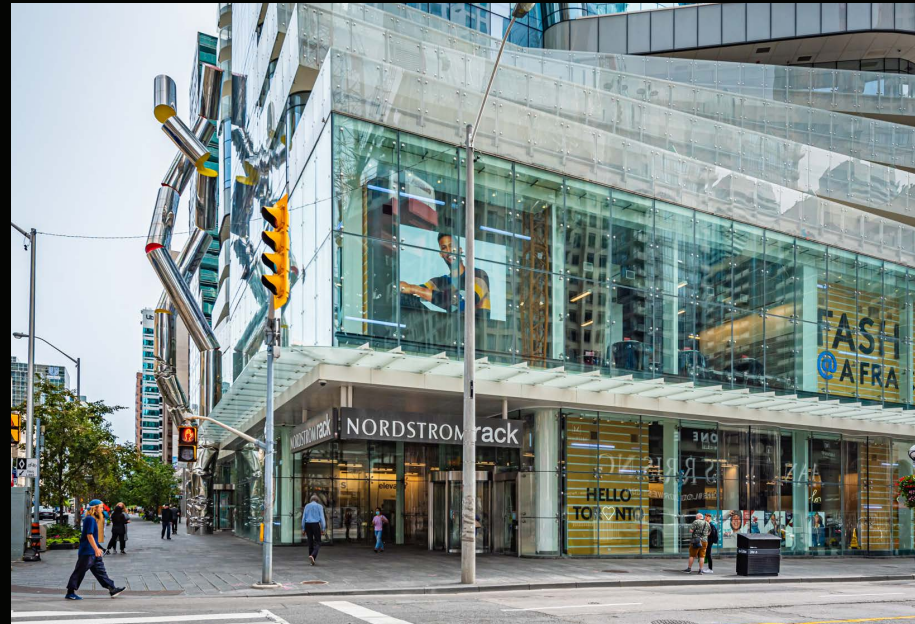
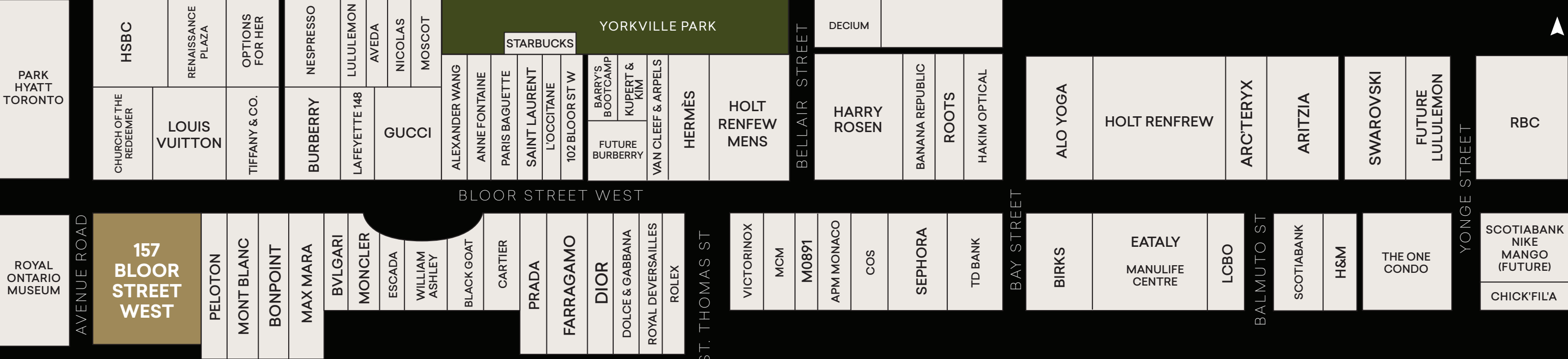
50 SCOLLARD



2 AVENUE RD



THE ONE





YONGE UNIVERSITY SUBWAY LINE

YONGE UNIVERSITY SUBWAY LINE

BLOOR-DANFORTH SUBWAY LINE

157 BLOOR

UNIVERSITY OF TORONTO

ROYAL ONTARIO MUSEUM



MUSEUM



ST. GEORGE

EATALY

FOUR SEASONS HOTEL

HOLT RENFREW



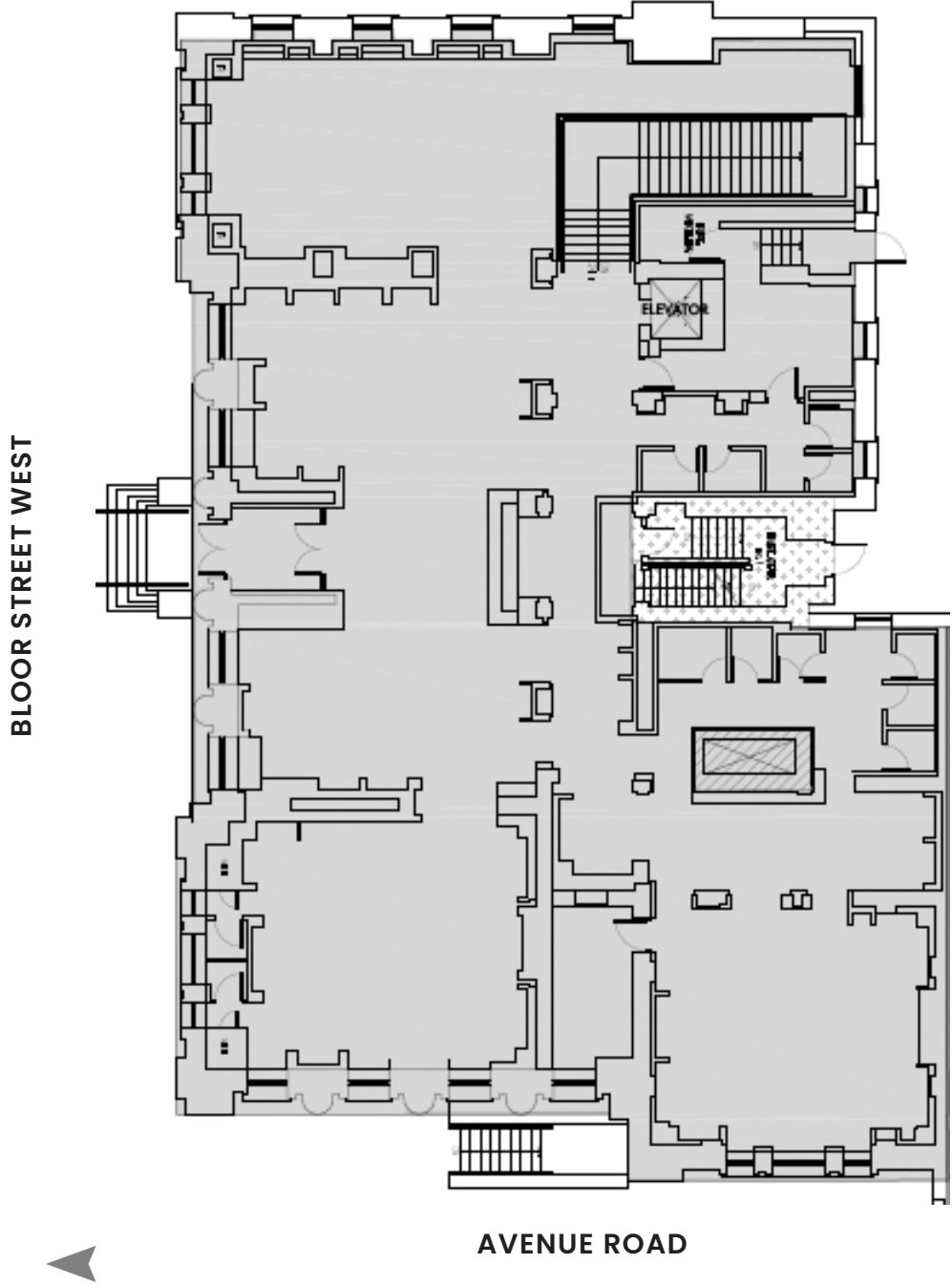
HAZELTON HOTEL



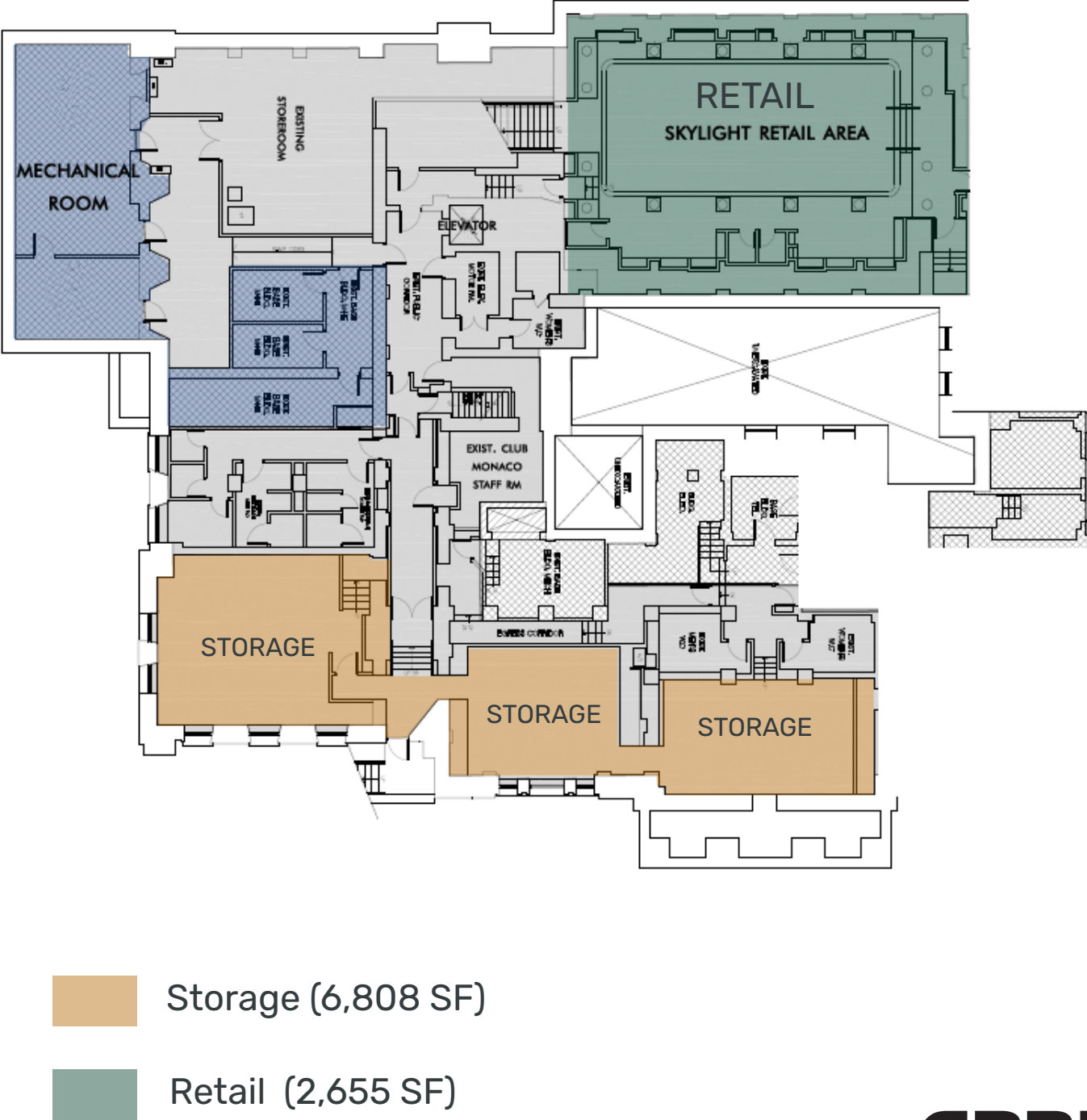
BLOOR-YONGE

CBRE

GROUND FLOOR
7,673 SF



LOWER GROUND
2,655 SF





ADVISORY TEAM

ARLIN MARKOWITZ*
Executive Vice President
416 815 2374
arlin.markowitz@cbre.com

ALEX EDMISON*
Senior Vice President
416 874 7266
alex.edmison@cbre.com

JACKSON TURNER**
Senior Vice President
416 815 2394
jackson.turner@cbre.com

TEDDY TAGGART*
Vice President
416 847 3254
teddy.taggart@cbre.com

EMILY EVERETT*
Sales Representative
647 943 4185
emily.everett@cbre.com

*Sales Representative **Broker

www.urbanretailtoronto.com

CBRE

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 may deem necessary to verify the Information prior to placing any reliance upon the Information. 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.

BLOOR

one fifty seven

CBRE