

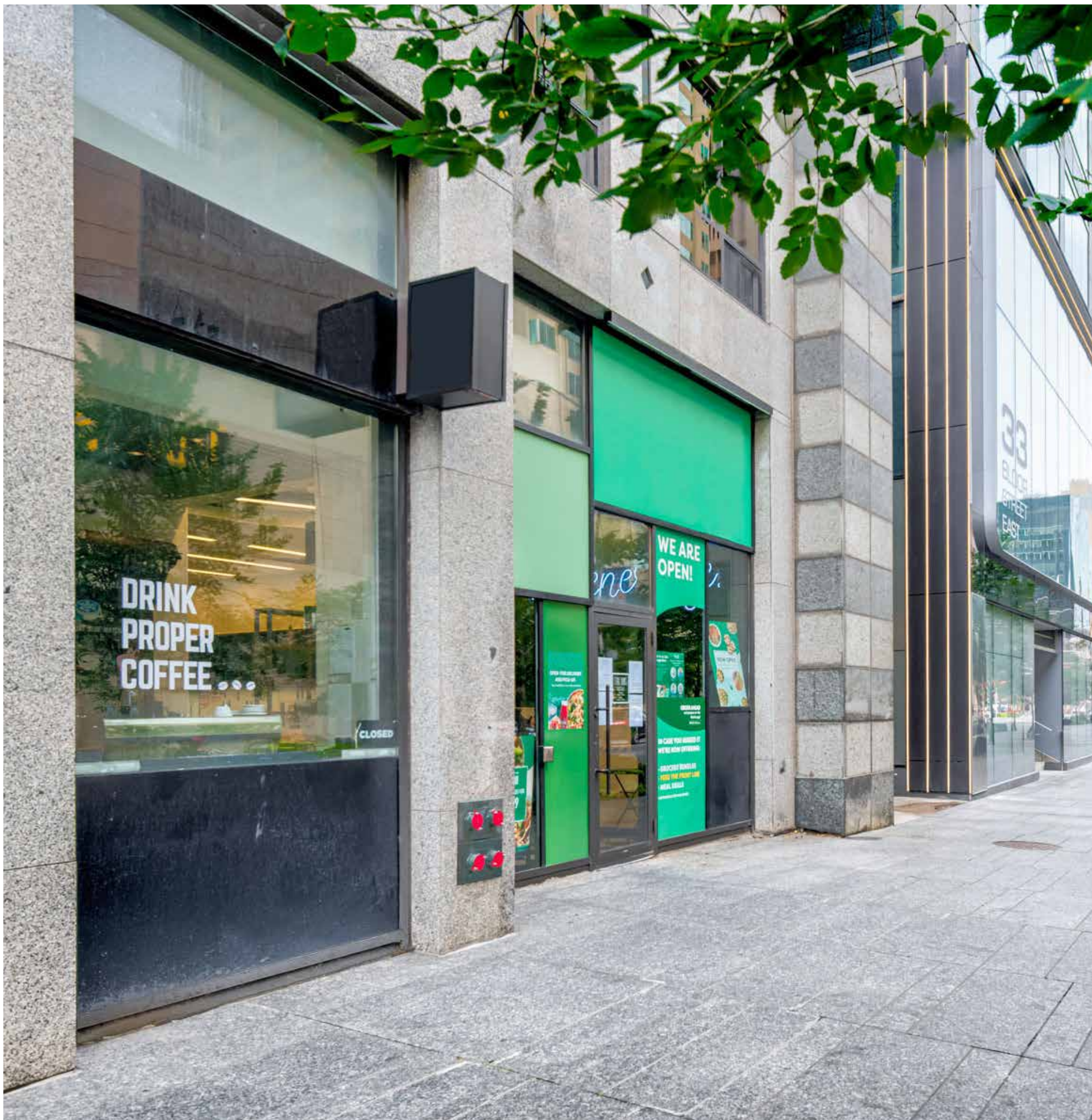
FIFTY-THREE BLOOR STREET EAST

TWO DOORS FROM THE INTERSECTION OF BLOOR & YONGE



CBRE

For Lease



LOCATED JUST EAST OF BLOOR & YONGE

Directly next-door to an entrance to Bloor-Yonge subway station

Located where the TTC subway lines 1 and 2 meet. The daily average subway ridership at the Bloor-Yonge subway station is 204,630 people

Direct neighbouring retailers and traffic generators include Nordstrom Rack, Hudson's Bay, McEwan, Chick-fil-A, Tokyo Smoke and WeWork

Size:	1,515 sq. ft.
Net Rent:	Please contact listing agents
TMI:	\$26.00 per sq. ft.
Available:	Immediately

INTERIOR IMAGES



BLOOR & YONGE

53 Bloor Street East is located just steps from the busy intersection of Bloor & Yonge, the unofficial dividing line between downtown and midtown Toronto. It is located adjacent to an entrance to the Bloor-Yonge subway station, Toronto's busiest subway station which sees over 200,000 people a day.

The site benefits greatly from its proximity to Bloor-Yorkville, Toronto's premier shopping and dining destinations. It is home to many of the world's biggest retailers and Toronto's largest concentration of upscale restaurants and hotels. 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.

53 Bloor Street East is situated amongst some of Toronto's most transformative development projects, welcoming a combination of new luxury residential towers and retailers. Notably, The One Condo at 1 Bloor West (currently under construction) and the newly proposed tower at 1200 Bay Street, which will continue to drastically reshape the skyline at Bloor and Yonge.

ONE BLOOR EAST

Second tallest residential tower in Canada with 76 storeys, featuring Nordstrom Rack, Chick-fil-A, McEwans, Toyko Smoke in the podium levels



EATALY

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



Area Statistics

\$144,376

Average Household Income*

126,116

Daytime Population*

*Within 1km of 53 Bloor Street East

14.5

Population Change (2020-2025)

35.8

Median Age*

BLOOR-YONGE STATION

A bustling commuter hub where the subway line 1 meets line 2



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







NOTABLE
NEIGHBOURING
TENANTS

NORDSTROM
rack



ARITZIA

wework

ZARA

HOLT RENFREW





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