

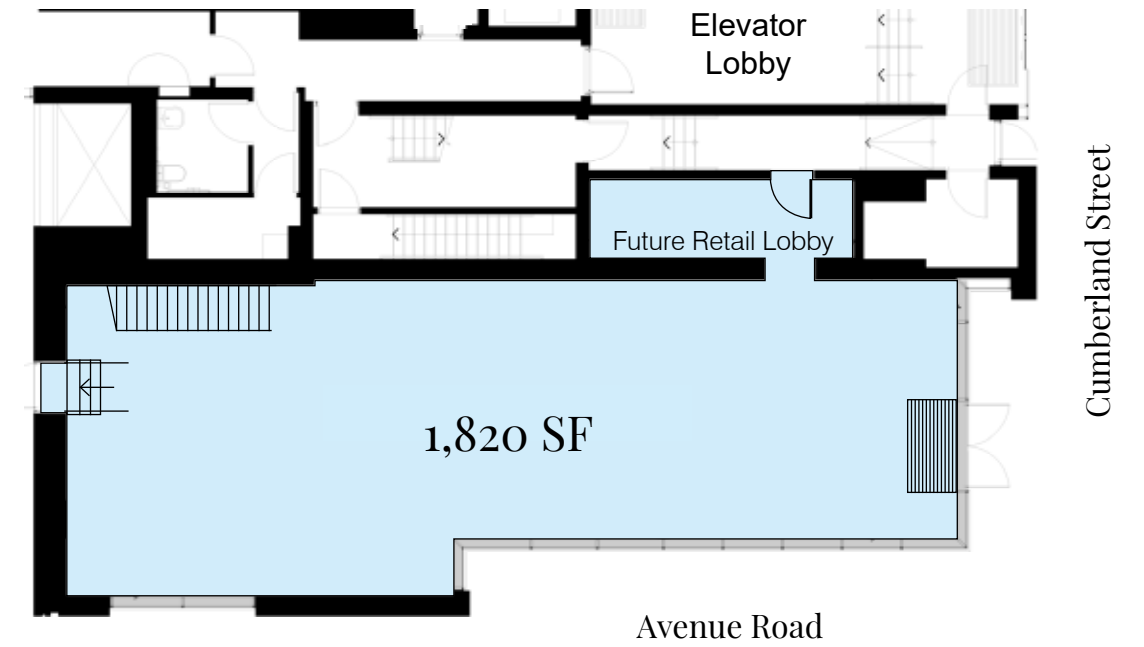
200 Cumberland Street



High Profile Retail for Lease in Bloor-Yorkville



GROUND



SECOND



SALIENT DETAILS

| | | | |
|-------|-----------------------|------------|---------------------------------|
| Size: | Ground: 1,820 sq. ft. | Net Rent: | Please contact listing agents |
| | Second: 2,550 sq. ft. | TMI: | \$43.00 per sq. ft. (2019 est.) |
| | Total: 4,370 sq. ft. | Available: | Q1 2020 |

Bloor- Yorkville

// AREA OVERVIEW

CANADA'S MOST PRESTIGIOUS SHOPPING DISTRICTS

The Bloor-Yorkville node represents the pinnacle of Canadian high-street retail. The Bloor corridor 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 demonstrating the highest net rental rates in Canada. 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.

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. 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.



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BLOOR-YORKVILLE

| | | | | |
|--|--|--|---|---|
| Marlowe | (P) 427 SPACES Whole Foods Equinox Fitness YORKVILLE VILLAGE James Perse Hazelton Hotel One Restaurant | | Scollard Street Hazelton Avenue Kiton Brunello Cucinelli Versace Stone Island Chanel Diesel Chabrol Anthropologie (P) 172 SPACES Flo's Diner | |
| | Shan Knar Jewelry | STK Sorelle & Co. Lumas 21 Avenue Rd | 135 Yorkville Avenue CNTBND Cibo Alo Oxley Amber Restaurant Blo Bar (P) 300 SPACES | Yorkville Avenue Kasa Moto 101 Yorkville Christian Louboutin Off White Free People Pink Tartan Kate Spade Fiorio Toni & Guy Wolford Sassafras Restaurant Pusateri's |
| Mortons Park Hyatt Toronto <small>(Under Renovation. Completion date est. spring 2020)</small> | 200 Cumberland Street 150 Bloor Street West Louis Vuitton Tiffany & Co. | 135 Yorkville Avenue Nespresso Lululemon Avada Salon Gucci Calvin Klein Guerlain Browns Brooks Brothers J Crew L'Occitane Kit & Ace Hermes Zegna Holt Renfrew Men | YORKVILLE PARK Sorry Coffe Bellair Street Yorkville Park Condominium | Bay Street Yorkville Park Condominium Bellair Street Harry Rosen Banana Republic Roots David's Shoes |
| Strellson | Avenue Road 150 Bloor Street West Louis Vuitton Tiffany & Co. | 135 Yorkville Avenue Nespresso Lululemon Avada Salon Gucci Calvin Klein Guerlain Browns Brooks Brothers J Crew L'Occitane Kit & Ace Hermes Zegna Holt Renfrew Men | YORKVILLE PARK Sorry Coffe Bellair Street Yorkville Park Condominium | Bay Street Yorkville Park Condominium Bellair Street Harry Rosen Banana Republic Roots David's Shoes |
| ROM | Bloor Street West | | | |



10,942 Population
 23.1% Population Change
 \$207,013 Household Income

*Within 500 m of 200 Cumberland Street

Museum Subway Station
 Royal Ontario Museum
 Park Hyatt Toronto
 Bay Subway Station
 200 Cumberland Street



MANULIFE CENTRE | EATALY



50 BLOOR ST WEST | 83 STOREYS

\$100 million redevelopment of the Manulife Centre, expected to be complete next year, featuring a 50,000 sq. ft. Eataly and an additional 35,000 sq. ft. of new retail space.



THE ONE | 85 STOREYS

The Bloor-Yorkville node has experienced unparalleled residential intensification. With the average sale price of over \$1,709 per sq. ft., these new residential projects will reinforce the node's retail appeal with a significantly intensified immediate trade area.

RAPID RESIDENTIAL GROWTH & ULTRA DENSITY

The Bloor-Yorkville node has experienced explosive residential intensification, with 33 condominium projects in various stages of development totaling more than 9,500 units. With an average sale price of \$1,557 per sq. ft., these projects are set to infuse a distinctly refined consumer into the node within projects complemented by exceptional retail space to further fortify the dominance of this leading mixed use node. An additional 500k sq. ft. of new retail area will come

to market in the near term, expected to dramatically increase the foot traffic and add density to the area's robust retail landscape. Notable retailers that will soon enter the immediate area include Eataly due to open in the Manulife Centre, drawing significant foot traffic to the area. A flagship Apple Store is slated to occupy 25,000 sq. ft. of space over two levels at Bloor & Yonge serving to anchor the node at the base of the new 1 Bloor West residential development.



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