

# RETAIL FOR LEASE

sixty  
shuter





# sixty shuter

CENTRALLY LOCATED BETWEEN

THE EATON CENTRE & RYERSON UNIVERSITY

## 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

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**Net Rent:** Please call listing agents

**TMI Est:** \$21.50 per sq. ft. (2020)

**Available:** Q1 2021

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- 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 Construction
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 Construction
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 Construction
12	Ivy Condos	235 units	Under Construction
13	Massey Tower Condos	697 units	Under Construction
■	60 Shuter Street (Fleur Condos)	321 units	Under Construction



**6,500 + New Condo Units**  
In the Immediate Vicinity of 60 Shuter Street

# 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%

POPULATION CHANGE (2018-2023)\*



35.2

MEDIAN AGE\*

\*WITHIN 1 KM OF 60 SHUTER STREET

# 60 SHUTER FLOOR PLAN

CHURCH STREET



SHUTER STREET

DALHOUSIE STREET

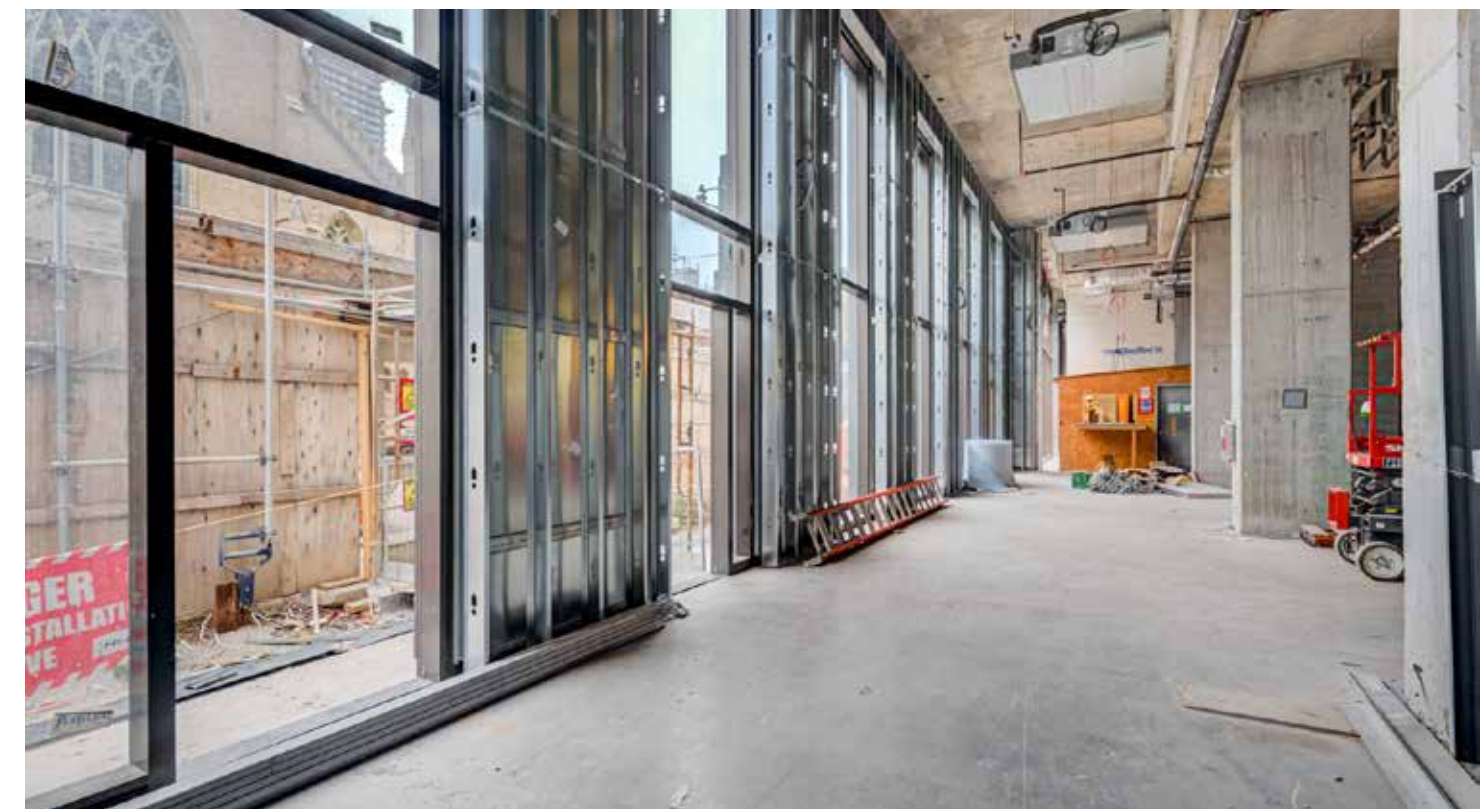
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potential patio opportunity

CBRE



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