

CBRE

One Unit Remaining!



NINETY FOUR
Cumberland

RETAIL FOR LEASE IN THE HEART OF BLOOR-YORKVILLE

CBRE



JOIN AESOP & TOKYO SMOKE
AT THE CORNER OF BELLAIR & CUMBERLAND



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1,360 sq. ft.

18 ft. Ceilings

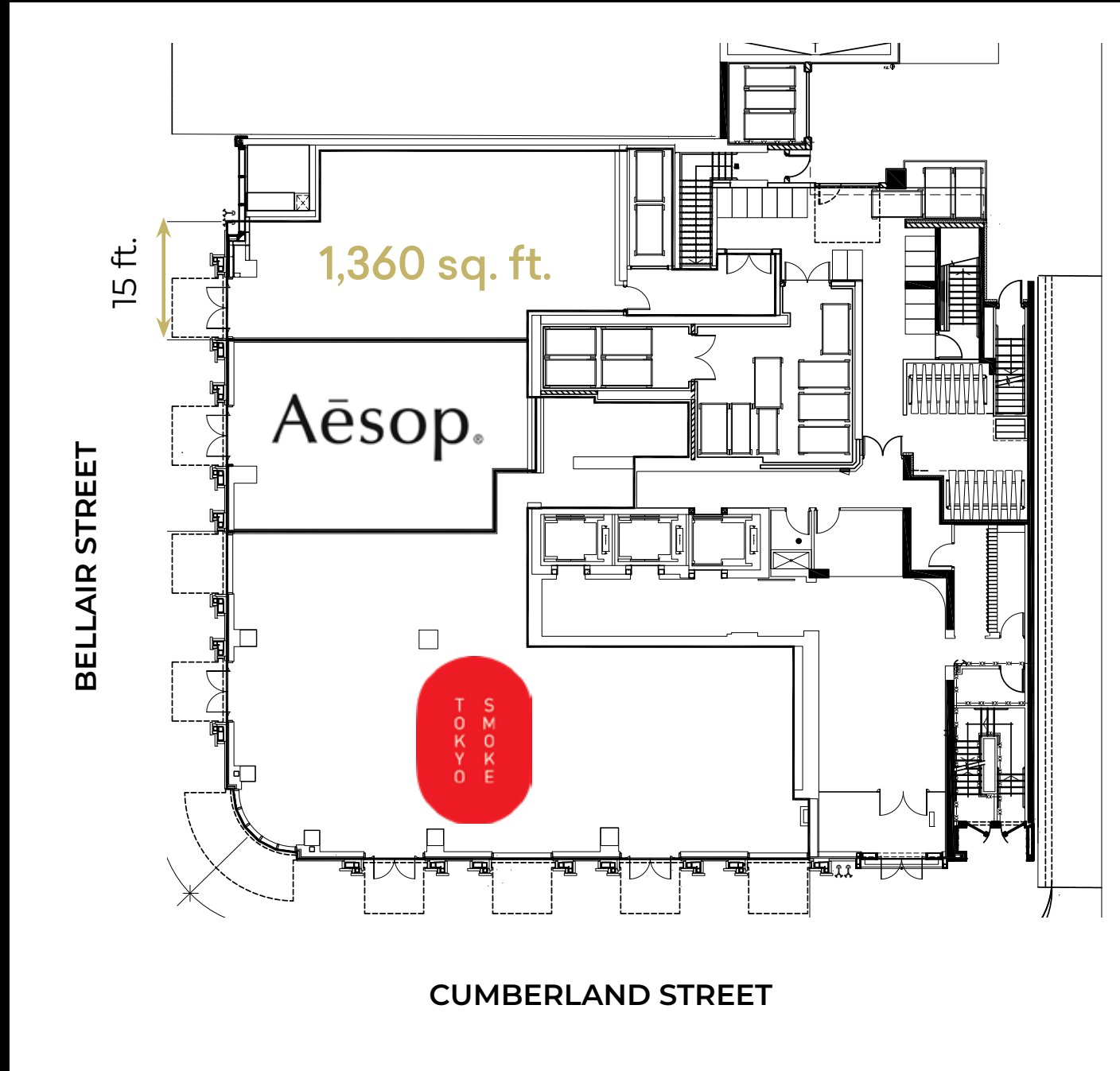
Located in the podium of the brand new
Minto Yorkville Park Condominium

The space includes 1 dedicated parking spot
and a storage locker

Steps from Bay subway station

Available Immediately

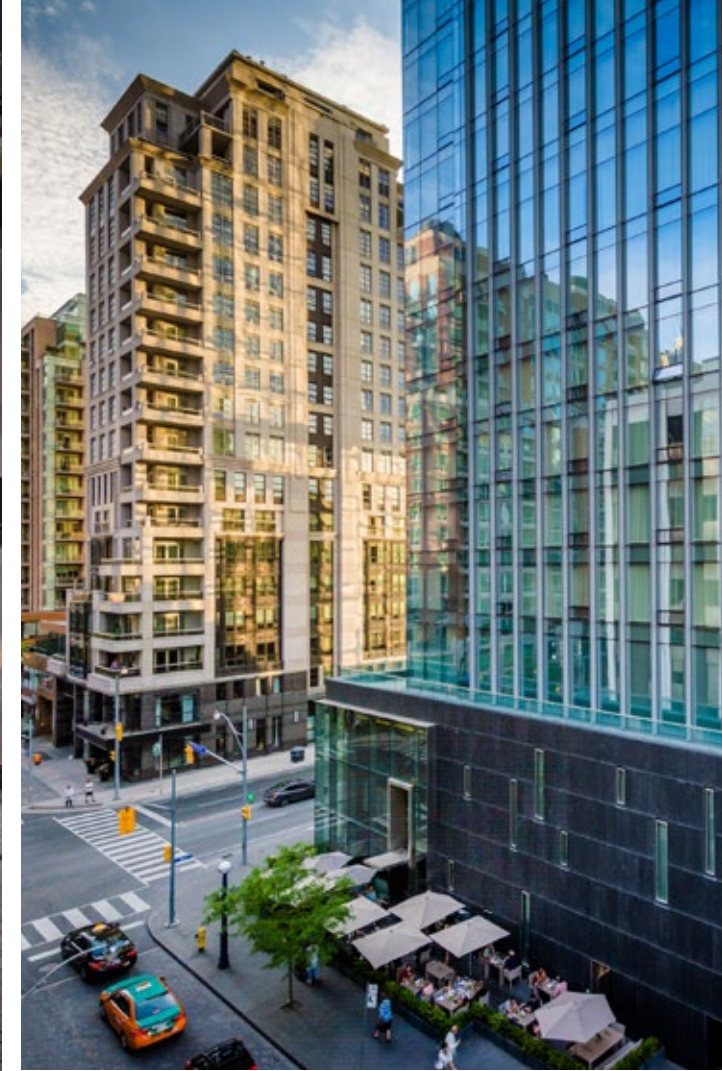
Floor Plan

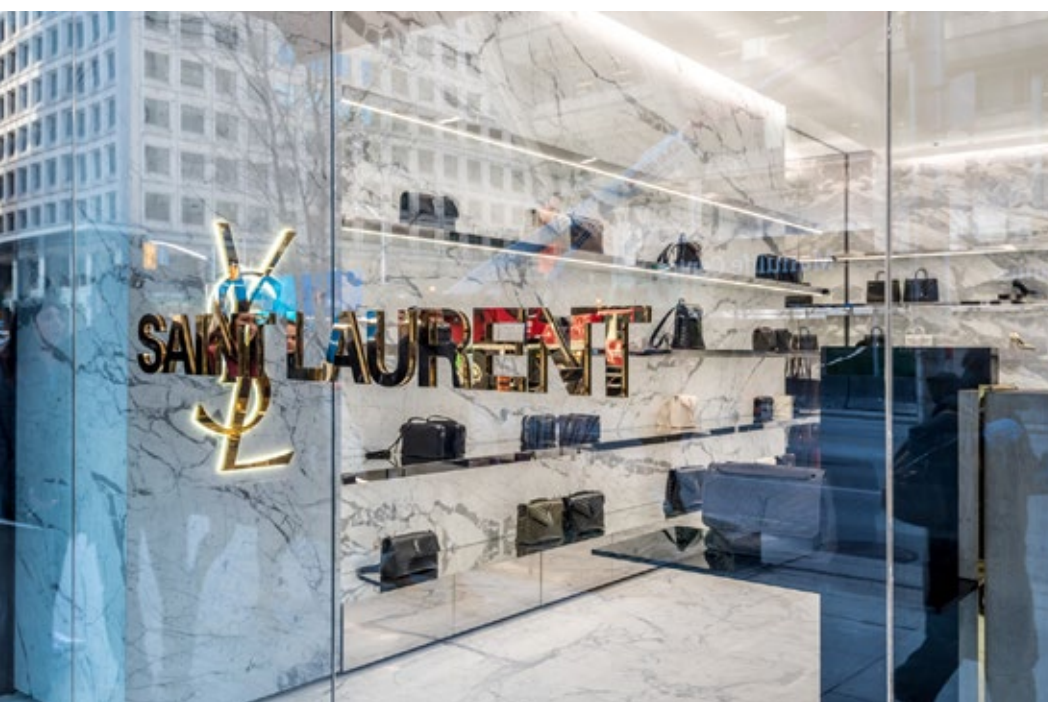


B L O O *yorkville* R

The Bloor-Yorkville node represents the pinnacle of Canadian high-street retail. The Yorkville and Cumberland 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 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.

94 Cumberland is strategically located on the best corner in Yorkville, the crossroads where Bloor Street West, Bay Street and Bellair Street collide, steps from Chanel, Sassafras, Free People and Off White. Other neighbouring retailers include Christian Louboutin, Brunello Cucinelli, Versace, Alobar, Stone Island, the Hazelton Hotel, the Four Seasons Hotel, Kate Spade, Barry's Bootcamp, Lululemon, TNT, Equinox and Soul Cycle.





Notable Neighbouring Tenants

//

Chanel

Versace

Brunello Cucinelli

Aesop

Kasa Moto

Kate Spade

Off White

Christian Louboutin

Stone Island

Alo Bar

Barry's Bootcamp

Four Seasons Hotel

Equinox

Soul Cycle

One Restaurant

Buca

Planta

Sephora

Location Map

Avenue Road	<p>427 SPACES</p> <p>Whole Foods Equinox Fitness</p> <p>YORKVILLE VILLAGE</p> <p>ba&sh James Perse Hazelton Hotel One Restaurant</p>	<p>Vera Wang Sassoon Oggi Salon The Brow House Dentist</p>	<p>50 Scollard</p>
	<p>Hazelton Avenue</p>	<p>Scollard Street</p>	<p>Bay Street</p>
<p>STK Yorkville Plaza Lumas</p>	<p>CNTBND Cibo Alo 300 SPACES Hemingway's Oxley</p>	<p>Kasa Moto 101 Yorkville Christian Louboutin Free People Pink Tartan</p>	<p>1036 SPACES</p>
<p>Bar Reyna Blo Bar</p>	<p>Kate Spade Fiorio Toni & Guy Wolford</p>	<p>Trattoria Nervosa The Gelato Shop Off White Sassafras Restaurant Aesop Tokyo Smoke</p>	<p>Wine Rack Cali Love</p>
<p>Bar Reyna Blo Bar</p>	<p>Cumberland Street</p>	<p>Bellaire Street</p>	<p>Bay Street</p>
<p>Prairie Girl Bakery Options for Her</p>	<p>Nespresso Lululemon Aveda Salon Nicolas See Optical M</p>	<p>YORKVILLE PARK</p>	<p>Gruppo Milano Legs Beautiful</p>
<p>Louis Vuitton Tiffany & Co.</p>	<p>Burberry Intermix St. John Gucci Calvin Klein Guerlain Browns Brooks Brothers J Crew L'Occitane Kit & Ace Sorry Coffe</p>	<p>Decium Borgo Uomo Brothers</p>	<p>Planta</p>
<p>Louis Vuitton Tiffany & Co.</p>	<p>Bloor Street West</p>	<p>Harry Rosen Banana Republic Roots Hakim Optical</p>	<p>Gap Saint Laurent Holt Renfrew</p>
<p>Club Monaco Peloton Mont Blanc Stuart Weitzman Max Mara Moncler Escada Cartier Prada Mulberry Coach Christian Dior Dolce & Gabbana Rolex Cole Haan Victorinox Fire & Flower MCM Mac APM Monaco COS Sephora TD Bank</p>	<p>100 Bloor Zegna Hermes Holt Renfrew Men</p>	<p>Harry Rosen Banana Republic Roots Hakim Optical</p>	<p>Briks Eataly</p>



Join Chanel, Christian Louboutin & Versace
in Toronto's Hottest Retail Neighbourhood

At the Epicentre of a Transforming Node



The newly redeveloped Manulife Centre featuring Canada's first Eataly



*1200 Bay Street, the
second tallest tower
proposal in the country*

94 Cumberland is situated among some of Toronto's most transformative development projects, welcoming a combination of new luxury residential towers and retailers. 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), will continue to dramatically reshape the immediate skyline at Yonge and Bloor.

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.



Canada's Most Exclusive Residential Market

Bloor-Yorkville is experiencing dramatic intensification with a series of high-end residential and retail uses in the immediate vicinity of 94 Cumberland Street. There are 20 condominium projects in various stages of development totaling more than 7,000 units in this node. The One, an 85 storey condominium currently under construction on the south west corner of Bloor & Yonge, once complete will be the tallest condo in Canada and will have a total of 416 suites.

*50 Bloor Street West:
70 storey mixed-use
condominium tower
above Holt Renfrew.*



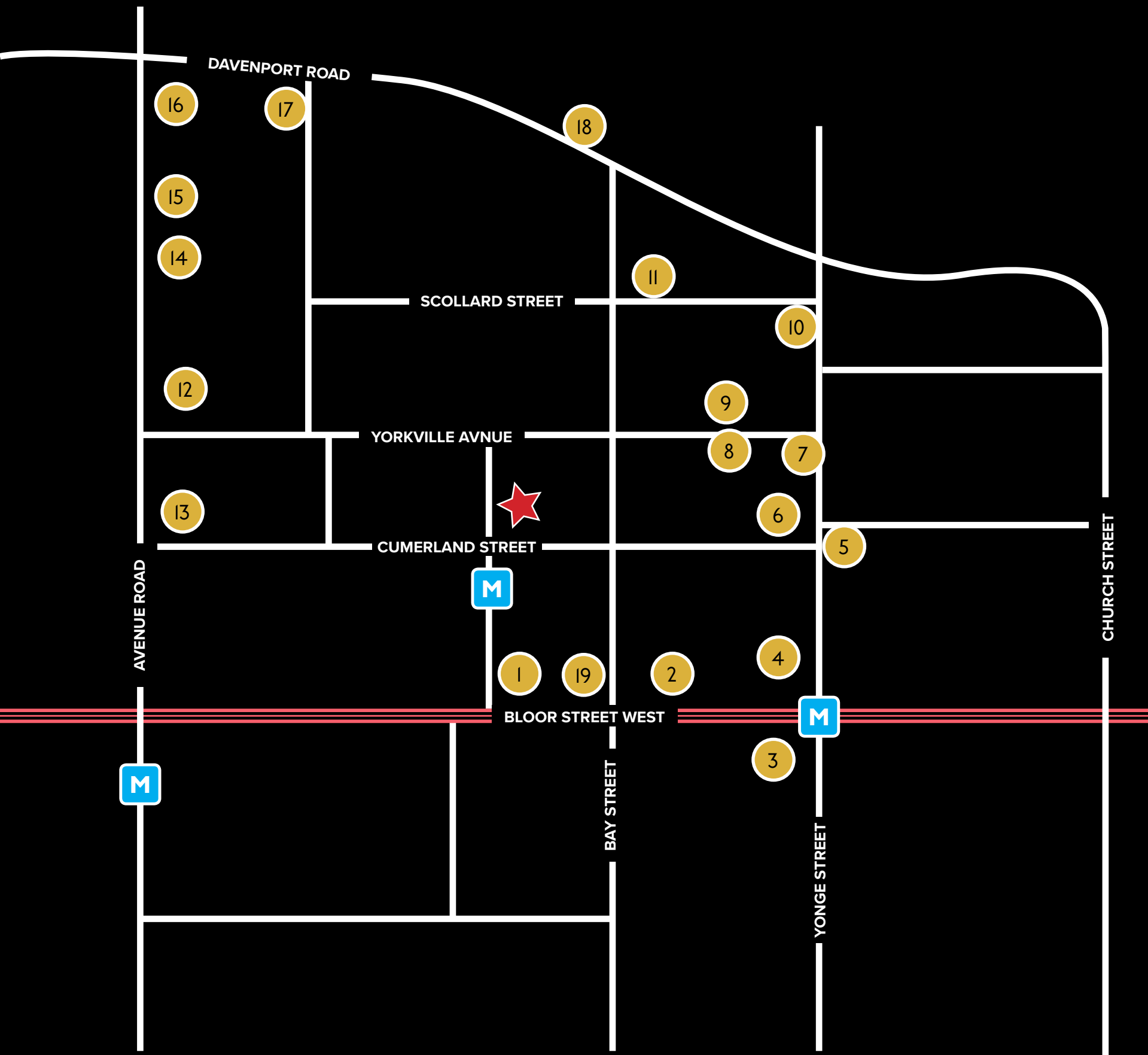
*The One:
85 storey condominium, currently
under construction at the corner of
Yonge & Bloor.*

Area Developments

Active/Proposed Condominiums in Proximity to 94 Cumberland Street

#	Condo/Address	Units	Status
1	80 Bloor Street West	565	Pre-Construction
2	50 Bloor Street West	600	Pre-Construction
3	The One	416	Under Construction
4	Cumberland Square	1,595	Pre-Construction
5	771 Yonge Street	136	Pre-Construction
6	Eight Cumberland	371	Under Construction
7	1 Yorkville	577	Under Construction
8	11 YV	719	Pre-Construction
9	33 Yorkville Avenue	1,029	Under Construction
10	1 Scollard	165	Pre-Construction
11	50 Scollard	64	Pre-Construction
12	33 Avenue Road	74	Pre-Construction
13	200 Cumberland Street	51	Under Construction
14	89 Avenue Road	47	Pre-Construction
15	121 Avenue Road	11	Pre-Construction
16	151 Avenue Road	71	Under Construction
17	128 Hazelton Avenue	21	Under Construction
18	100 Davenport	53	Pre-Construction
19	1200 Bay Street	332	Pre-Construction
★	94 Cumberland Street	200	Recently Complete

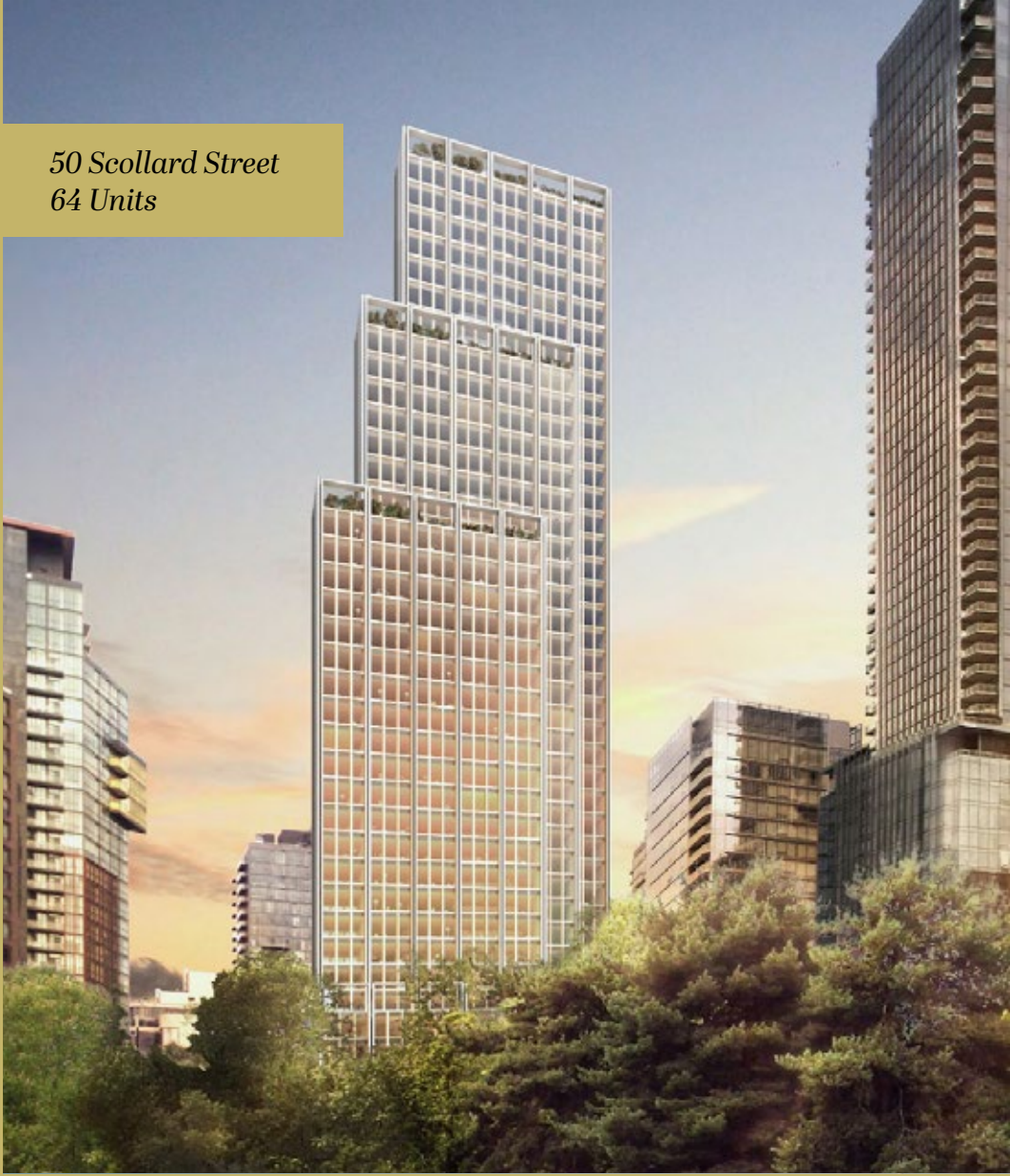
+/- 7,097
New Condominium Units





11 YV
719 Units

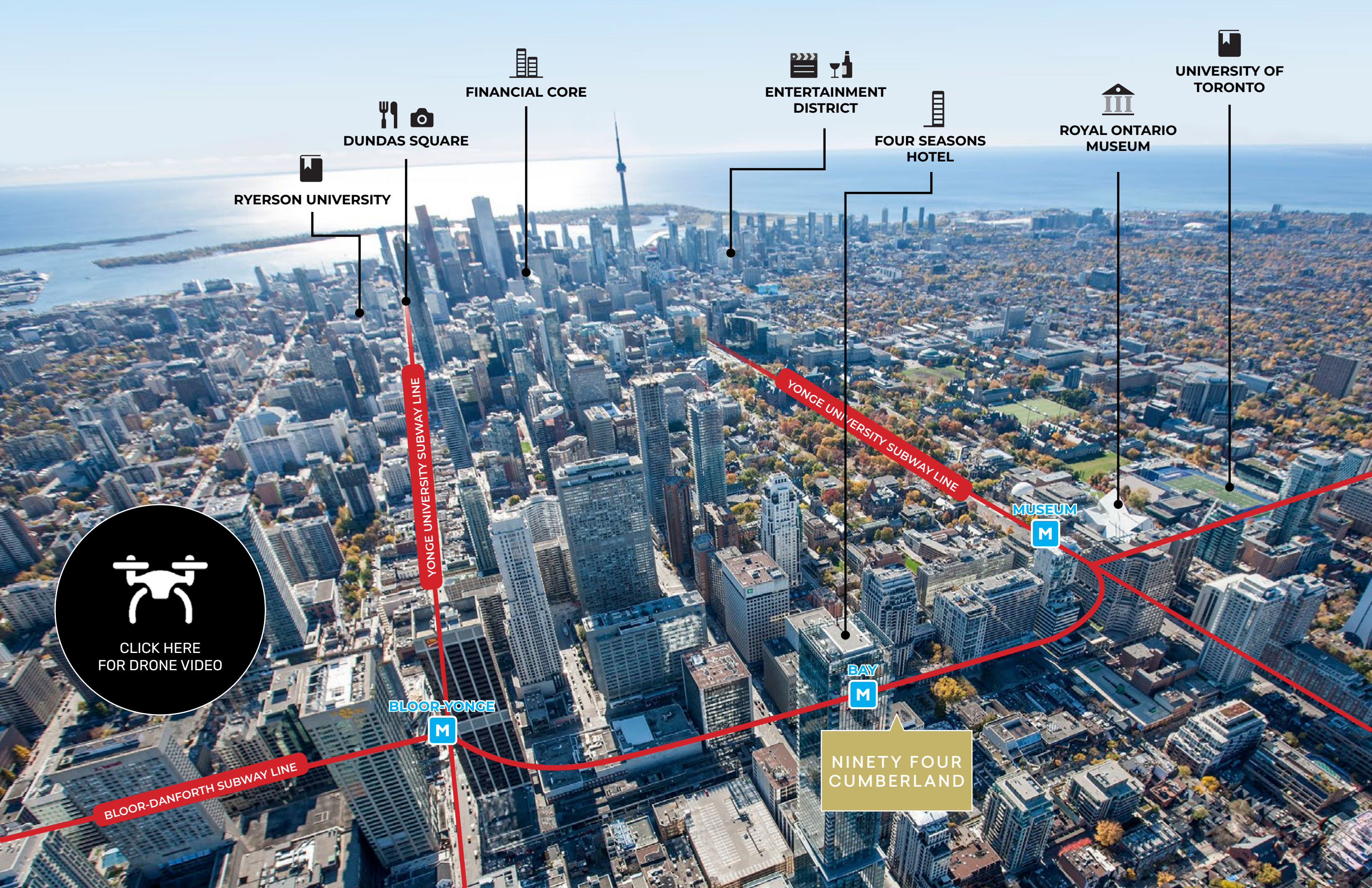
100 Davenport Road
53 Units



50 Scollard Street
64 Units



33 Yorkville Ave
1,029 Units




UNIVERSITY OF TORONTO


ROYAL ONTARIO MUSEUM


FOUR SEASONS HOTEL


ENTERTAINMENT DISTRICT


FINANCIAL CORE


DUNDAS SQUARE


RYERSON UNIVERSITY

YONGE UNIVERSITY SUBWAY LINE

YONGE UNIVERSITY SUBWAY LINE

BLOOR-DANFORTH SUBWAY LINE

BLOOR-YONGE

BAY

MUSEUM

NINETY FOUR CUMBERLAND



Demographics



\$248,036

AVERAGE HOUSEHOLD INCOME*



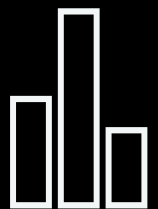
28,622

DAYTIME POPULATION*



23.1%

POPULATION CHANGE (2018-2023)*



52.5

MEDIAN AGE*

*WITHIN 500 M OF
94 CUMBERLAND STREET (2018)



Demographic Overview

Toronto is the largest city in Canada and the fifth most populous city in North America. The various commerce and business districts of Toronto feature a daily influx of commuters from throughout the GTA increasing the daytime population by 181% (over 400,000 people) providing excellent support for retail locations and restaurants throughout downtown. Toronto tourism saw a record number of visitors in 2018, hosting more than 43.7 million visitors, generating \$8.8 billion for the local economy.

Bloor-Yorkville is a highly sought-after location for well established professionals, situated in downtown Toronto. The one kilometer radius surrounding the Property supports a total population of 45,633 as of 2018, projected to increase to 50,720 by 2023. As of 2018, the average household income within half a kilometre radius of the Property was \$248,036, well above the city of Toronto's average income of \$113,634. This demographic snapshot of the surrounding area is highly representative of the affluent individuals with disposable income for both investment and consumer spending.

Contact us or visit our website at
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