

SLATE

ONE ST. CLAIR

Avenue east



CBRE

ONE ST. CLAIR

Avenue east

SIZE: Concourse: 716-1,796 sq. ft.

NET RENT: Please call listing agents

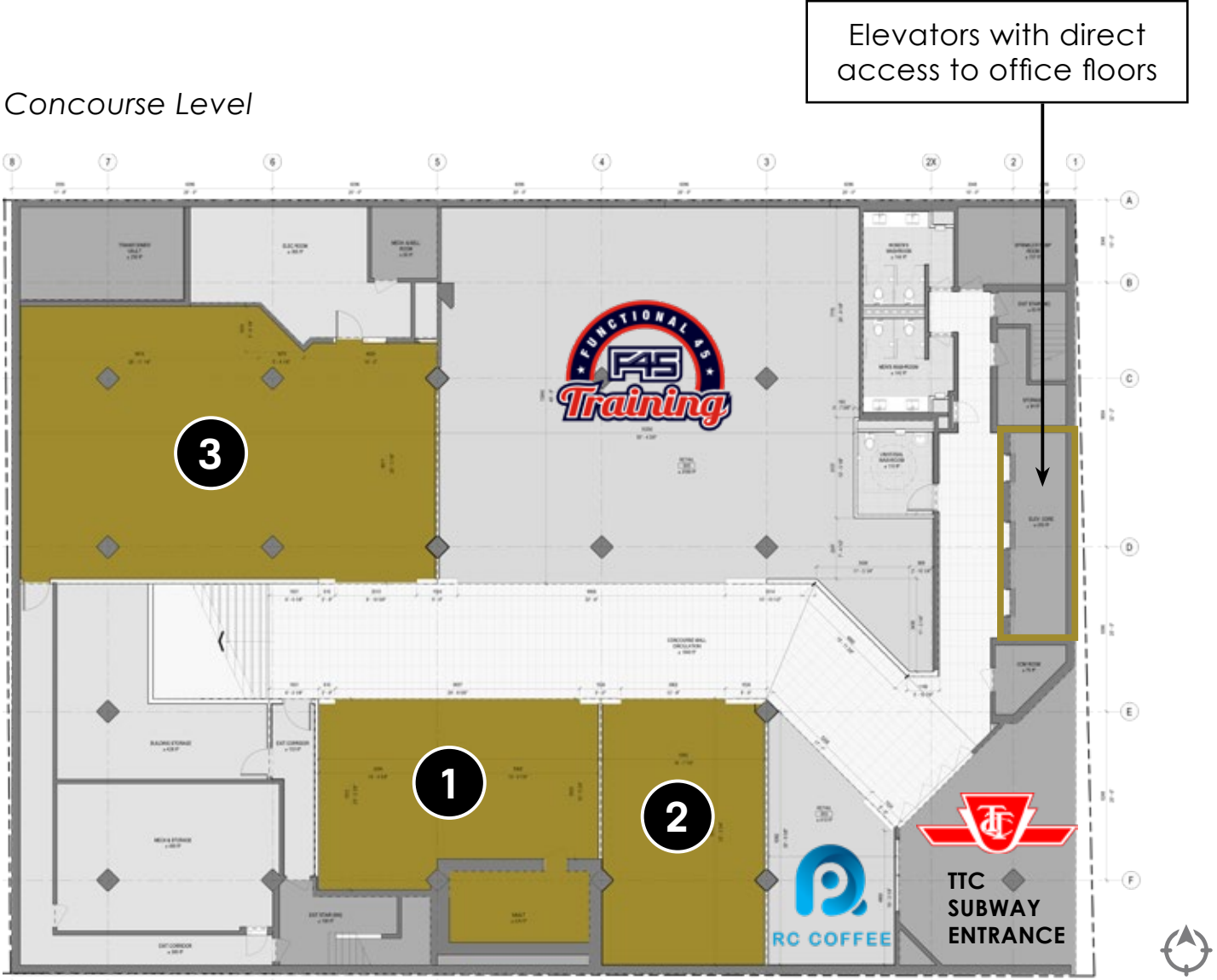
TMI: \$20.00 per sq. ft.

AVAILABLE: Immediately

- 1 St. Clair East, along with neighbouring properties, will be receiving a complete renovation and re-merchandising
- Building has direct access to the St. Clair subway station
- Concourse has excellent pedestrian volume as TTC riders must pass through to enter the station; St. Clair Station sees on average 34,610 people each weekday



1 ST. CLAIR AVENUE EAST FLOOR PLAN



- 1 1,073 sq. ft.
- 2 716 sq. ft.
- 3 1,796 sq. ft.

1 St. Clair East Artist's Rendering



NOTABLE AREA DEVELOPMENTS



ONE
ST. CLAIR
Avenue east

1. One Delisle



1 Delisle Avenue
Pre-Construction
383 units
47 storeys

2. The Clair



1421 Yonge Street
Pre-Construction
220 units
34 storeys

3. St. Clair Place



1535 Yonge Street
Pre-Construction
1,387 units
59,39,34 storeys

4. 7 Heath Street



7 Heath Street
Pre-Construction
97 units
13 storeys

5. 129 St. Clair E



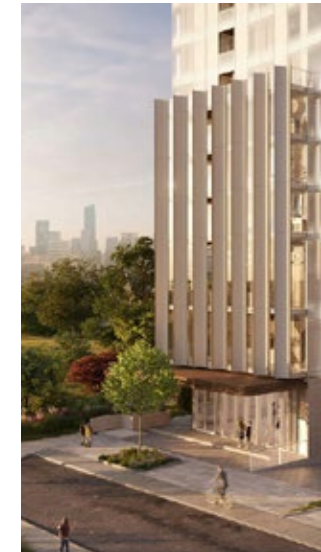
129 St. Clair Ave E
Construction
259 units
28 storeys

6. 29 Pleasant



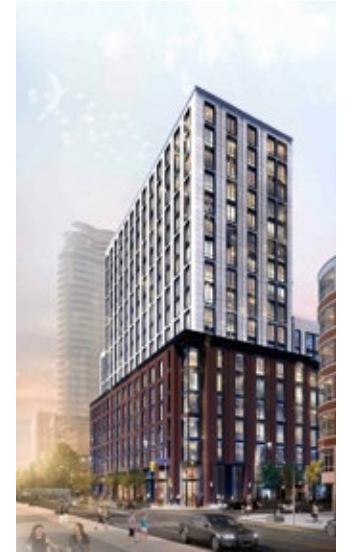
29 Pleasant Blvd.
Construction
302 units
34 storeys

7. 49 Jackes



49 Jackes Avenue
Pre-Construction
217 units
29 storeys

8. 1365 Yonge



1365 Yonge Street
Construction
237 units
17 storeys



27,364
TOTAL
POPULATION



10%
GROWTH RATE
(2015-2020)



34,610
DAYTIME
POPULATION



\$242,148
AVG. HOUSEHOLD
INCOME

*Within 1KM Radius (Statistics Canada)

NEIGHBOURING RETAILERS

Delisle Avenue

- POPEYES — Popeye's
- Dove Cleaners
- petvalu — Pet Valu
- freshii — Freshii
- BMO — BMO Bank of Montreal

Yonge Street

- One Delisle Condos
- Sushi Gen
- Walking on Cloud
- Modo Yoga Uptown
- Salon Scavo
- IQ Foods
- Pressé Cafe
- RBC
- BUCA

St. Clair Avenue West

- Pasta Pronto
- Mary Be Kitchen
- Kiva's Bagel Bar
- Holy Chuck
- Topcuts
- Bagel House
- Book City
- Home Hardware

Balmoral Avenue

- Nove Trattoria
- Bombay Roti
- Barnsteiner's

Heath Street

- Midtown Gastro Hub
- Harvey's
- Tim Hortons
- Shoppers Drug Mart — SHOPPERS DRUG MART

Yonge Street

- Freedom Mobile
- Legs Beautiful
- Roots — Roots
- Loblaws — Loblaws
- Greenhouse Juice — Greenhouse Juice Co.
- Starbucks
- Rexall — Rexall
- GoodLife FITNESS — Goodlife Fitness

St. Clair Avenue East

1 St. Clair Ave E

- Scotiabank
- RC COFFEE
- PLAYA CABANA
- Canada Post
- Olsson Optical
- Aroma Espresso Bar — aroma

Pleasant Boulevard

- Hero Certified Burgers — HERO CERTIFIED BURGERS
- Eden Flower Shop

Rosehill Avenue

- C. C. Pharmacy



THE FUTURE OF YONGE & ST. CLAIR *Slate Retail Repositioning*

2 St. Clair Avenue West

BEFORE



AFTER



Completed in 2019

The newly renovated retail podium features high-end food and beverage offerings including Buca and IQ Foods.

1 St. Clair Avenue East

BEFORE



AFTER



Completion in 2021

Revitalization of the podium and Scotiabank, with the repositioning of the ground and retail concourse. Tenants include F45 and Prairie Boy.

2 St. Clair Avenue East

BEFORE



AFTER



Completed in 2017

Repositioned 30,000 sq. ft. of underutilized retail with high-traffic amenities including Loblaws, Greenhouse Juice, Starbucks, Rexall and TD Bank.

1 Delisle (Yonge & Delisle)

BEFORE



AFTER



Expected Completion 2024/2025

New 47-storey residential development designed by renowned architect Studio Gang, with 6,000 sq. ft. + of new retail.



Slate Portfolio

1.2 million sq.ft. of office space with over 5,400 office tenants

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