

SLATE

# ONE ST. CLAIR

*Avenue east*



CBRE

# ONE ST. CLAIR

*Avenue east*

**SIZE:** Concourse: 779 sq. ft. - 1,927 sq. ft.

**NET RENT:** Please call listing agents

**TMI:** \$25.01 per sq. ft.

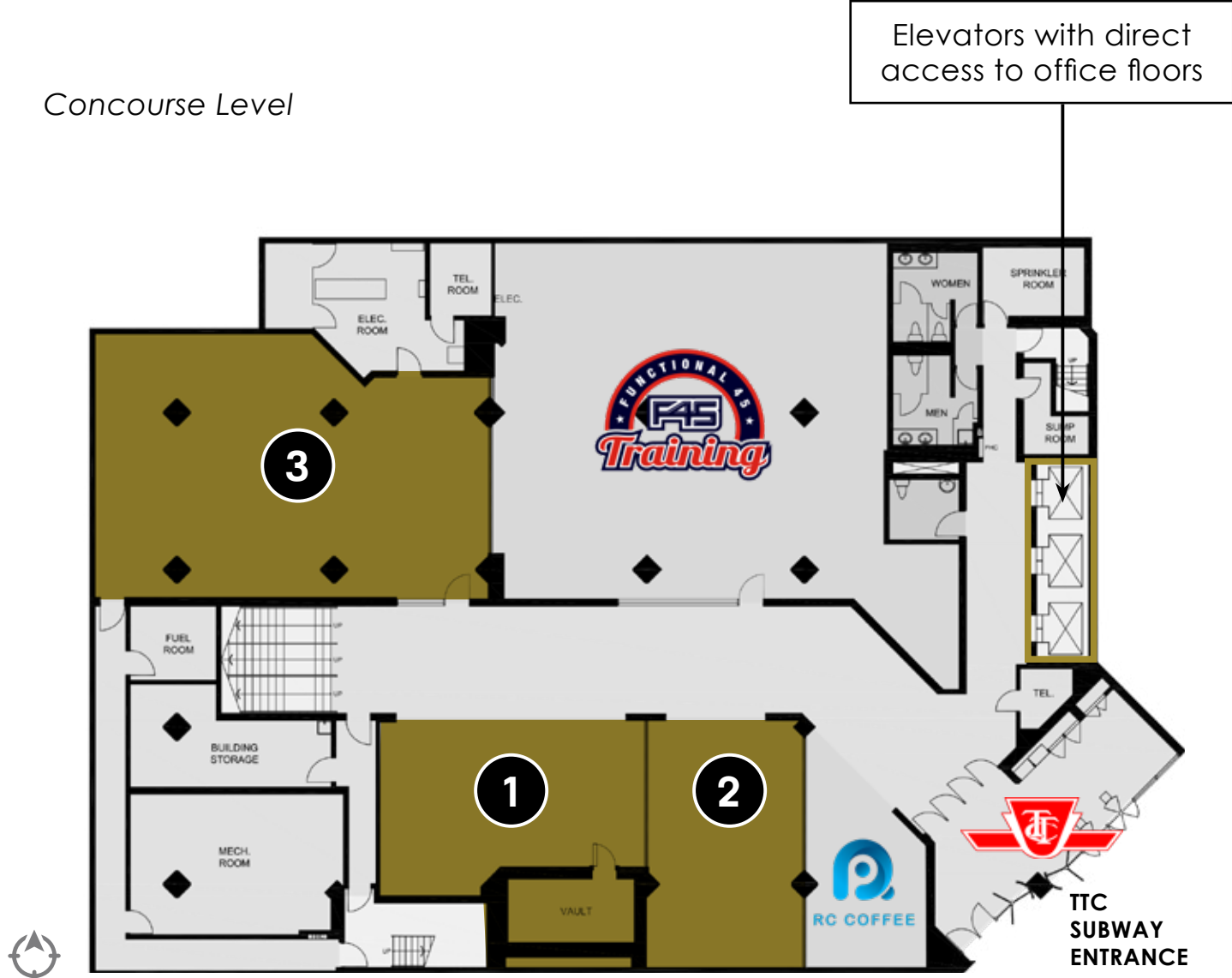
**AVAILABLE:** Immediately

- 1 St. Clair East, along with neighbouring properties, have received 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



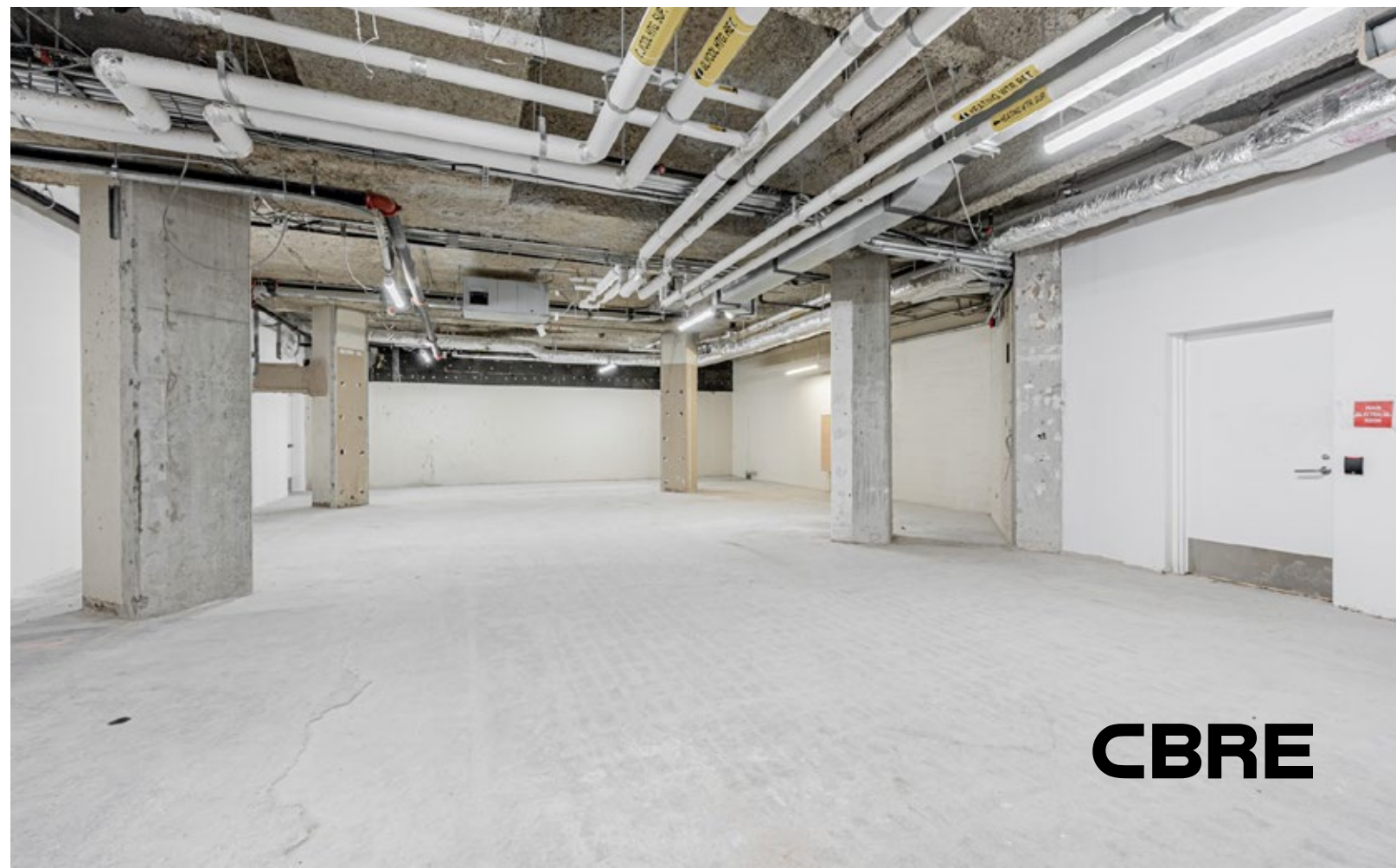
# 1 ST. CLAIR AVENUE EAST FLOOR PLAN

Concourse Level



- 1 1,129 sq. ft.
- 2 779 sq. ft.
- 3 1,927 sq. ft.





**CBRE**

# NOTABLE AREA DEVELOPMENTS



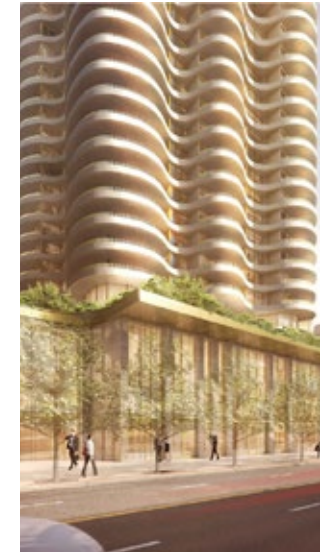
**ONE  
ST. CLAIR**  
*Avenue east*

## 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



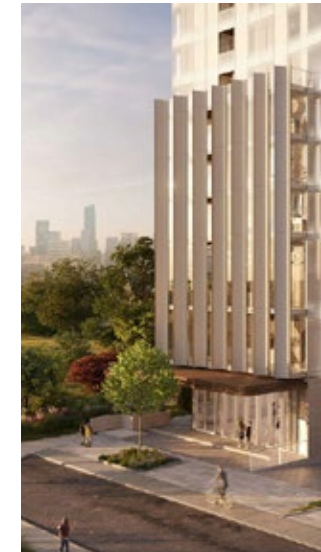
129 St. Clair Ave E  
Construction  
259 units  
28 storeys

## 6. 29 Pleasant



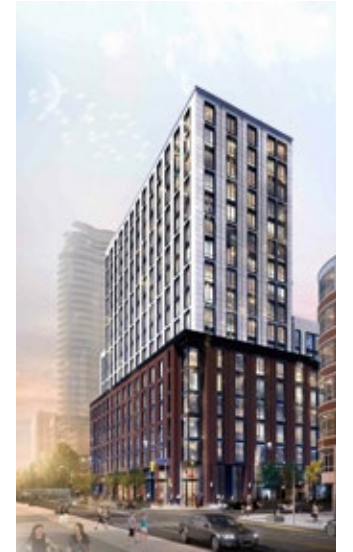
29 Pleasant Blvd.  
Construction  
302 units  
34 storeys

## 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 Pronta
- 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
- Loblaws — Loblaws
- Greenhouse Juice — Greenhouse Juice Co.
- Starbucks
- Rexall
- 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.

## One 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

## Advisors

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