

**CBRE**

**2402**  
**BLOOR WEST**



**2,100 SQ. FT. OF CORNER RETAIL FOR LEASE**

CBRE LIMITED, REAL ESTATE BROKERAGE | 145 KING STREET WEST | SUITE 1100 | TORONTO, ON M5H 1J8 | 416 362 2244 | WWW.CBRE.CA



## 2402 BLOOR WEST

**SIZE:** 2,100 sq. ft.

**NET RENT:** Call Listing Agents

**TMI:** \$20.00 per sq. ft.

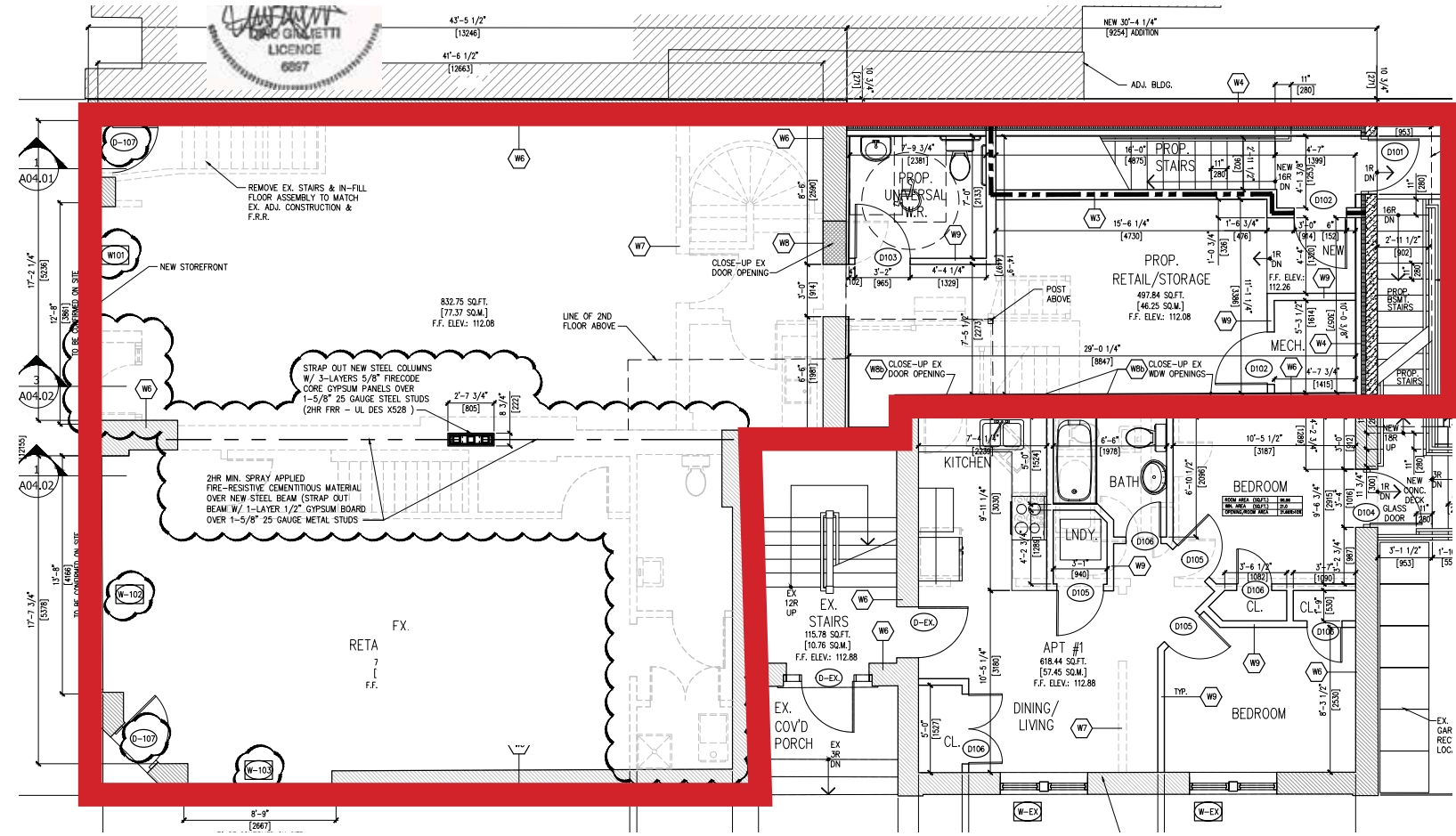
**AVAILABILITY:** October 1<sup>st</sup>, 2020

**Comments:**

- Rare opportunity to secure prime corner space
- Over 40ft. of frontage on Bloor
- 11 ft. ceiling height
- Brand new facade
- Large patio potential
- Includes full basement
- Retail is currently undergoing a full renovation
- Perfect for restaurant, cafe and a variety of other retail uses
- Steps from Jane subway station

# FLOORPLAN

BLOOR STREET WEST



ARMADALE AVENUE



# THE LOCATION

Bloor West Village is a vibrant neighbourhood to the west of Downtown Toronto comprising of more than 400 shops, restaurants and services encompassing the stretch of Bloor Street West between Jane and Ellis Park Road. The mix of stores include specialty clothing stores, book stores, and cafes. The property is in close proximity to High Park, Toronto's largest city park which draws many locals and visitors year round.

Bloor West Village services the well-established neighbourhoods of Swansea, Runnymede and High Park with a population of 148,863 (within a 3km radius of 2402 Bloor St W).

Area demographics are favourable as the average income per household in the immediate vicinity of the Property is \$181,703, 89% higher than the city's average household income of \$95,795.



**2 MIN WALK TO JANE STATION**  
**9 MIN WALK TO RUNNYMEDE STATION**  
**15 MIN WALK TO OLD MILL STATION**




**87**  
Walk Score





**80**  
Transit Score

2019 demographics within 3km of property



 148,863  
Population

 \$148,283  
Expenditure per household

 40.9  
Median Age



# Please Contact

**Arlin Markowitz\***

Senior Vice President

416 815 2374

[arlin.markowitz@cbre.com](mailto:arlin.markowitz@cbre.com)

**Alex Edmison\***

Senior Vice President

416 8174 7266

[alex.edmison@cbre.com](mailto:alex.edmison@cbre.com)

**Jackson Turner\*\***

Associate Vice President

416 815 2394

[jackson.turner@cbre.com](mailto:jackson.turner@cbre.com)

**Teddy Taggart\***

Sales Associate

416 847 3254

[teddy.taggart@cbre.com](mailto:teddy.taggart@cbre.com)

**Selina Tao\***

Sales Representative

416 815 2396

[selina.tao@cbre.com](mailto:selina.tao@cbre.com)

\*Sales Representative

\*\*Broker

[www.cbre.ca](http://www.cbre.ca)



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