

BLOOR

One Fifty seven

7,673 SQ. FT. OF MAIN FLOOR RETAIL

BLOOR-YORKVILLE • TORONTO



CBRE

BOLD *and* ICONIC

BE A PART OF **HISTORY** AT 157 BLOOR STREET WEST

CBRE



AT THE CORNER OF BLOOR & AVENUE

Once-in-a-lifetime opportunity to secure corner retail in a beautiful historical building along Toronto's premier luxury fashion retail strip.

- Incredible exposure on the corner of Bloor Street West and Avenue Road, a major arterial road connecting downtown to midtown
- Large wrap-around patio opportunity
- Steps to Museum subway station
- Over 100 feet of frontage onto Bloor Street West
- Neighbouring tenants and traffic drivers include Louis Vuitton, Tiffany & Co., Peloton, Cartier, Montblanc, Gucci, Moncler and the Royal Ontario Museum (ROM)



Size:	Ground: Lower Ground: Total:	7,673 sq. ft. <u>2,655 sq. ft.</u> + storage (6,808 sq. ft.) 10,328 sq. ft.
Net Rent:	Ground: Lower Ground: Storage:	\$150.00 per sq. ft. \$27.50 per sq. ft. \$5.00 per sq. ft.
TMI:	\$540,000 per annum (approx.)	
Available:	Immediately	



[Click here for drone video](#)



BLOOR-YORKVILLE

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

157 Bloor Street West is ideally located at the corner of Bloor Street West and Avenue Road, a major arterial road connecting midtown to downtown. It is steps from Museum subway station and across the street from the Royal Ontario Museum, Canada's largest and most visited museum. The site is surrounded by luxury tenants including Tiffany & Co., Louis Vuitton, Burberry, Cartier, Montblanc and Gucci.

ROYAL ONTARIO MUSEUM (ROM)

Located across the street from 157 Bloor Street West, the Royal Ontario Museum is a museum of art, culture and natural history. It is one of the largest museums in North America, and is the largest in Canada. In 2018, the ROM saw 1.44 million visitors.



EATALY

Canada's first Eataly opened on Bloor last year to line ups around the block.



Area Statistics

\$150,927

Average Household Income*

85,190

Daytime Population*

*Within 1km of 157 Bloor Street West

15.0%

Population Change (2020-2025)

34.6

Median Age*

COMMUTERS DREAM

Located steps from Museum subway station and a few minutes walk from St. George, Bay, and Bloor-Yonge stations



THE ONE CONDO

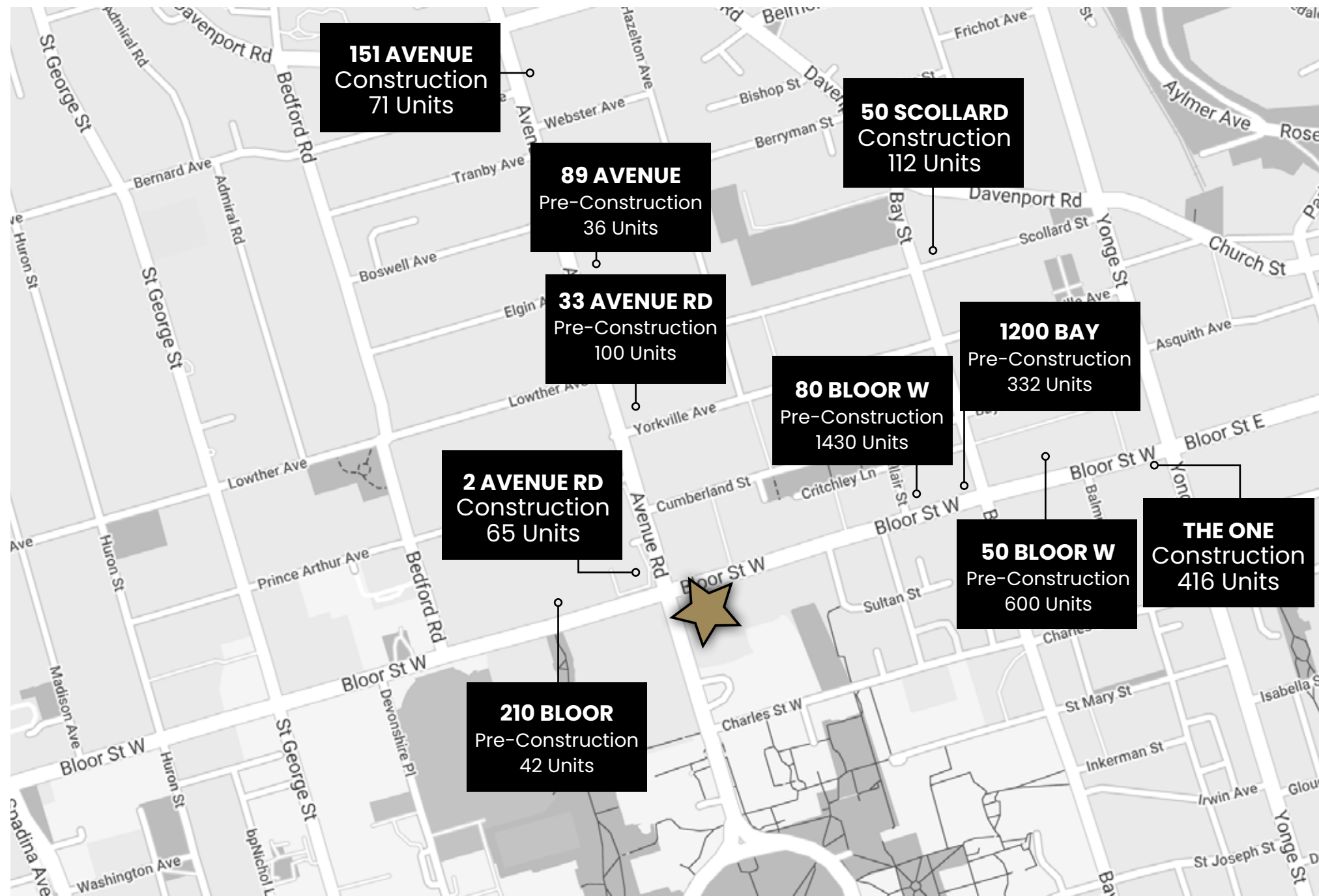
Currently under construction on the south-west corner of Yonge & Bloor, once complete in 2023 will be Canada's largest residential tower



AT THE *Epicentre* OF A TRANSFORMING NODE

157 Bloor Street West is situated among some of Toronto's most transformative development projects, welcoming a combination of new luxury residential towers and retailers. Across the street on the north-west corner of Bloor & Avenue is the Park Hyatt redevelopment at 2 Avenue Road. Once complete the hotel will feature 65 brand new luxury residential units, an expanded event space in the podium and updated hotel rooms. Other significant and noteworthy developments include 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), which will continue to dramatically reshape the immediate skyline in Bloor-Yorkville.

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.



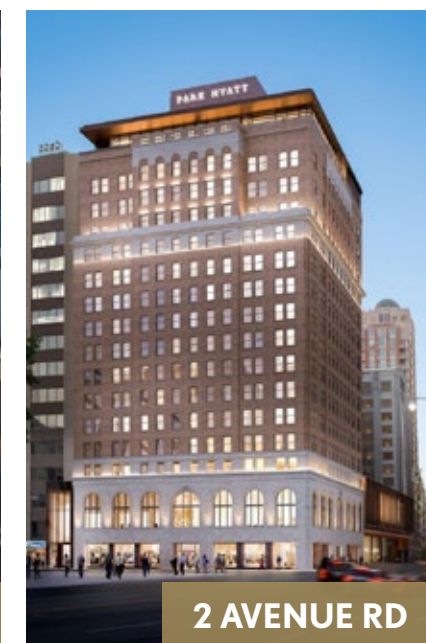
210 BLOOR



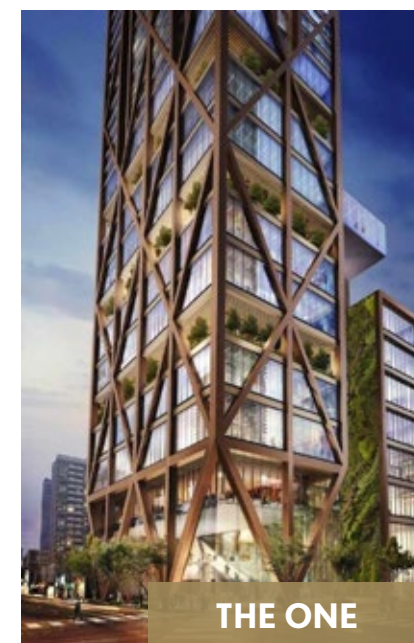
210 BLOOR



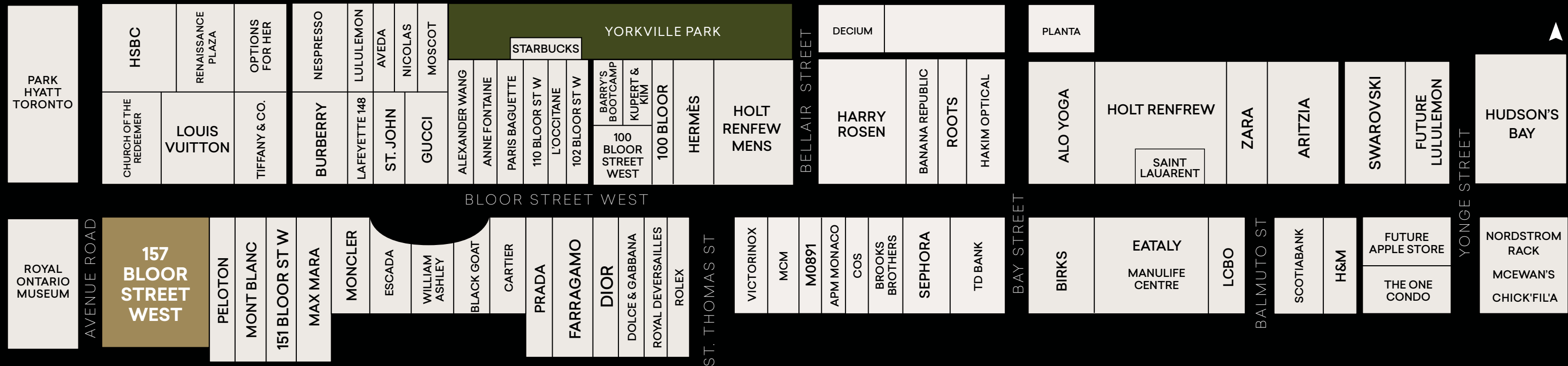
50 SCOLLARD

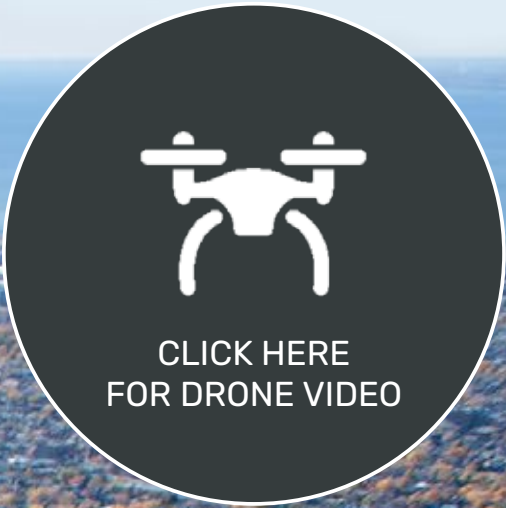


2 AVENUE RD



THE ONE





YONGE UNIVERSITY SUBWAY LINE

YONGE UNIVERSITY SUBWAY LINE

BLOOR-DANFORTH SUBWAY LINE

157 BLOOR

UNIVERSITY OF TORONTO

ROYAL ONTARIO MUSEUM

MUSEUM

M

ST. GEORGE

EATALY

FOUR SEASONS HOTEL

HUDSON'S BAY

HOLT RENFREW

BAY M

HAZELTON HOTEL

M

BLOOR-YONGE

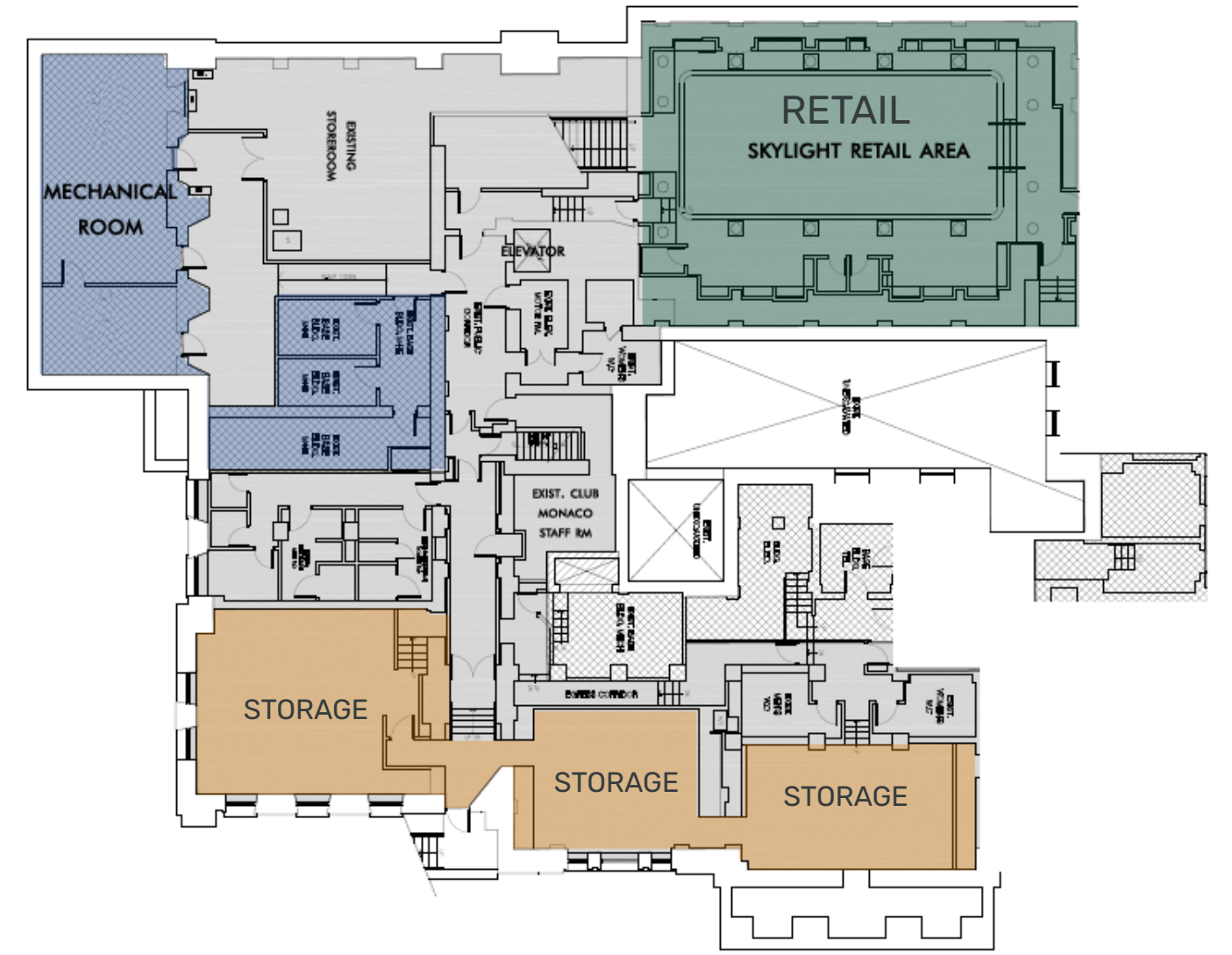
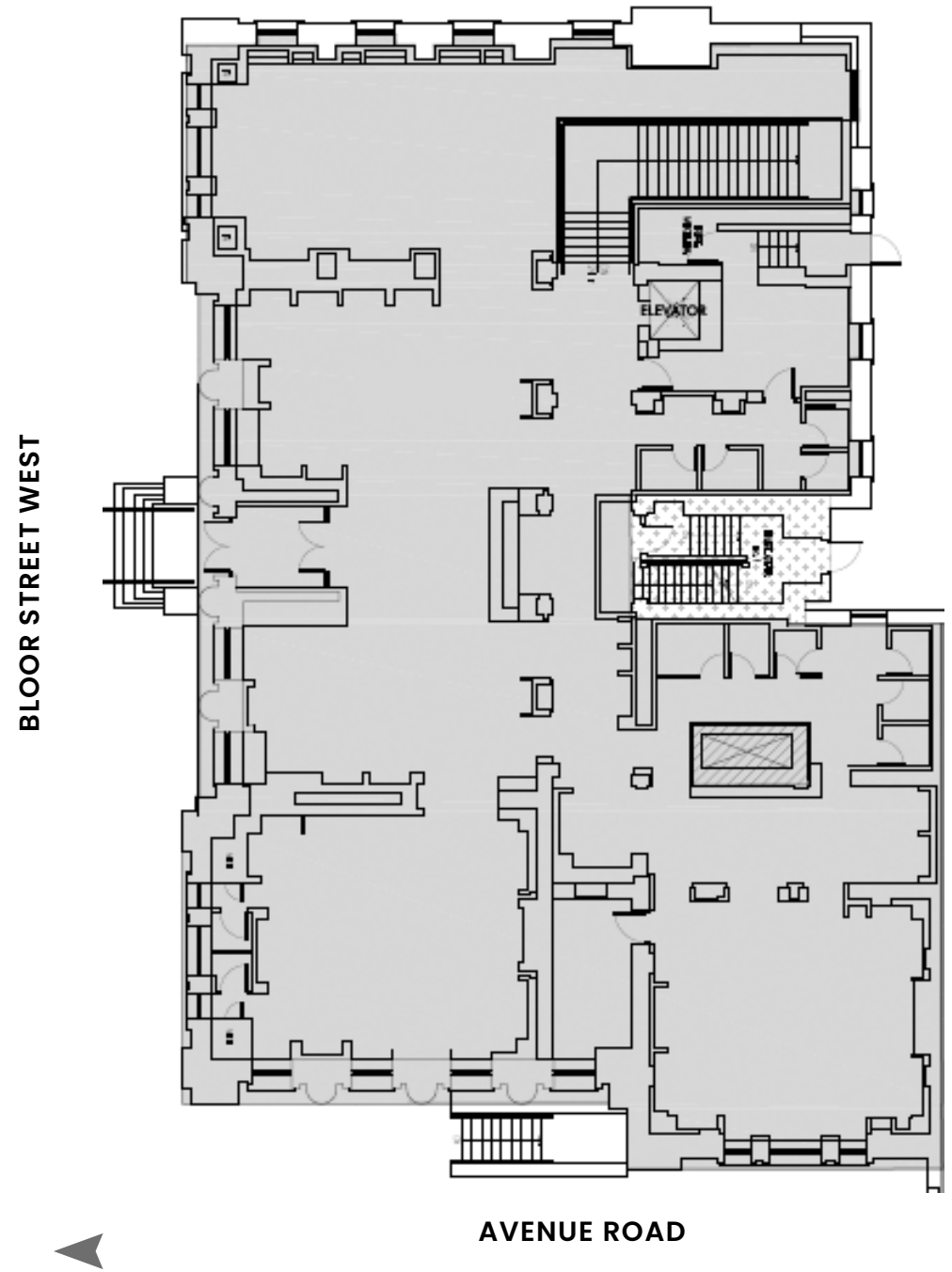
CBRE

GROUND FLOOR

7,673 SF

LOWER GROUND

2,655 SF



- Storage (6,808 SF)
- Retail (2,655 SF)



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