

Via Bloor

RETAIL FOR LEASE AT BLOOR STREET EAST AND PARLIAMENT STREET





Property Overview

~~Unit One~~ 2,680 sq. ft. **LEASED!**

~~Unit Two~~ 770 sq. ft. **LEASED!**

Unit Three 2,182 sq. ft.

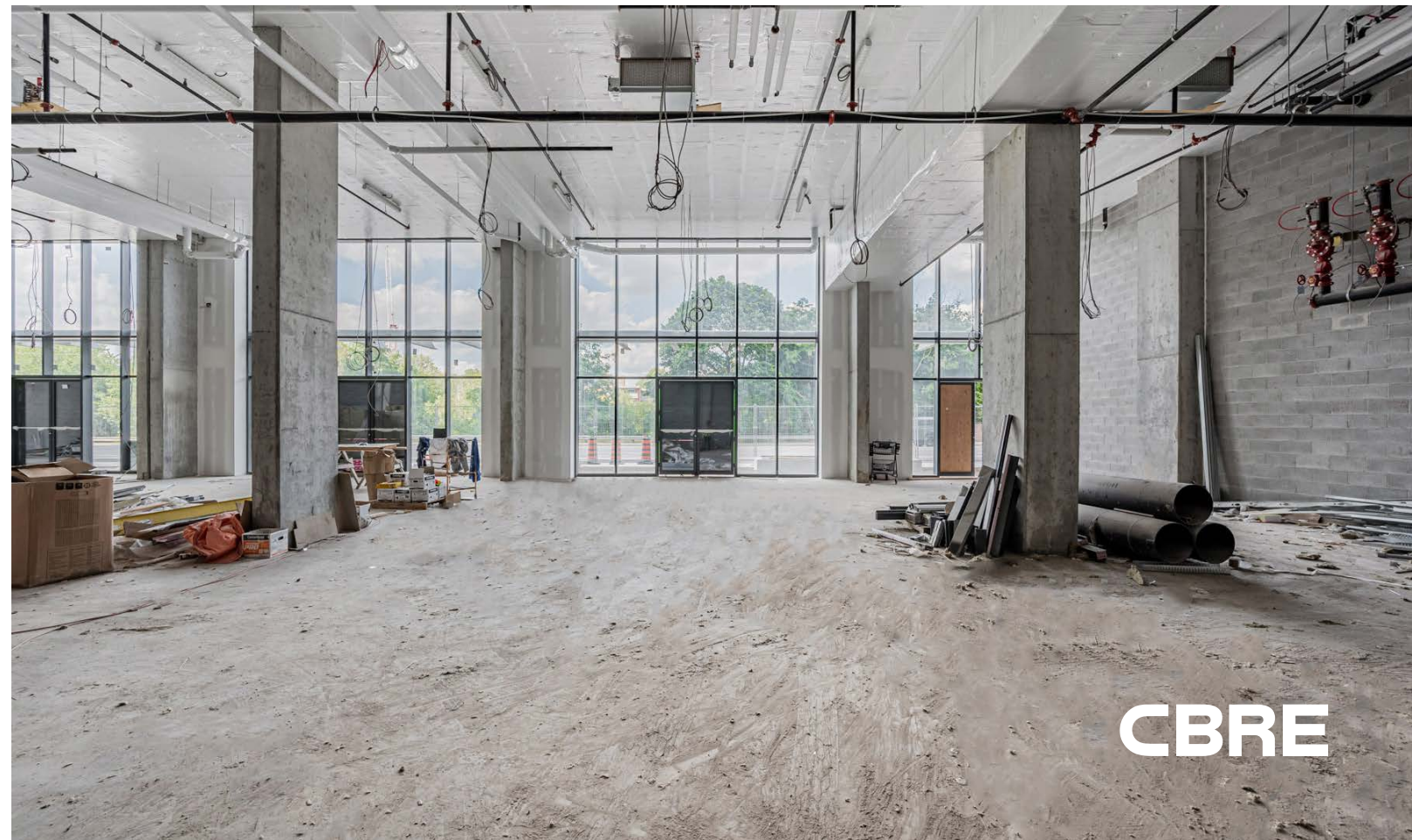
Unit Four: 2,097 sq. ft.

Rent: Please contact listing agents

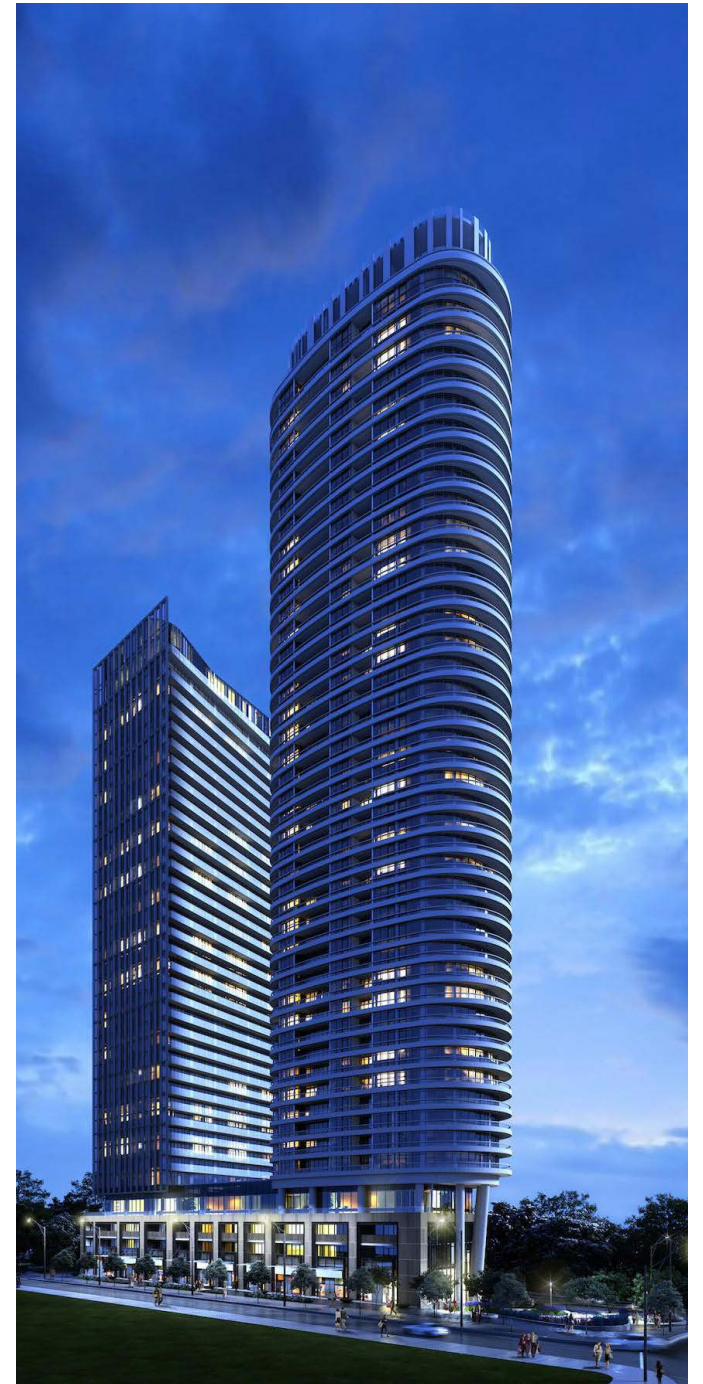
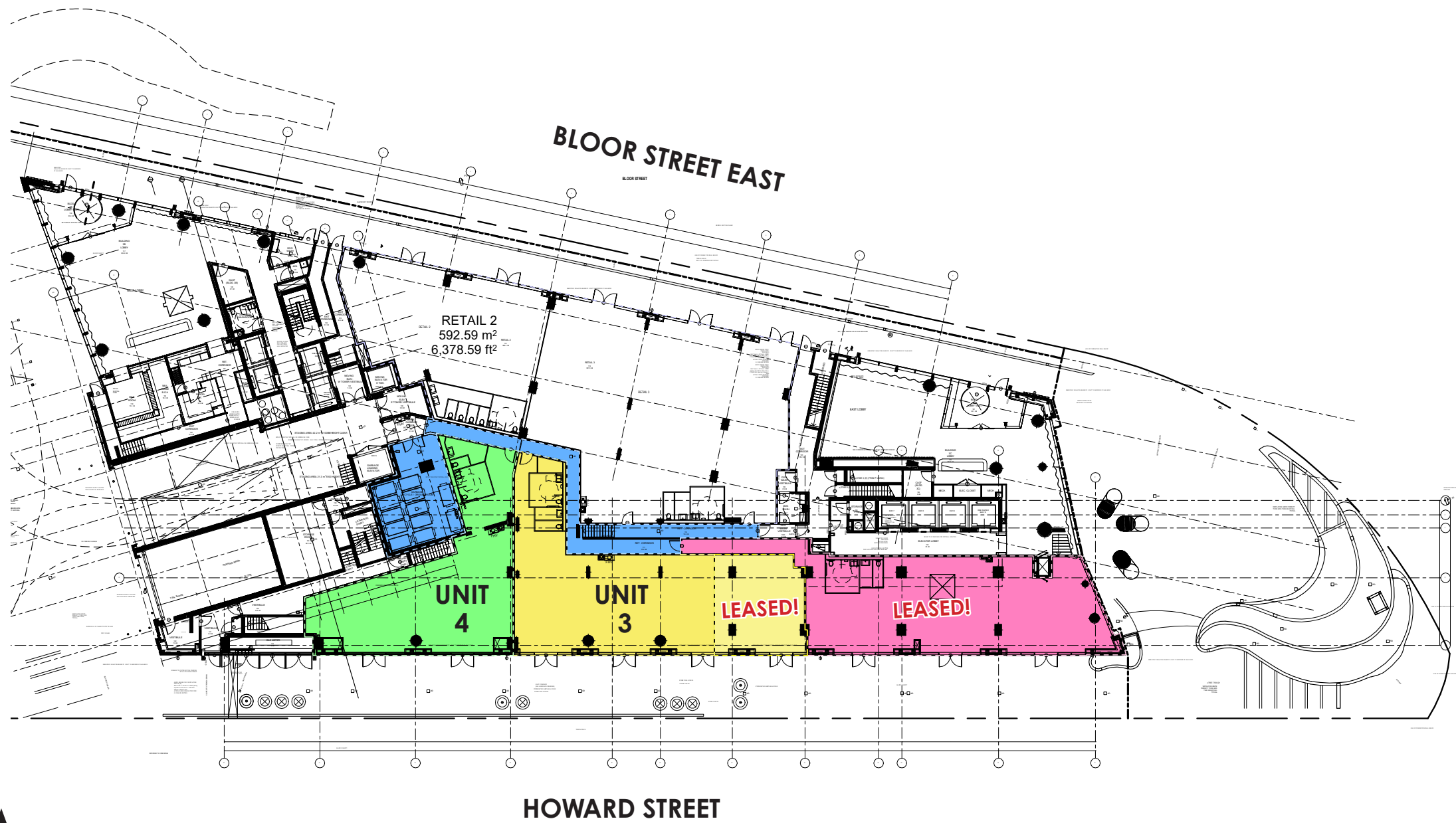
TMI: Approximately \$16.00 per sq. ft.

Available: Immediately

- High traffic area, with excellent frontage onto Howard Street
- Exceptional access to public transit, with multiple connections to the TTC subway and bus network
- Located on the ground floor of Via Bloor, a brand new 37-story storey condominium built by Tridel
- Ceiling heights up to 20 ft.
- Centrally located, with Greektown to the east, Cab-bagetown to the south, Bloor-Yorkville to the west and Rosedale to the north

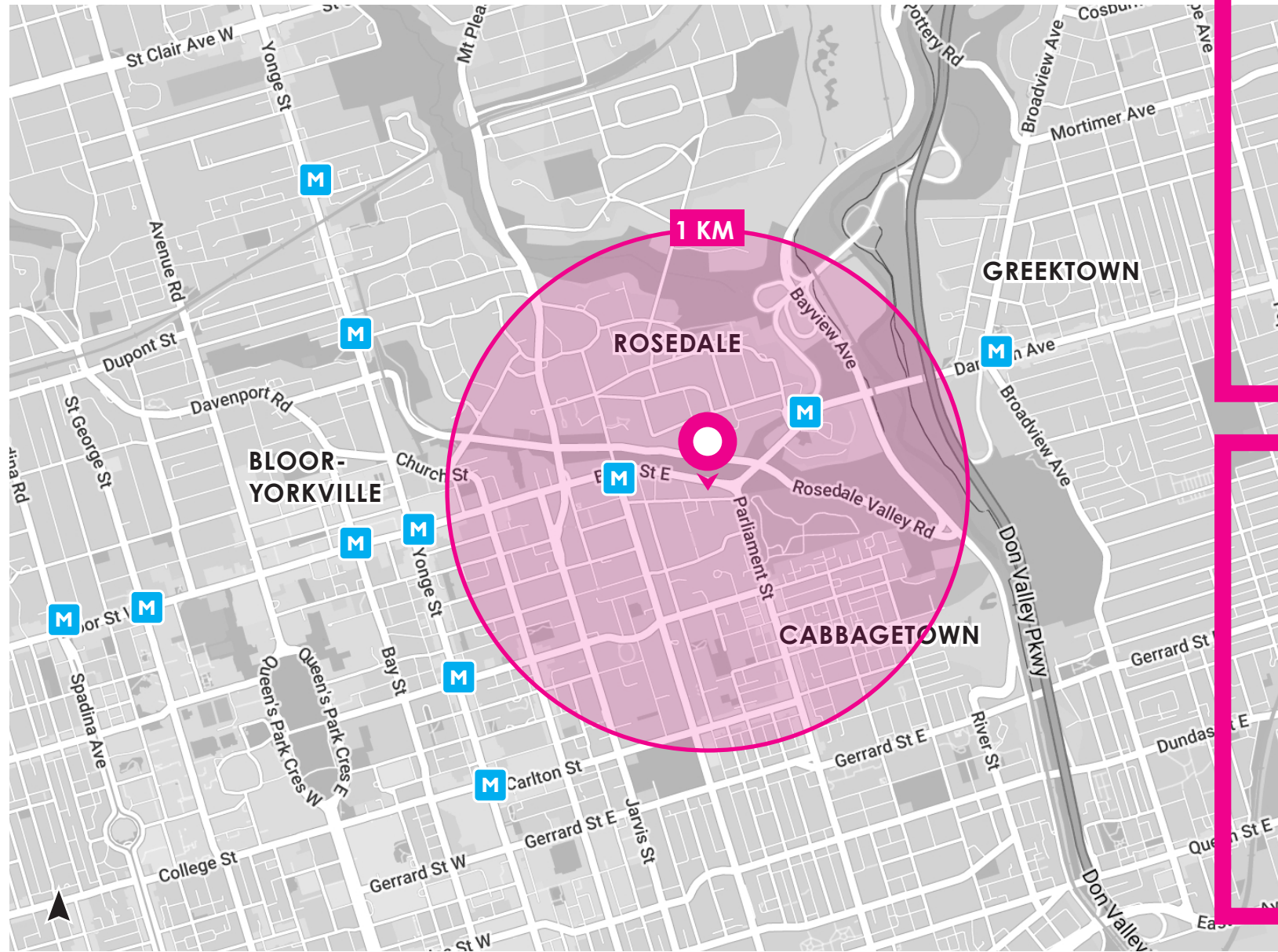


SITE PLAN



Unit	Size
Unit Three	2,182 sq. ft.
Unit Four	2,097 sq. ft.

Location Overview



CENTRALLY LOCATED

- Located at the busy intersection of Bloor St E & Parliament in St. James Town, the most densely populated census tract in Canada
- Bloor-Yorkville is just west of the property, where you will find luxury shopping and upscale dining
- Head east on Bloor to Greektown, famous for its Greek cuisine and annual *Taste of the Danforth* event, Canada's largest street festival
- To the south is Cabbagetown, a highly desirable neighbourhood known for its large concentration of beautifully restored Victorian homes
- Just passed Rosedale Valley to the north is Rosedale, one of Toronto's most prestigious neighbourhoods, known for its large homes and tree-lined streets

TRANSIT CONNECTED

- Located directly on the Bloor-Danforth subway line making it easily accessible from anywhere in the city
- Steps from Sherbourne subway station & Castle Frank subway station
- Accessible to both the Sherbourne bus & Parliament bus
- 20 minute subway ride to the Financial Core
- Easy access to the Don Valley Parkway & Bayview Avenue

\$105,479

AVERAGE HOUSEHOLD INCOME*

58,920

DAYTIME POPULATION*

6.2%

POPULATION CHANGE (2019-2024)*

*Within 1km of Via Bloor



Via Bloor

RETAIL FOR LEASE AT BLOOR STREET EAST AND PARLIAMENT STREET



ADVISORY TEAM

Arlin Markowitz*

Executive Vice President
416 815 2374
arlin.markowitz@cbre.com

Alex Edmison*

Senior Vice President
416 874 7266
alex.edmison@cbre.com

Jackson Turner**

Senior Vice President
416 815 2394
jackson.turner@cbre.com

Teddy Taggart*

Vice President
416 847 3254
teddy.taggart@cbre.com

Emily Everett*

Sales Representative
647 943 4185
emily.everett@cbre.com

*Sales Representative

**Broker

CBRE **TRIDEL®**

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.