

SLATE

1470
YONGE ST
at Yonge + St. Clair



CBRE

SLATE

1470 YONGE ST

at Yonge + St. Clair

SIZE: 1,014 sq. ft.

NET RENT: Please call listing agents

TMI: \$24.71 per sq. ft.

AVAILABLE: Immediately

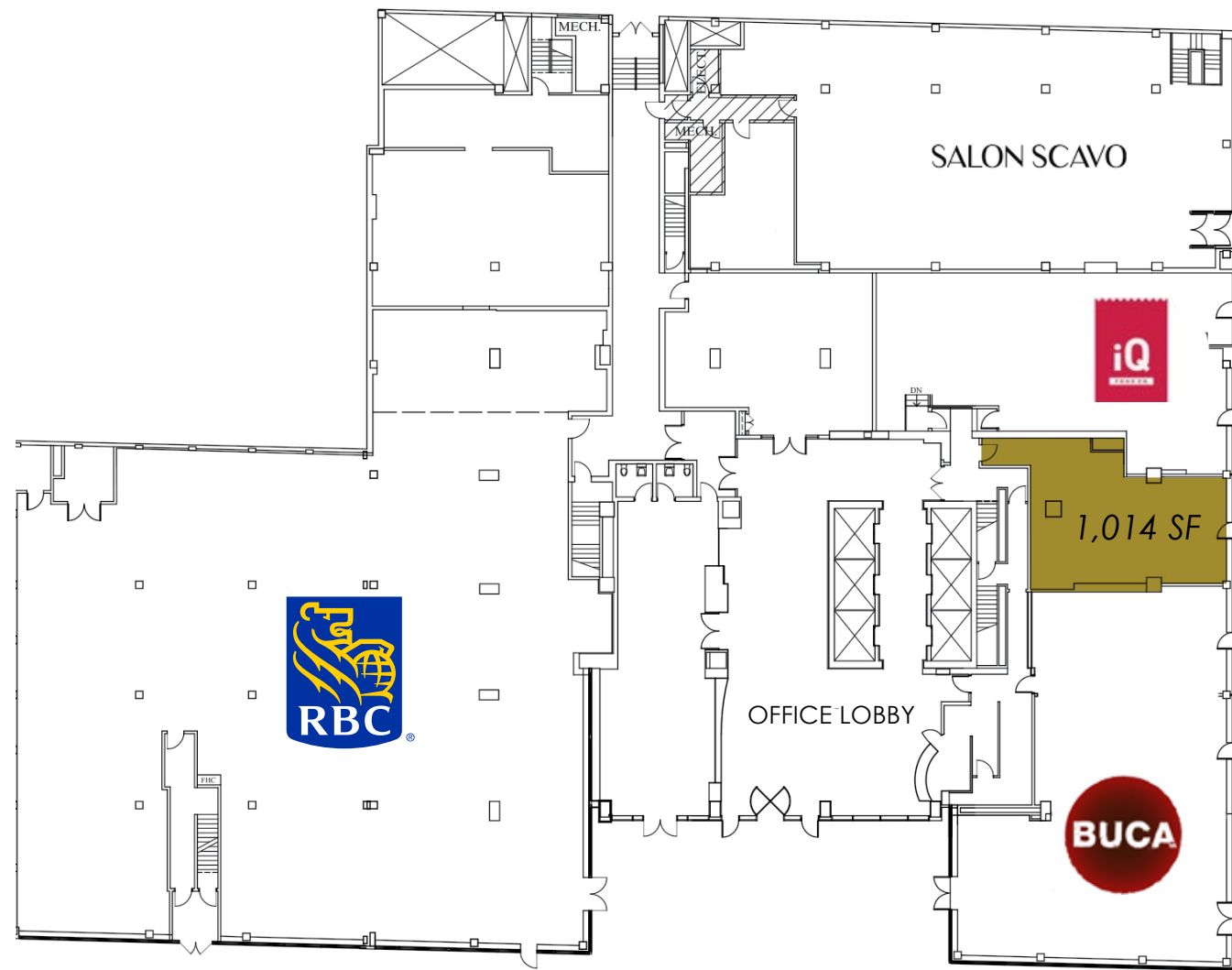
- Located on the ground floor of a 21-storey Class A office building
- Streetcar and subway access are steps away
- Complete Street Pilot Project (protected bike lanes and patio space) is currently underway, connecting Yonge & St. Clair to Bloor Street West
- 2 St. Clair West, along with neighbouring properties, have received a complete renovation and re-merchandising
- Neighbouring tenants in 2 St. Clair West include Buca, Spaces (Co-working), IQ Foods, RBC and Salon Scavo

CBRE



CBRE

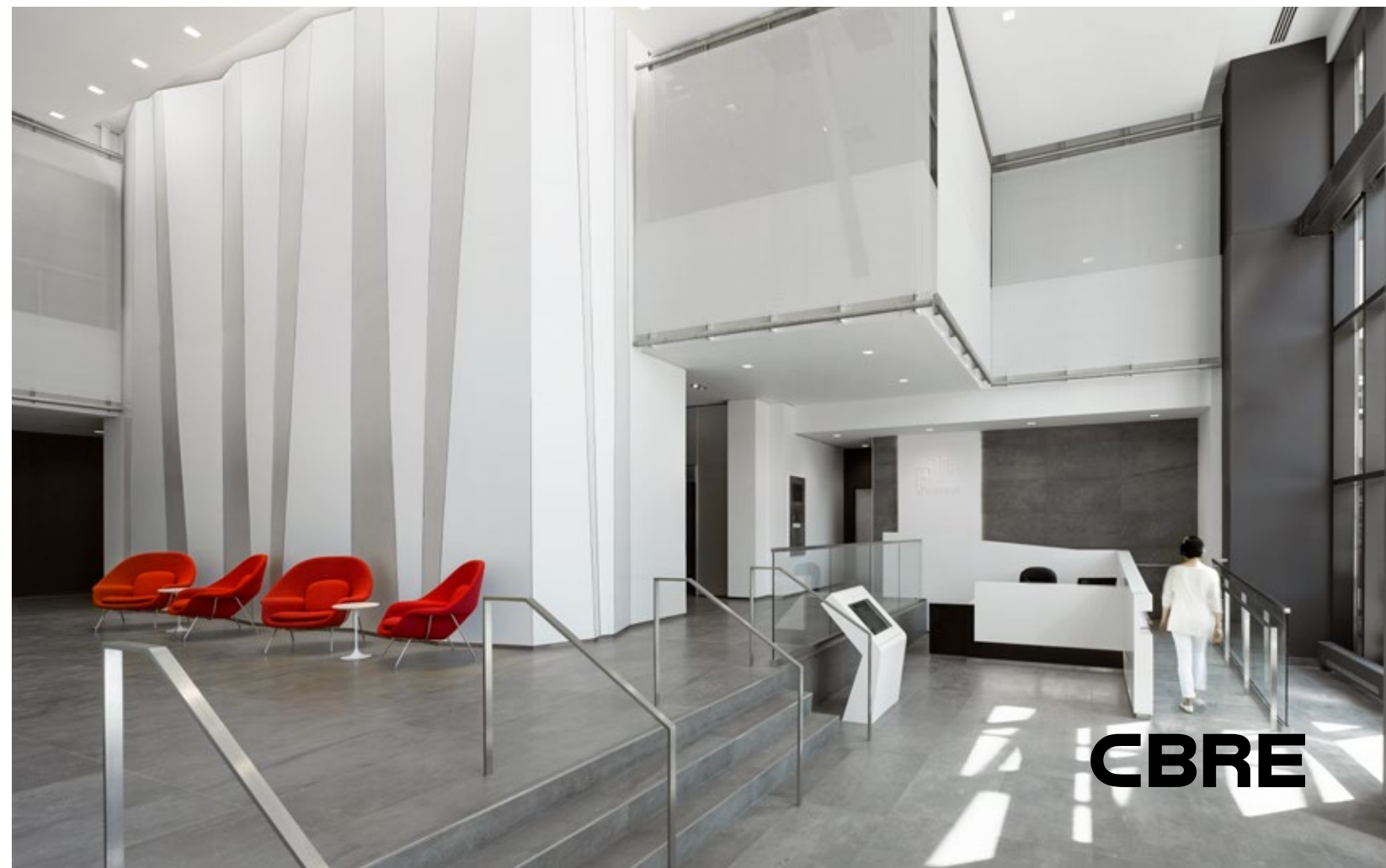
1470 YONGE STREET FLOOR PLAN



ST. CLAIR AVENUE WEST

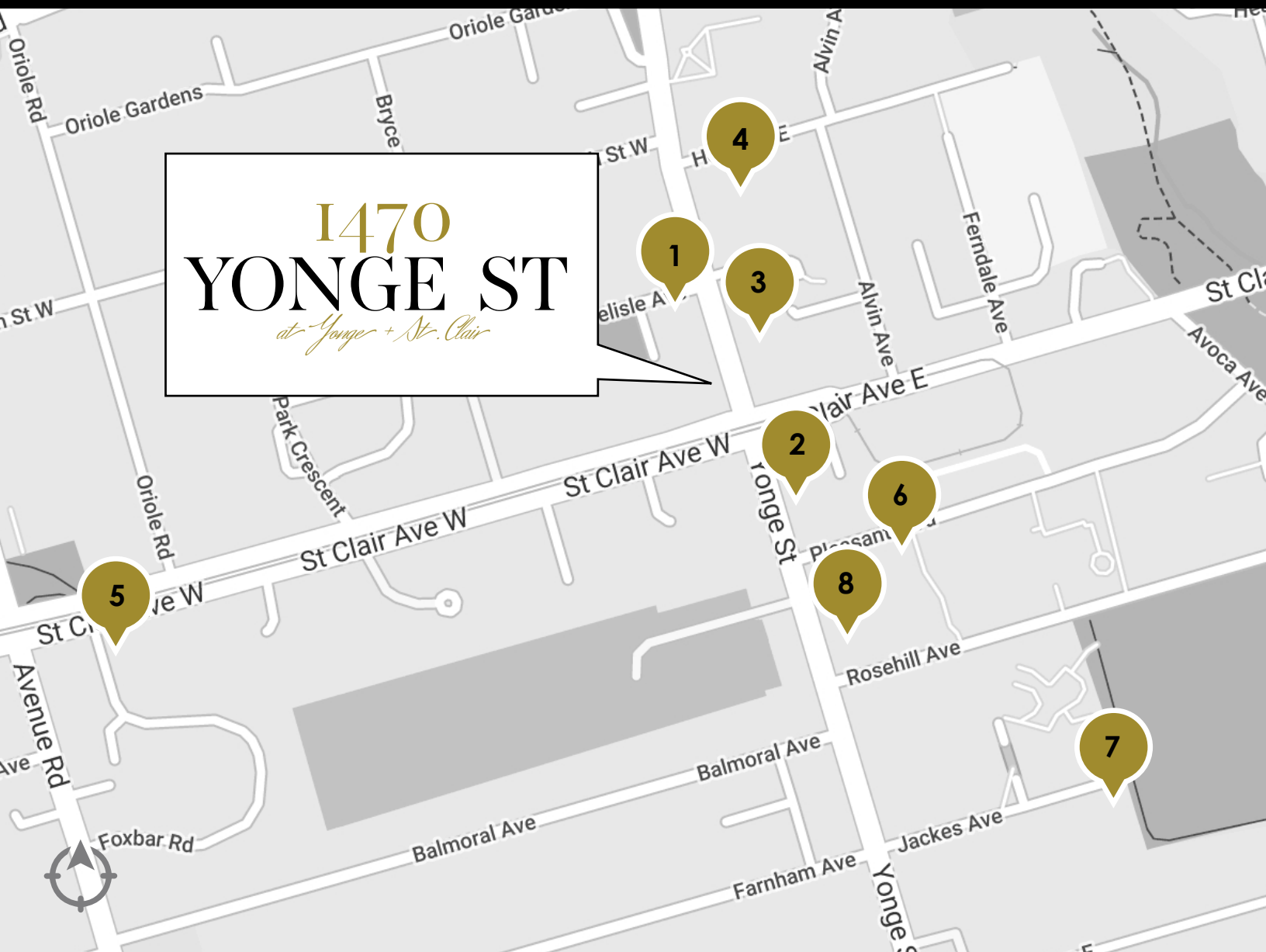


YONGE STREET



CBRE

NOTABLE AREA DEVELOPMENTS



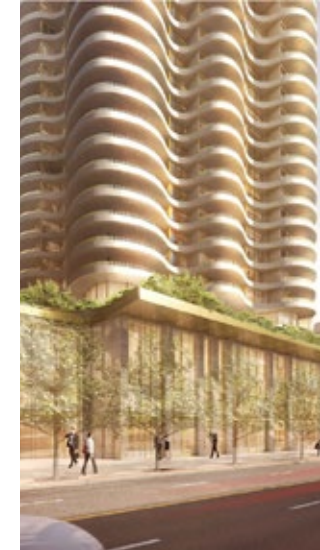
**1470
YONGE ST**
at Yonge + St. Clair

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



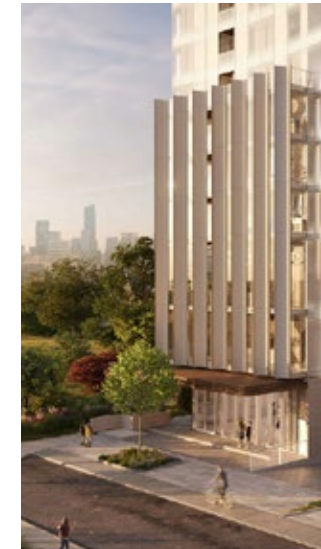
129 St. Clair Ave E
Construction
259 units
28 storeys

6. 29 Pleasant



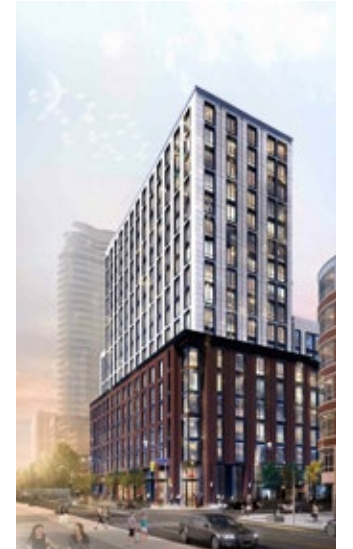
29 Pleasant Blvd.
Construction
302 units
34 storeys

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

POPEYES — Popeye's
Dove Cleaners

petvalu — Pet Valu
freshii — Freshii

BMO — BMO Bank of Montreal

Delisle Avenue

One Delisle Condos
Sushi Gen
Walking on Cloud
Modo Yoga Uptown

1470 YONGE

St. Clair Avenue West

Presse Cafe
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

St. Clair Avenue East

TD — **Rexall** — **GoodLife FITNESS**
Rexall — Goodlife Fitness

Scotiabank. — **F45** — **Playa Cabana**
Prairie Boy — **F45 Training** — **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

Advisors

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

Teddy Taggart*
Senior Sales Associate
416 847 3254
teddy.taggart@cbre.com

*Sales Representative **Broker



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.