

BLOOR & DUFFERIN

RETAIL FOR LEASE

IN THE NEW BLOOR & DUFFERIN MIXED-USE COMMUNITY

OCCUPYING
Q4 2026



PEDESTRIAN WALKWAY FACING SOUTH



BLOOR & DUFFERIN

A true mixed-use community at the corner of Bloor Street West and Dufferin Street.

New retail and residential space alongside new public areas and parkland will infuse the existing fabric of the neighbourhood with a new energy and limitless opportunities.

KEY DEVELOPMENT STATISTICS



2,034

Residential Units



74,893 SQ. FT.

Retail



71

Dedicated Retail Parking Spaces



38,540 SQ. FT.

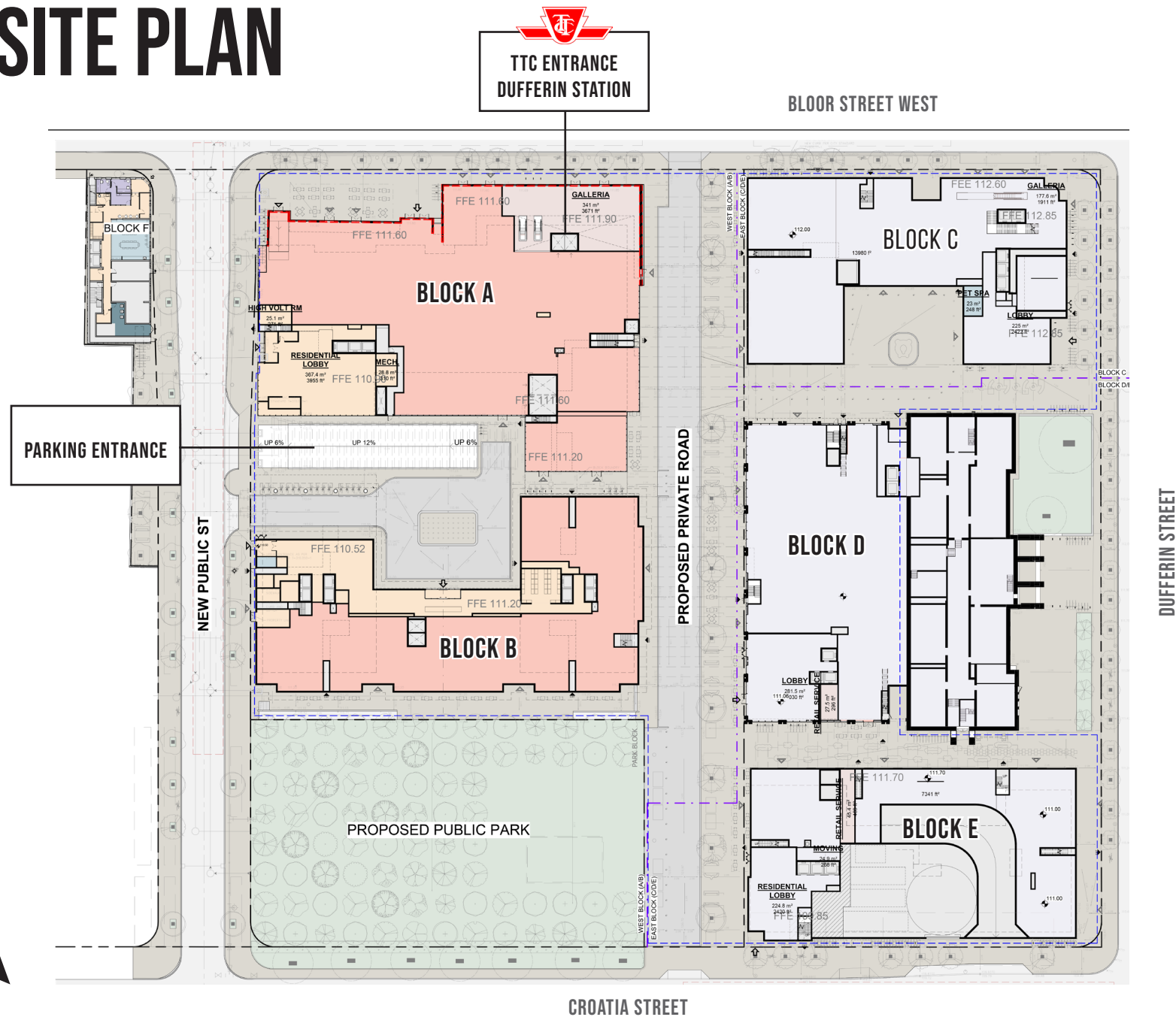
Greenspace



35,737 SQ. FT.

Community Hub

SITE PLAN



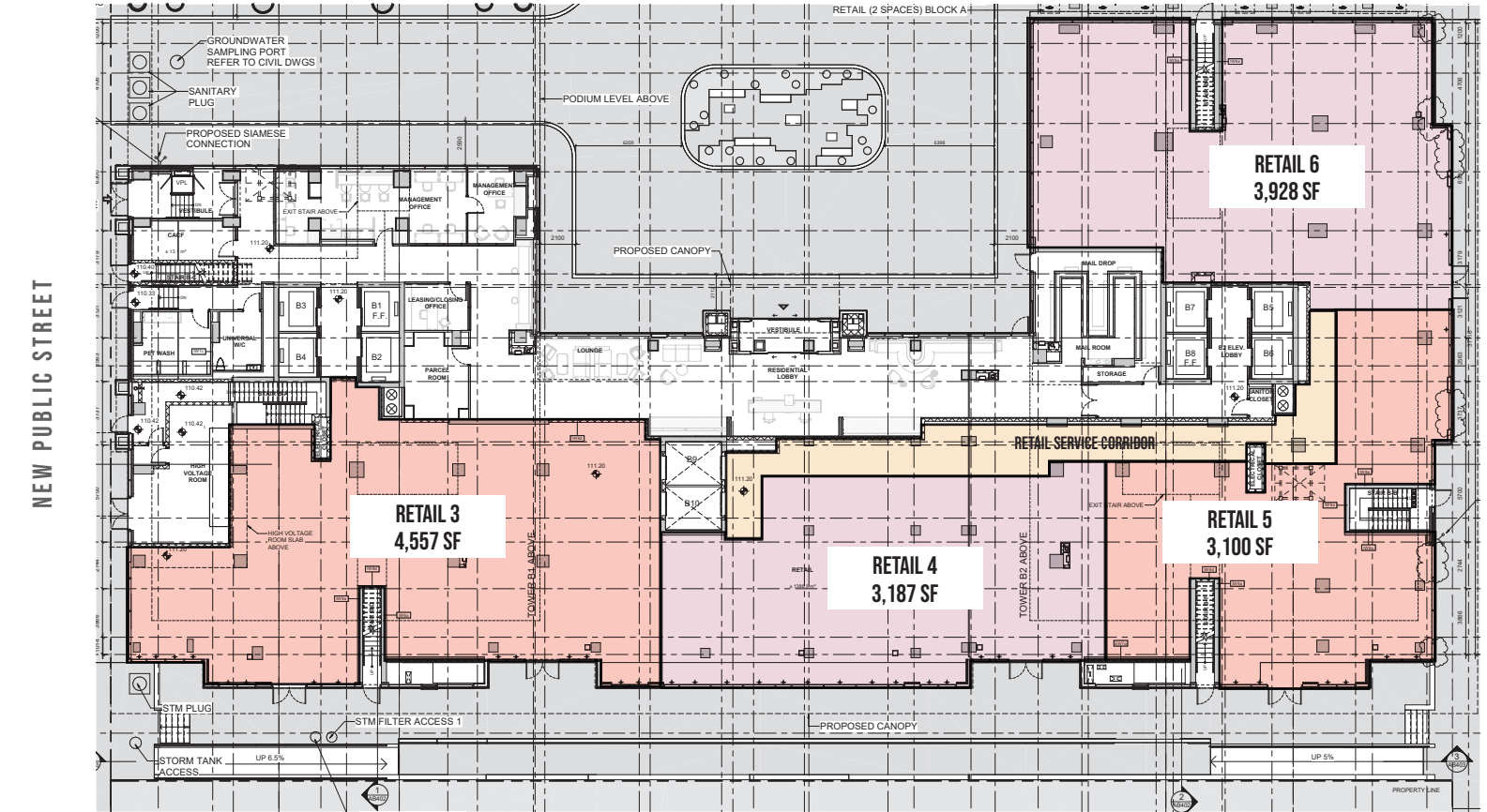
AVAILABLE RETAIL FOR LEASE

BLOCK A | GROUND LEVEL



AVAILABLE RETAIL FOR LEASE

BLOCK B | GROUND LEVEL



BLOCK A
VIEW LOOKING SOUTH FROM BLOOR STREET WEST



BLOCK A
ARTISTS RENDERING



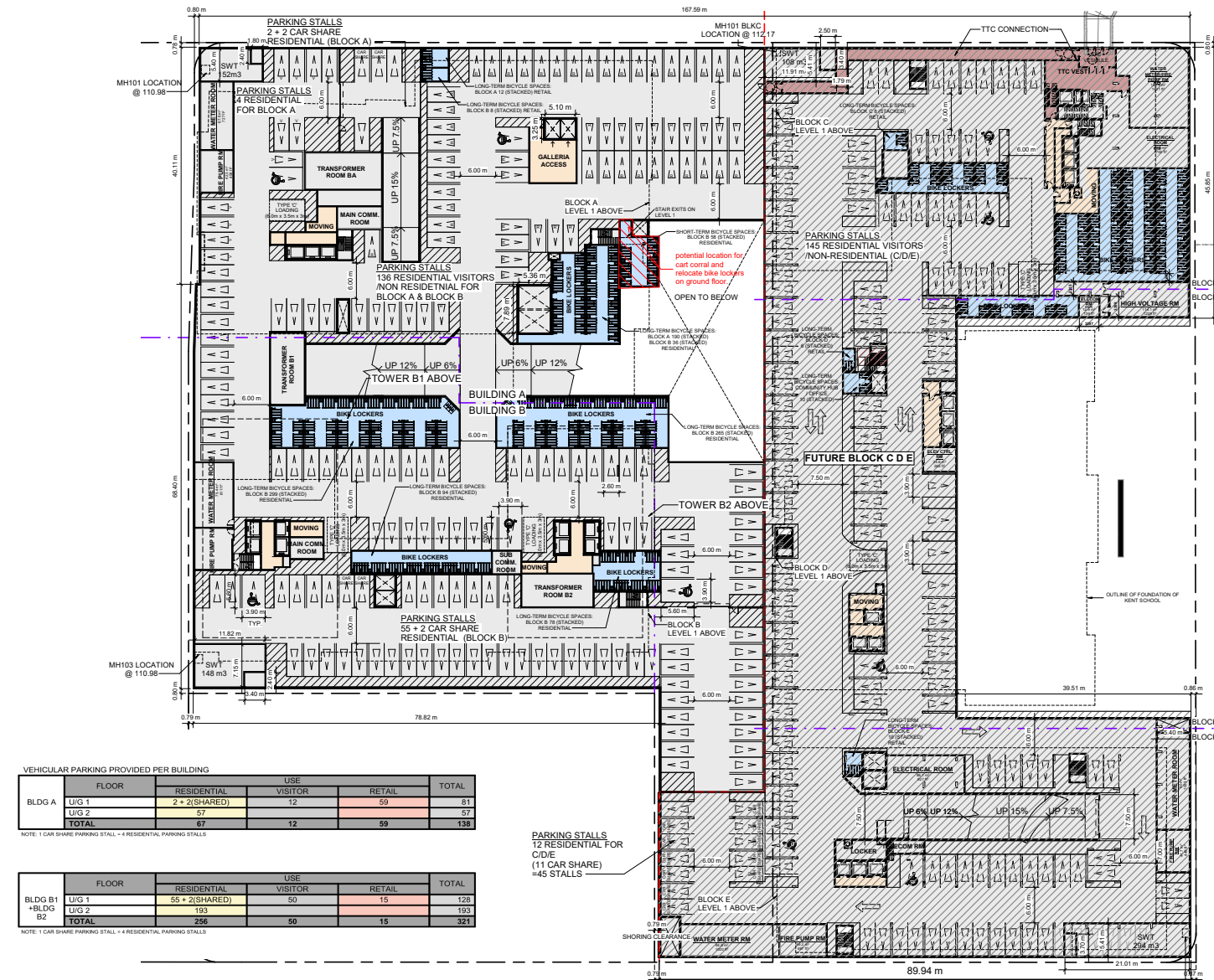
BLOCK B
FRONTING ONTO FUTURE PARK



BLOCK B
ARTISTS RENDERING



PARKING P1 LEVEL



VEHICULAR PARKING PROVIDED PER BUILDING

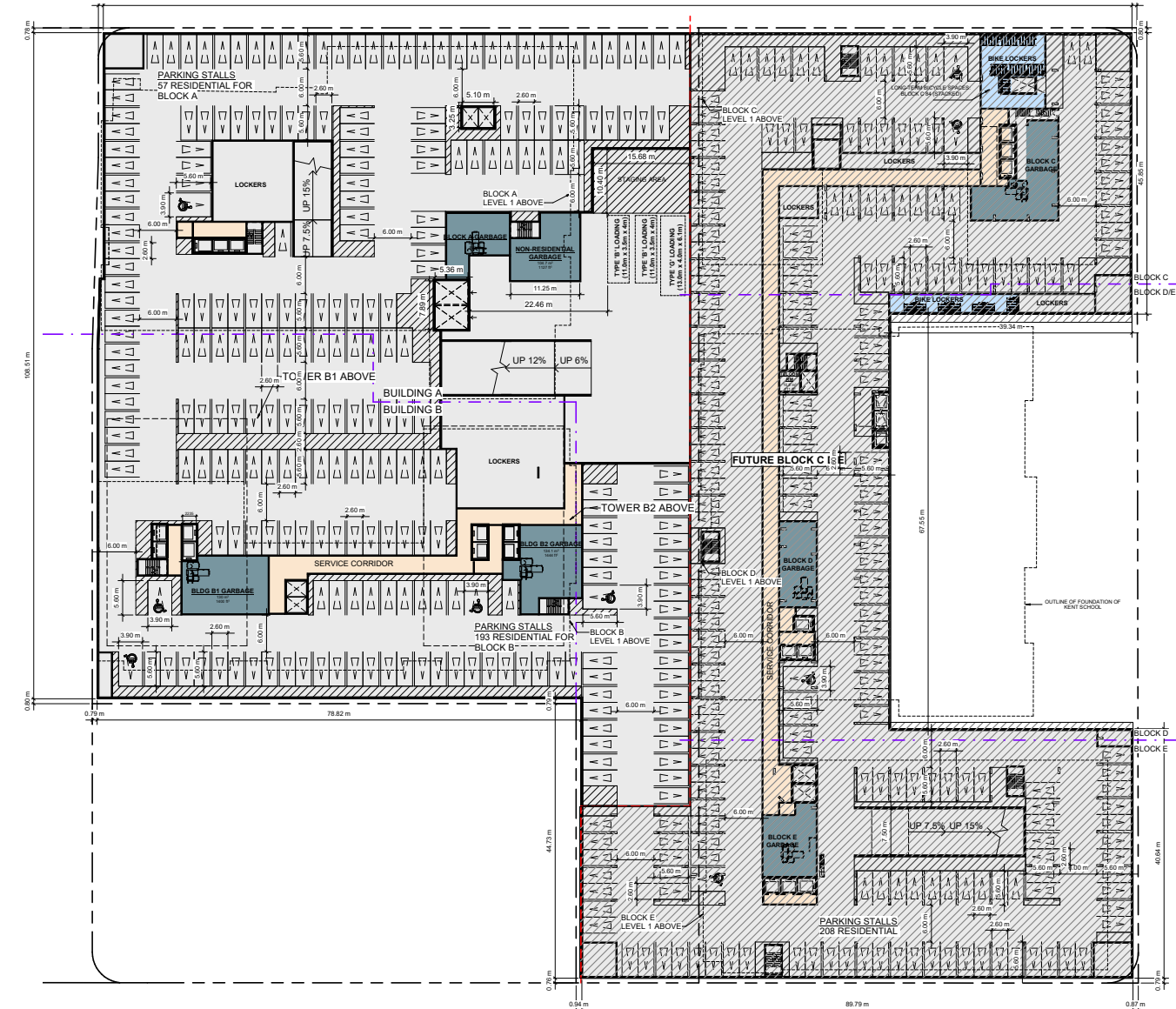
BLDG A	FLOOR	USE			TOTAL
		RESIDENTIAL	VISITOR	RETAIL	
	LIG 1	2 + 2(SHARED)	12	59	81
	LIG 2			57	57
	TOTAL	67	12	59	138

NOTE: 1 CAR SHARE PARKING STALL + RESIDENTIAL PARKING STALLS

BLDG B1 +BLDG B2	FLOOR	USE			TOTAL
		RESIDENTIAL	VISITOR	RETAIL	
	LIG 1	55 + 2(SHARED)	50	15	120
	LIG 2	193			193
	TOTAL	256	50	15	321

NOTE: 1 CAR SHARE PARKING STALL + RESIDENTIAL PARKING STALLS

PARKING P2 LEVEL



THE LOCATION BLOORDALE VILLAGE

The site is located in Toronto's west end, at the corner of Bloor Street West and Dufferin Street, along the border of Wallace Emerson and Brockton Village. This stretch of Bloor West, between Dufferin and Lawrence is known as Bloordale Village, a popular up-and-coming arts district known for its breweries, restaurants & bars, bicycle shops, art galleries and antique shops. The area has a bustling nightlife scene and is home to many popular bars and diverse restaurants. In the summer Bloordale hosts the BIG on Bloor Festival, where thousands of people flock to the neighbourhood to celebrate arts, culture, community and small businesses.

Mercer Union Centre for Contemporary Art

- The Spot
- King Chef Chinese
- TL Variety

- Brock Sandwich
- Home Baking Co.

- Duffy's Tavern
- That Dog Next Door
- Bar Neon
- Bike Depot
- Bengal Grocery
- Army Surplus

- Five Star Variety
- Sweet Pete's Bike Shop
- Alma
- Grey Tiger Cocktail Bar
- Burdock Brewery

- Family Fruit & Flower
- Odd Finds General Store
- The John on Bloor
- Wing Machine

Highrise Residential

Dovercourt Baptist Church

Dufferin Street

- Bloor-Dufferin Medical Centre
- Pizza Pizza
- Jerk King

- Tim Hortons
- Seoul Shakers
- Growers Retail
- Furniture Emporium
- Latin World
- Galaxy T&T
- The Salvation Army Thrift

- House of Lancaster 4th & 7th
- Dead Dog Records
- Ransack The Universe
- Supermart Convenience
- Midwives Collective
- Pizza Pizza

- A2Z Vacuums Town
- Amkay's MK's
- Music Therapy Centre
- Subway
- Afrobeat Kitchen
- Three Speed

BLOOR & DUFFERIN

Dufferin Mall

- CIBC
- A&W
- Popeye's
- La Tortilleria

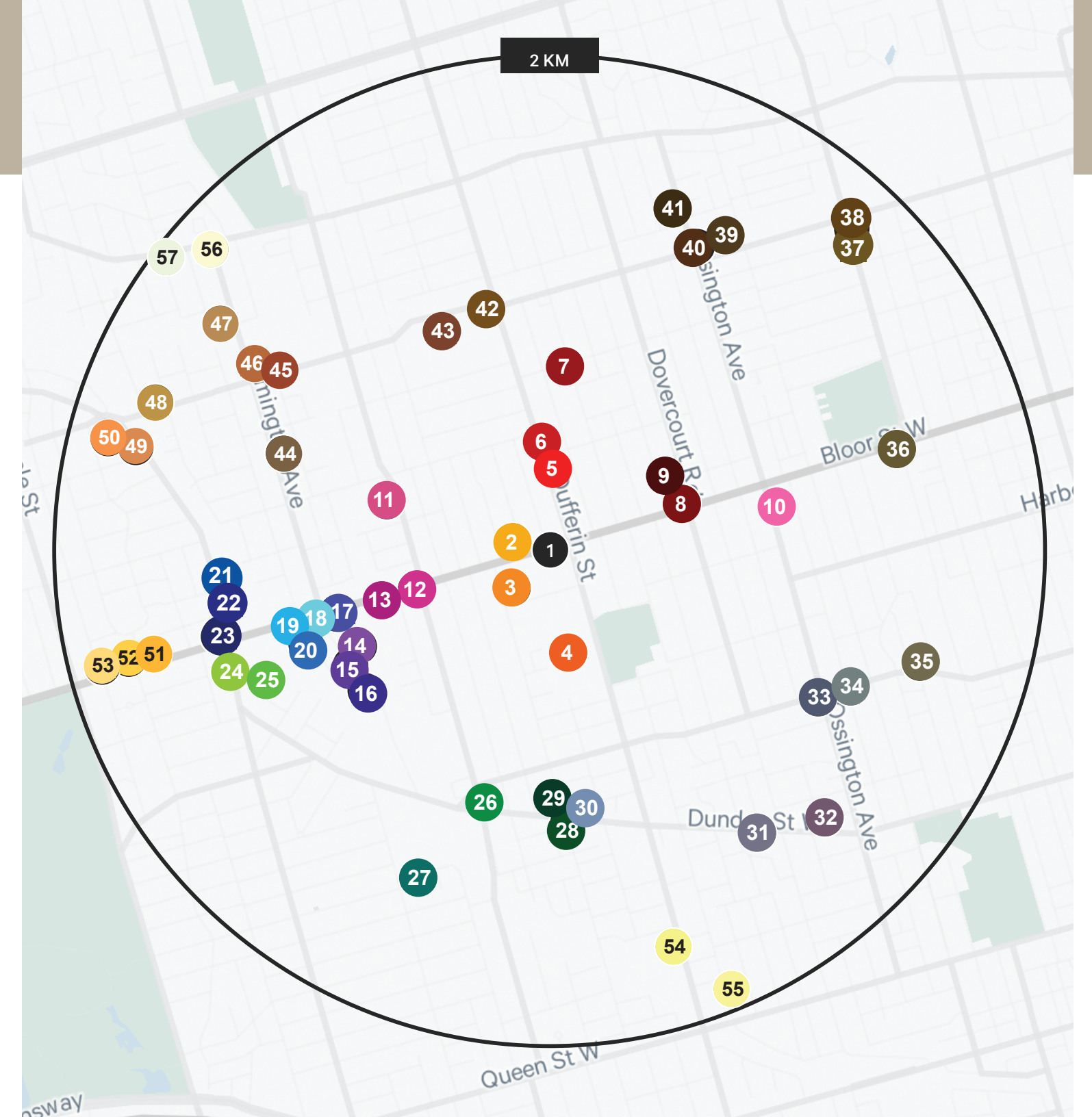
AERIAL

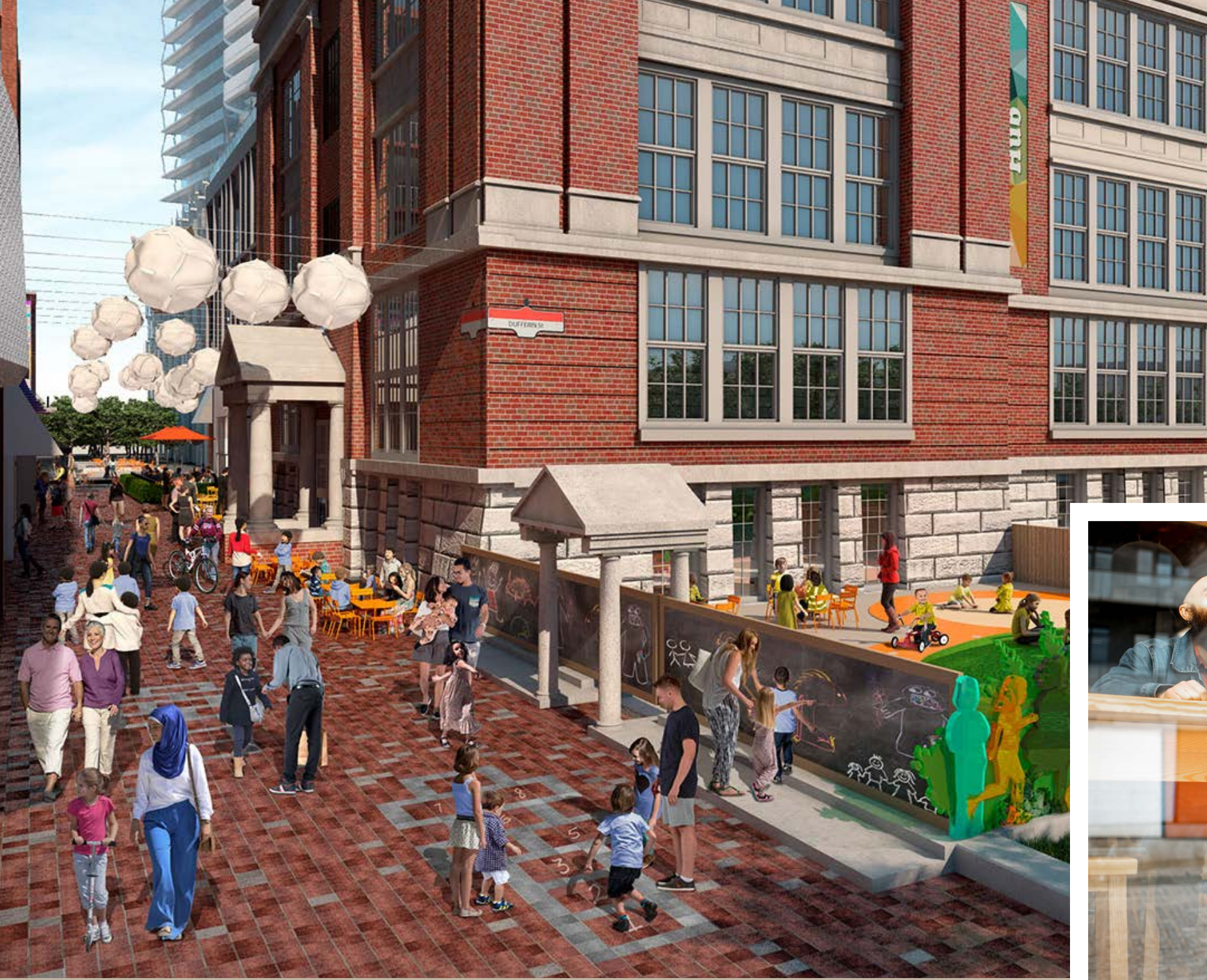


RESIDENTIAL DEVELOPMENTS WITHIN 2KM RANGE

	PROPERTY ADDRESS	DEVELOPER	NUMBER OF UNITS	PHASE
1	Bloor & Dufferin 1141 Bloor St W, Toronto	Hazelview Investments	431, 413, 365, 224, 211, 200, 56	Under Construction
2	12 Pauline Ave, Toronto	Portal Development	35	Pre-Construction
3	90 Croatia St, Toronto	Fitzrovia Real Estate Inc.	224	Under Construction
4	900 Dufferin St, Toronto	Primaris Management Inc.	777, 423	Pre-Construction
5	1103 Dufferin St, Toronto	EN2 Development	8	Under Construction
6	1129 Dufferin St, Toronto	BN Engineering	4	Pre-Construction
7	208 Bartlett Ave, Toronto	Sheeraz Ahmad Siddiqui	10	Pre-Construction
8	980 Bloor St W, Toronto	Sierra Communities	97	Pre-Construction
9	980 Bloor St W, Toronto	Old Orchard Properties Inc	8	Pre-Construction
10	693 Ossington Ave, Toronto	Green Street Flats	18, 2	Pre-Construction
11	640 Lansdowne Ave, Toronto	Magellan Community Charities, CreateTO	57	Pre-Construction
12	1293 Bloor St W, Toronto	RioCan REIT	230	Pre-Construction
13	1319 Bloor St W, Toronto	KingSett Capital	799	Pre-Construction
14	221 Sterling Road, Toronto	First Capital, Firm Capital	332, 306, 254	Pre-Construction
15	201 Sterling Rd, Toronto	Marlin Spring Developments	266	Under Construction
16	150 Sterling Rd, Toronto	Marlin Spring Developments	181	Pre-Construction
17	1405 Bloor St W, Toronto	Lamb Development Corp	326	Pre-Construction
18	1425 Bloor St W, Toronto	KingSett Capital	197	Pre-Construction
19	1439 Bloor St W, Toronto	Neudorfer Corporation	169	Pre-Construction
20	72 Perth Ave, Toronto	Castlepoint Numa	128	Pre-Construction
21	2400 Dundas St W, Toronto	Fora Developments	442, 431	Pre-Construction
22	2376 Dundas St W, Toronto	Lormel Homes	393	Under Construction
23	1540 Bloor St W, Toronto	Trinity Development Group Inc., Hazelview Investments	354	Pre-Construction
24	2283 Dundas St, Toronto	2600633 Ontario Inc	10	Pre-Construction
25	2280 Dundas St W, Toronto	Choice Properties REIT	557, 410, 338, 220, 177, 141, 80	Pre-Construction
26	1744 Dundas St W, Toronto	2684924 Ontario Inc	18	Pre-Construction
27	41 Wabash Ave, Toronto	VANDYK Group of Companies	15	Pre-Construction
28	1615 Dundas St W, Toronto	Dundas Street Ventures	8	Pre-Construction
29	1615 Dundas St W, Toronto	Block Developments	135	Pre-Construction
30	1615 Dundas St W, Toronto	Block Developments	57	Pre-Construction

	PROPERTY ADDRESS	DEVELOPER	NUMBER OF UNITS	PHASE
31	1305 Dundas Street W, Toronto	Luloo Boutique Homes	23	Under Construction
32	1200 Dundas Street W, Toronto	Fieldgate Urban	115	Under Construction
33	833 College St, Toronto	Blackthorn Development Corp.	5	Pre-Construction
34	221 Roxton Rd, Toronto	Land Services Group	33	Pre-Construction
35	690 College St, Toronto	Winston Harding Ltd	12	Pre-Construction
36	737 Bloor St W, Toronto	Terra Gold Properties	2	Pre-Construction
37	287 Christie St, Toronto	Zinc Developments	42	Pre-Construction
38	287 Christie St, Toronto	UrbinCo	5	Pre-Construction
39	840 Dupont St, Toronto	Tridel	329	Under Construction
40	888 Dupont St, Toronto	TAS	155	Pre-Construction
41	1120 Ossington Ave, Toronto	R-Hauz Services Inc	26	Pre-Construction
42	1185 Dupont St, Toronto	Almaved	427	Under Construction
43	1245 Dupont Street, Toronto	Almaved	2835	Pre-Construction
44	316 Campbell Ave, Toronto	Marlin Spring Developments, Trolleybus Urban Development Inc.	313	Pre-Construction
45	211 Symington Ave, Toronto	Oikoi Living	4	Pre-Construction
46	323 Symington Ave, Toronto	European Bakery Supply Inc	817	Pre-Construction
47	386 Symington Ave, Toronto	Tricon Residential	332	Under Construction
48	1650 Dupont St, Toronto	Gairloch Developments	106	Pre-Construction
49	2625 Dundas Street, Toronto	Gairloch Developments	111	Under Construction
50	2639 R Dundas St, Toronto	2512026 Ontario Inc	4	Pre-Construction
51	1630 Bloor St W, Toronto	Old Stonehenge Development Corporation	19	Pre-Construction
52	1660 Bloor St W, Toronto	Mattamy Homes	174	Under Construction
53	1728 Bloor St W, Toronto	Fairway Developments	99	Phase 1
54	450 Dufferin St, Toronto	Hullmark	143	Pre-Construction
55	31 Gladstone Ave, Toronto	Condoman Developments	28	Pre-Construction
56	1859 Davenport Road, Toronto	Ambient Designs	4	Pre-Construction
57	1921 Davenport Road, Toronto	Ambient Designs	19	Pre-Construction
TOTAL NUMBER OF UNITS			16,719	
TOTAL NUMBER OF PEOPLE PER HOUSEHOLD			2.22	
TOTAL NUMBER OF PEOPLE EXPECTED IN NEW UNITS			37,116	





NEIGHBOURHOOD DEMOGRAPHICS

The primary demographic PRIZM segment in the 1 km radius surrounding Bloor and Dufferin is classified as "Indieville". This segment is defined by young and middle-aged singles and couples who are University educated and work in white collar/service sector jobs. Many of them have yet to start families and are therefore able to devote their discretionary income to social activities. They have high rates for going to art galleries, films, and bars and view health and wellness as a top priority.



33,168
POPULATION



2.4%
POPULATION
CHANGE



\$101,834
AVERAGE
HOUSEHOLD
INCOME



37.4
AVERAGE
AGE

*2021 Demographics within 1km of Bloor & Dufferin

BLOOR & DUFFERIN

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