

# BLOOR & DUFFERIN

## RETAIL FOR LEASE

IN THE NEW BLOOR & DUFFERIN  
MIXED-USE COMMUNITY





PEDESTRIAN WALKWAY FACING SOUTH



# BLOOR & DUFFERIN

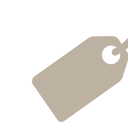
**A true mixed-use community at the corner of Bloor Street West and Dufferin Street.**

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



**136**  
Parking Spaces



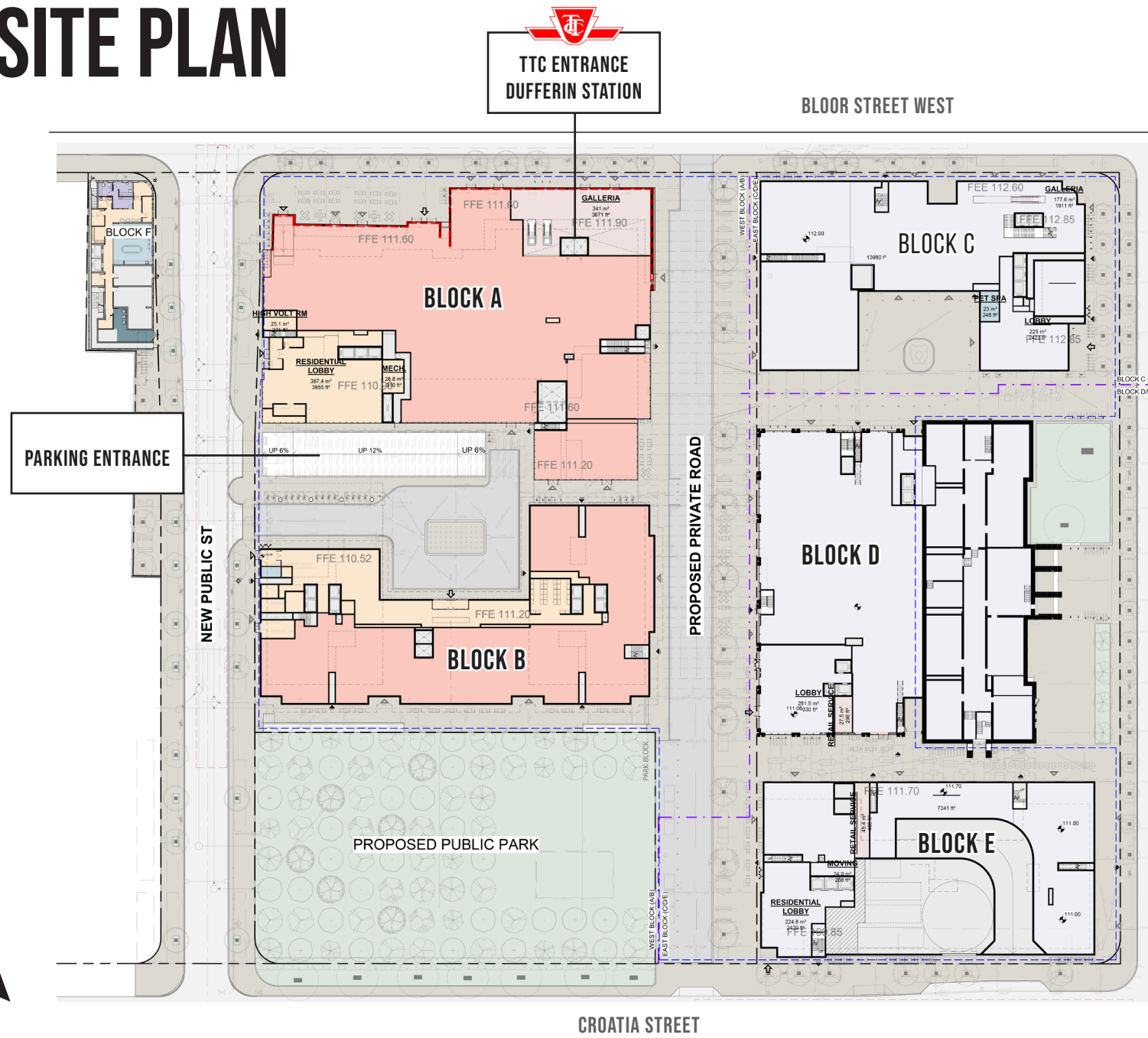
**38,540 SQ. FT.**  
Greenspace



**35,737 SQ. FT.**  
Community Hub



# SITE PLAN

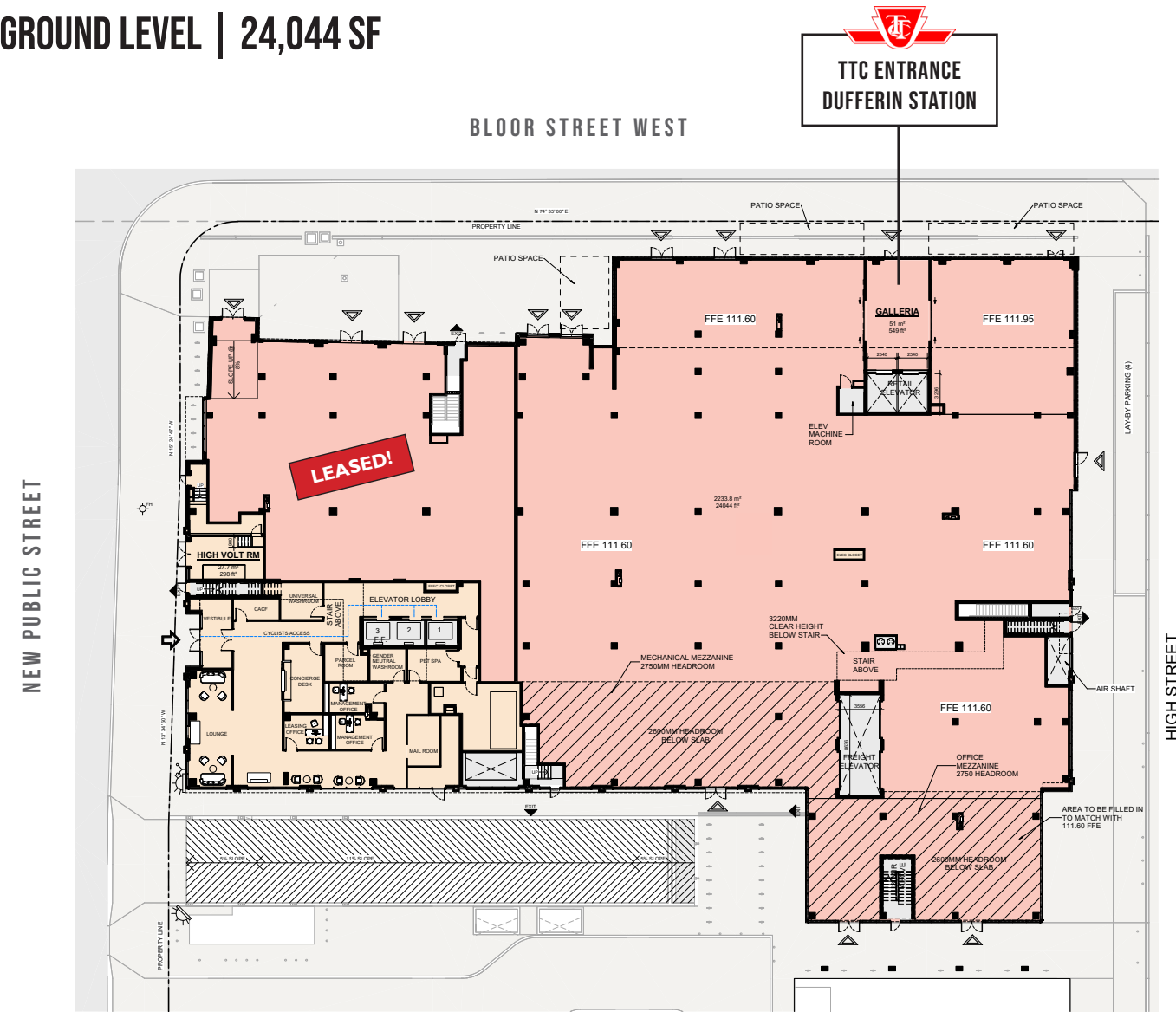


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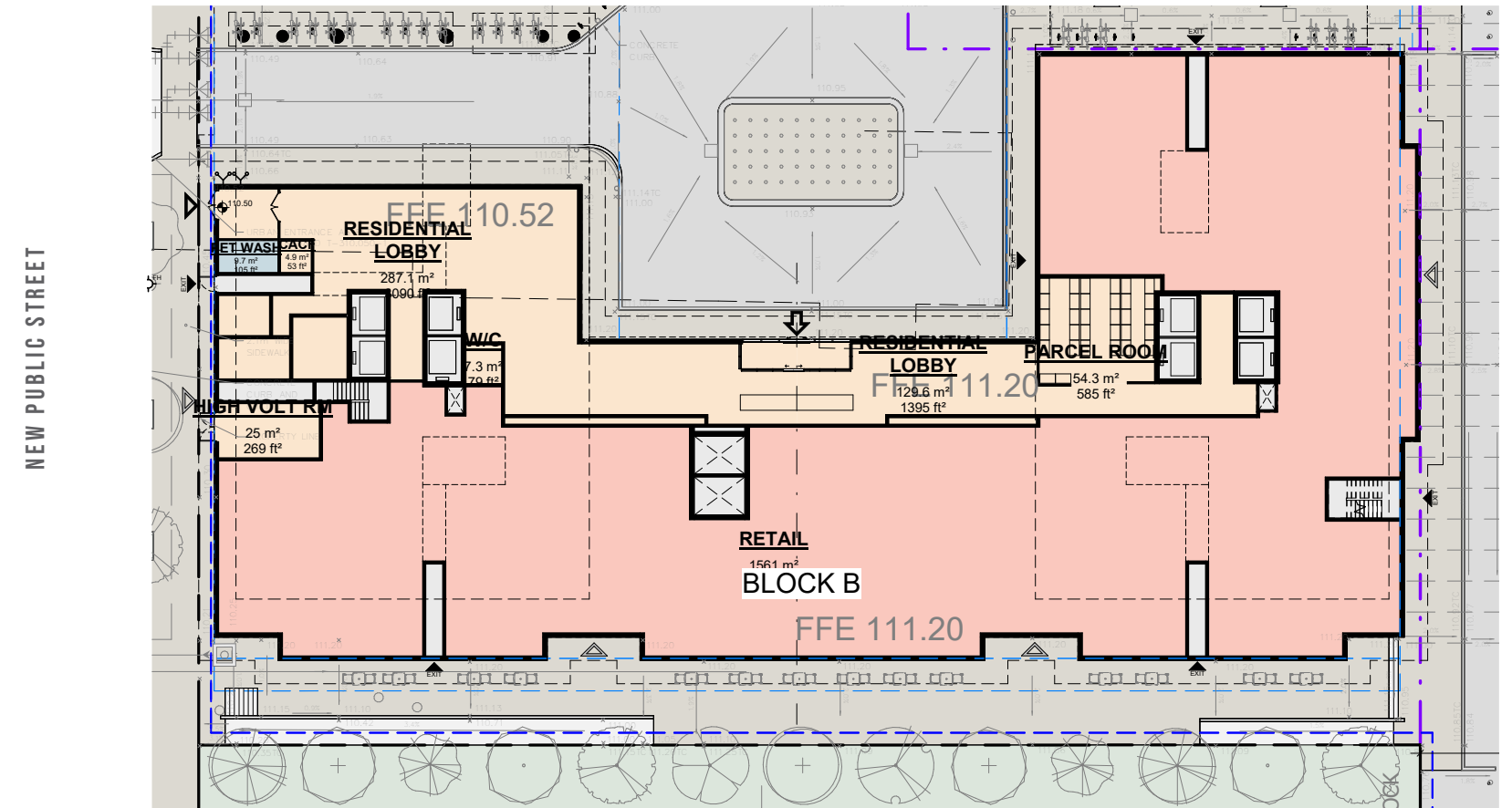


# AVAILABLE RETAIL FOR LEASE

BLOCK A | GROUND LEVEL | 24,044 SF



BLOCK B | GROUND LEVEL | 16,802 SF



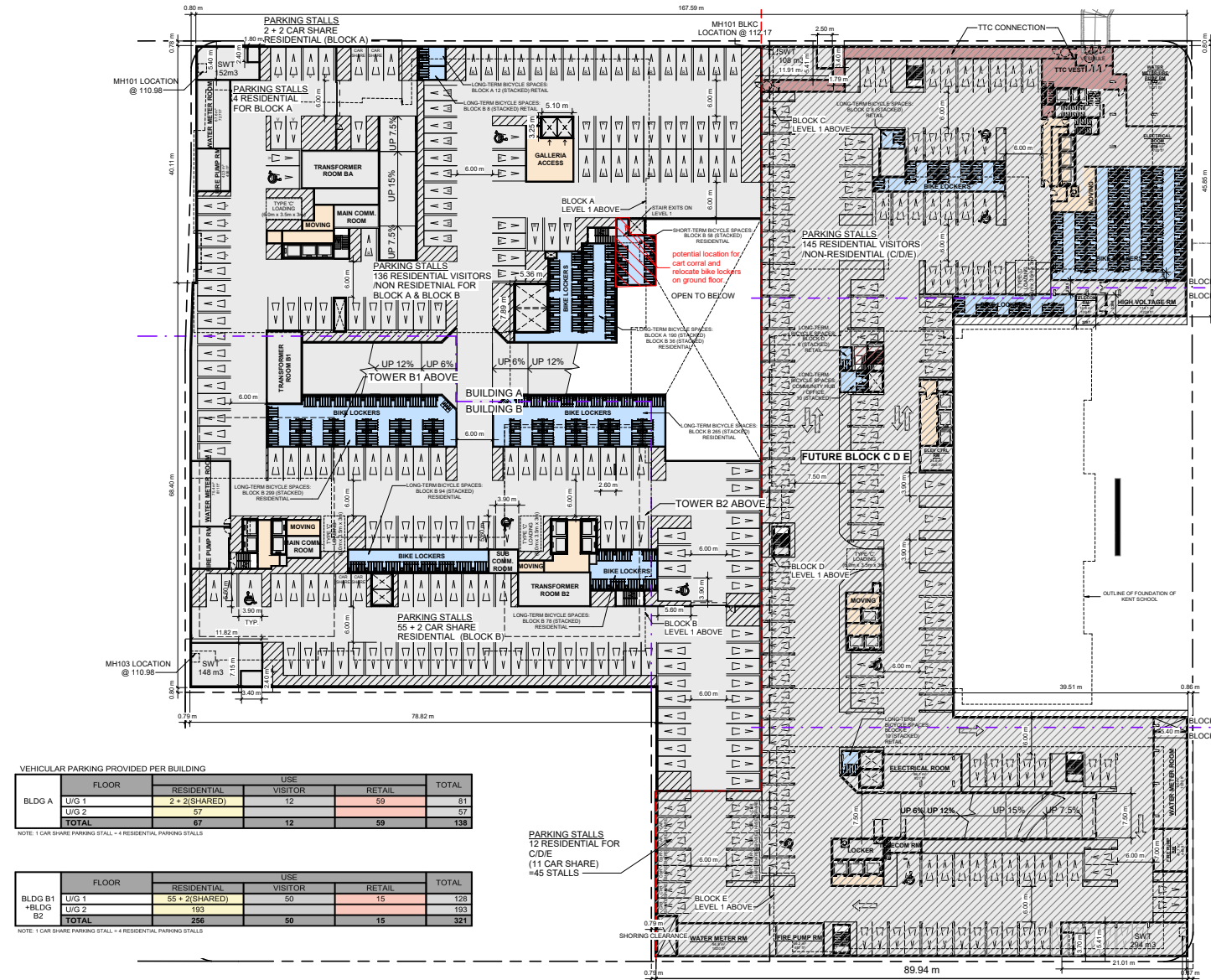


**BLOCK A  
BLOOR STREET FRONTAGE**





# PARKING P1 LEVEL



VEHICULAR PARKING PROVIDED PER BUILDING

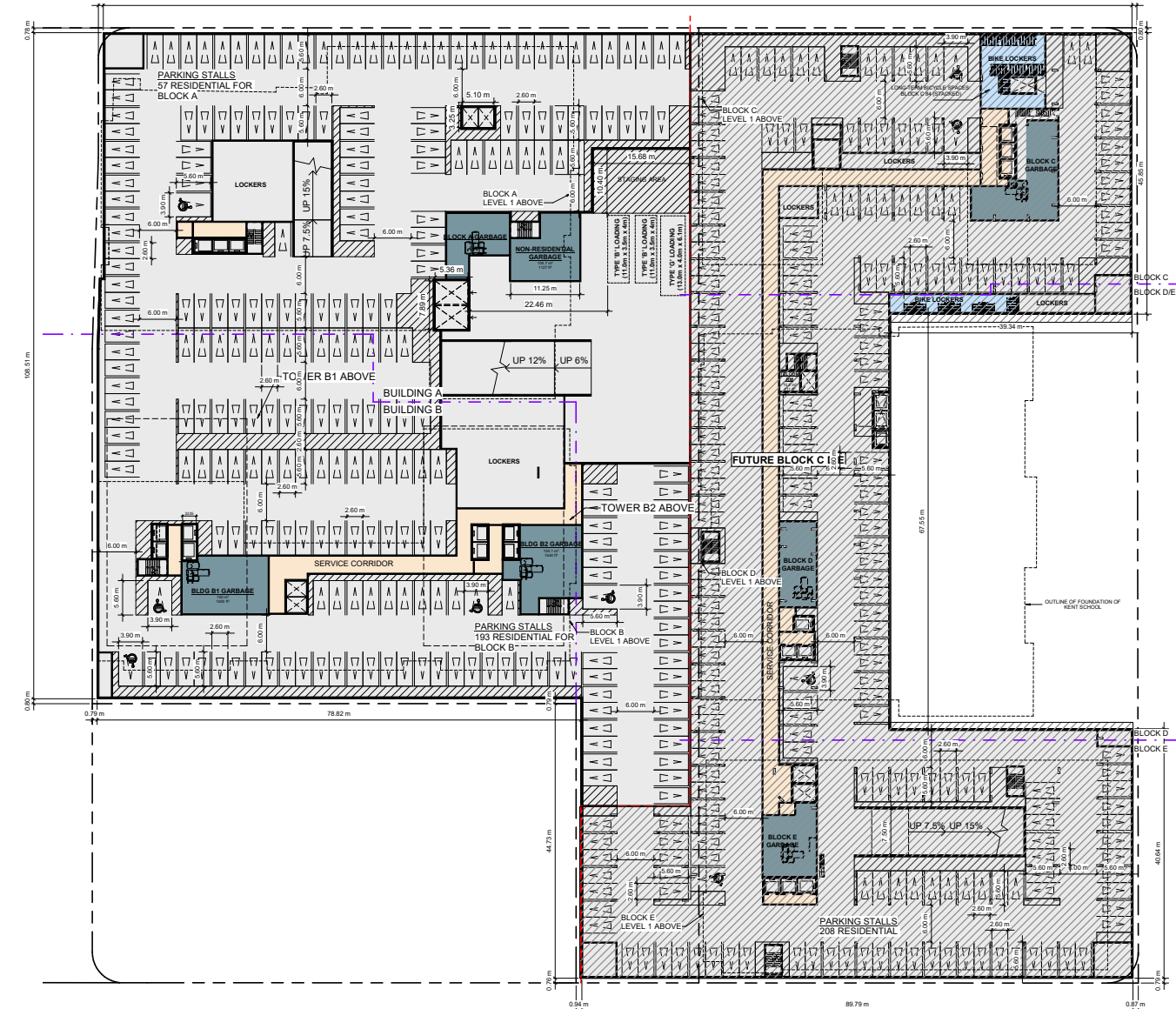
| BLDG A | FLOOR       | USE         |         |        | TOTAL |
|--------|-------------|-------------|---------|--------|-------|
|        |             | RESIDENTIAL | VISITOR | RETAIL |       |
| LUG 1  | 2+2(SHARED) | 59          | 12      | 59     | 81    |
|        |             | 57         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

NOTE: 1 CAR SHARE PARKING STALL = 2 RESIDENTIAL PARKING STALLS

| BLDG B1<br>+BLDG B2 | FLOOR        | USE         |         |        | TOTAL |
|---------------------|--------------|-------------|---------|--------|-------|
|                     |              | RESIDENTIAL | VISITOR | RETAIL |       |
| LUG 2               | 55+2(SHARED) | 50          | 15      | 15     | 128   |
|                     |              | 193         | 15      | 15     | 193   |
| TOTAL               |              | 256         | 50      | 15     | 321   |

NOTE: 1 CAR SHARE PARKING STALL = 2 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

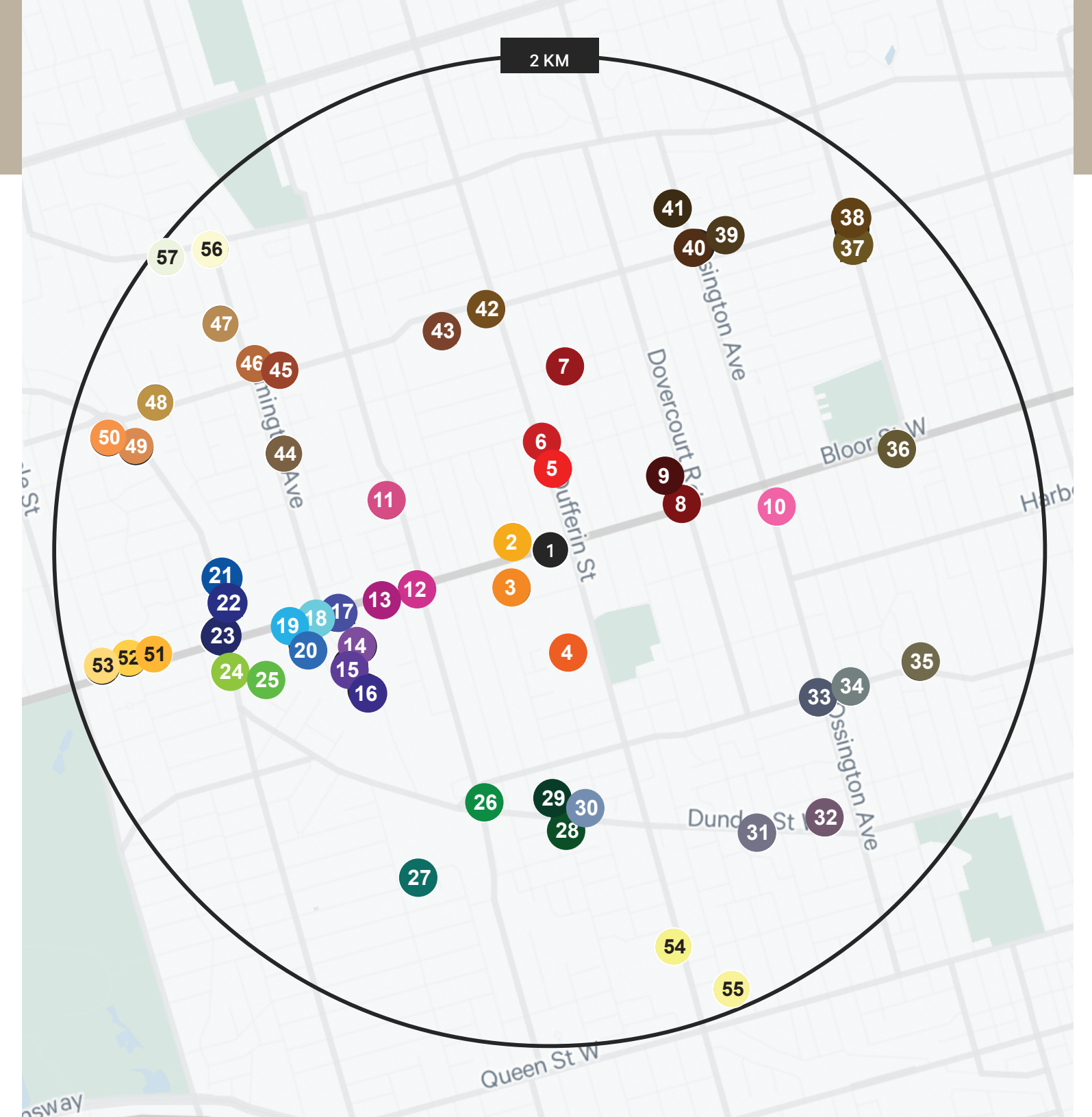




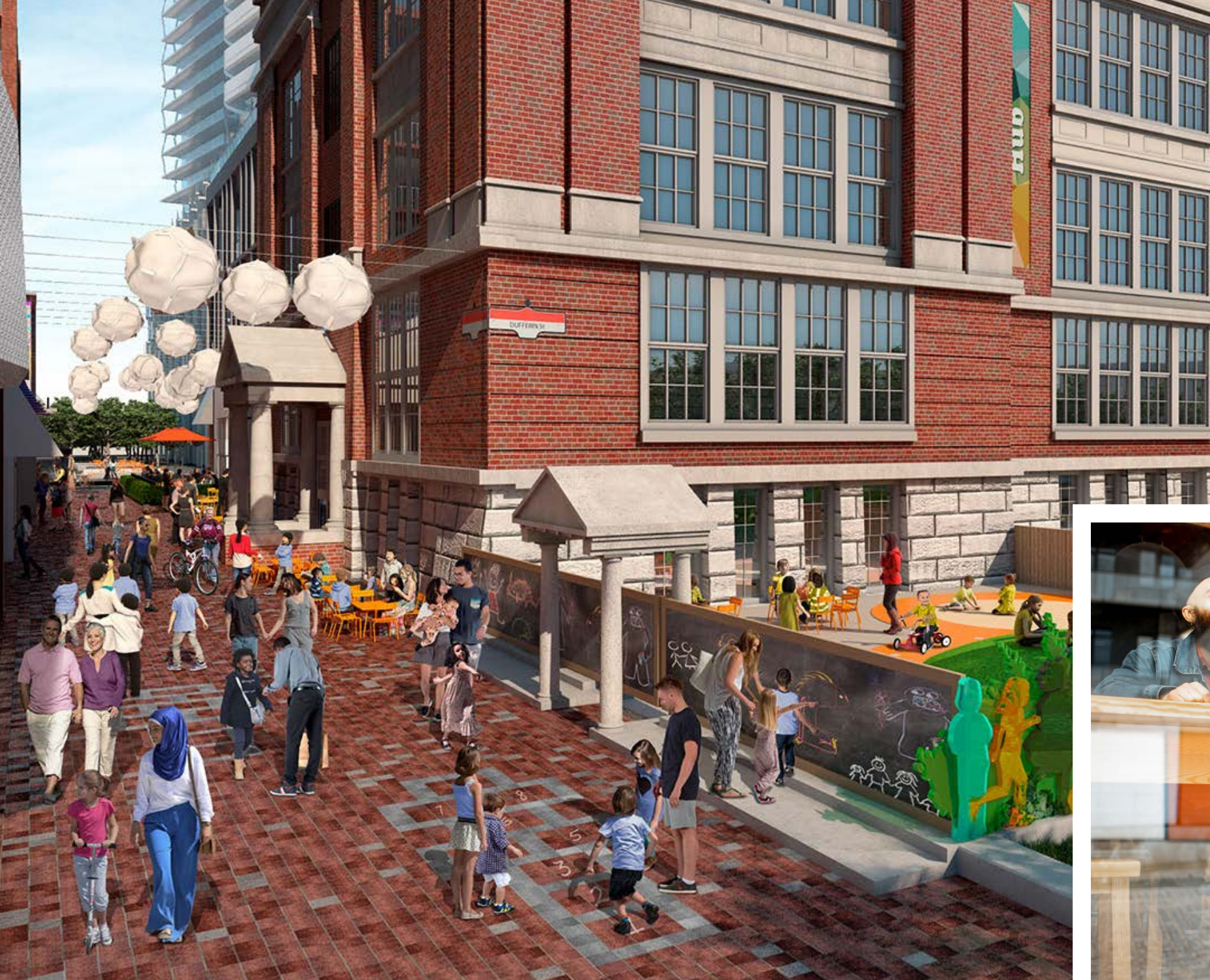
# RESIDENTIAL DEVELOPMENTS WITHIN 2KM RANGE

|    | PROPERTY ADDRESS                             | DEVELOPER   | NUMBER OF UNITS                     | PHASE              |
|----|--|---|-------------------------------------|--------------------|
| 1  | Bloor & Dufferin<br>1141 Bloor St W, Toronto | Hazelview Investments                                 | 431, 413, 365, 224,<br>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,<br>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       | Almadev   | 427             | Under Construction |
| 43  | 1245 Dupont Street, Toronto   | Almadev   | 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   |
| <b>TOTAL NUMBER OF UNITS</b>                        |                               |   | <b>16,719</b>   |                    |
| <b>TOTAL NUMBER OF PEOPLE PER HOUSEHOLD</b>         |                               |   | <b>2.22</b>     |                    |
| <b>TOTAL NUMBER OF PEOPLE EXPECTED IN NEW UNITS</b> |                               |   | <b>37,116</b>   |                    |







# 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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INVESTMENTS

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