

30/30A HAZELTON

Buildings for Sale in the Heart of Bloor-Yorkville | Toronto



CBRE

30/30A HAZELTON

CBRE Limited (the “Advisors”) are pleased to offer for sale 30 & 30A Hazelton Avenue, Toronto (the “Property” or the “Site”), an unparalleled real estate opportunity in Toronto’s renowned luxury retail node.

The Property comprises of two separate buildings that may be purchased separately. 30 Hazelton Avenue is 5,412 sq. ft. over 4 levels and is occupied by Cabine on the ground, second and third levels, and the lower level is currently vacant. 30A Hazelton is discreetly set back from the street and is 100% occupied (excluding the basement) and is occupied by U Health Clinic, Langdon Equity Partners and Cardinal Capital Management.

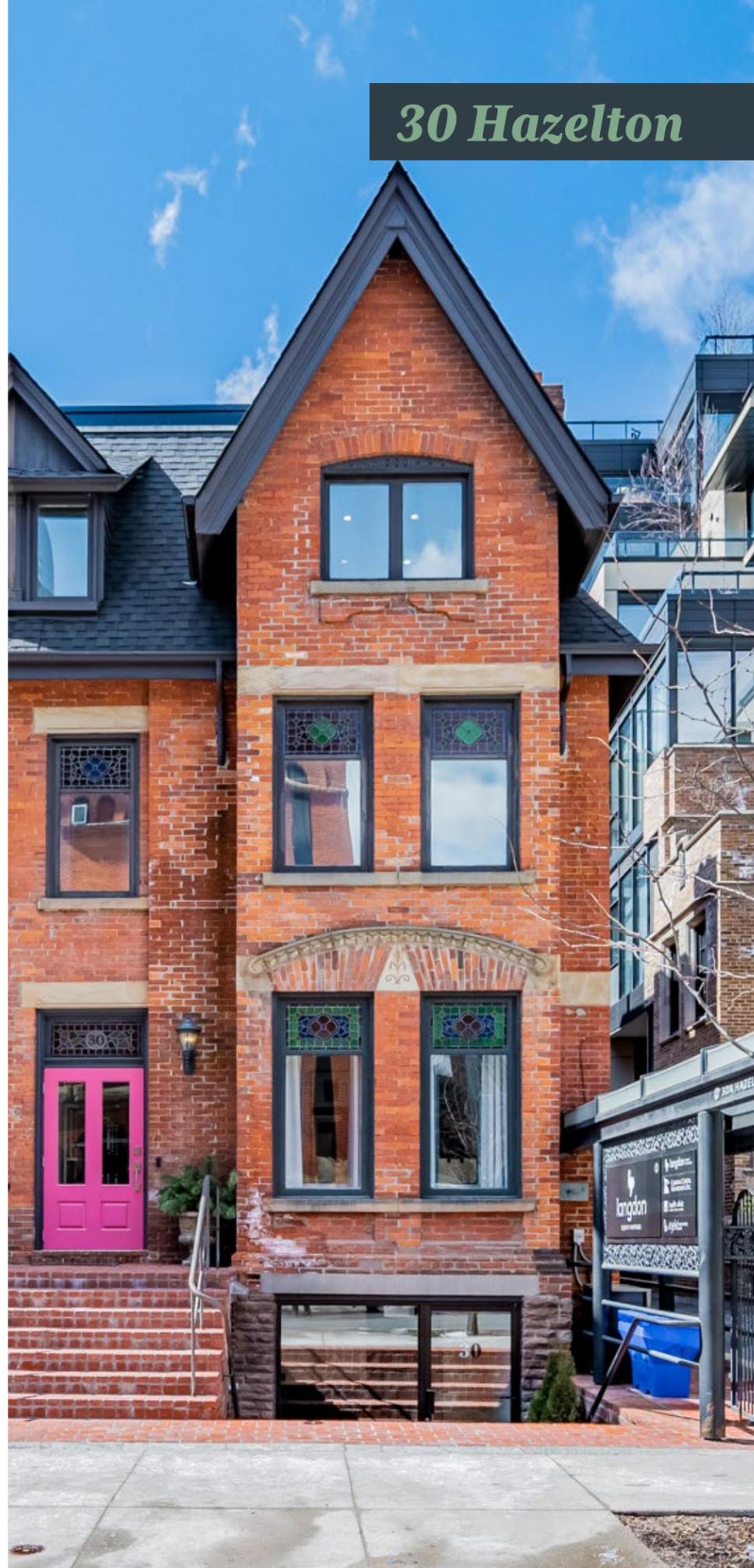
30 Hazelton Avenue benefits from landlord friendly termination rights providing the opportunity to create significant upside by re-leasing to a higher paying tenant or move in as an owner-occupier.

30A Hazelton Avenue is fully stabilized by three tenants with triple-net leases, has no major CAPEX requirements and no environmental issues. Additionally, landlord termination rights along with near-term expiries offer value-add or immediate upside.

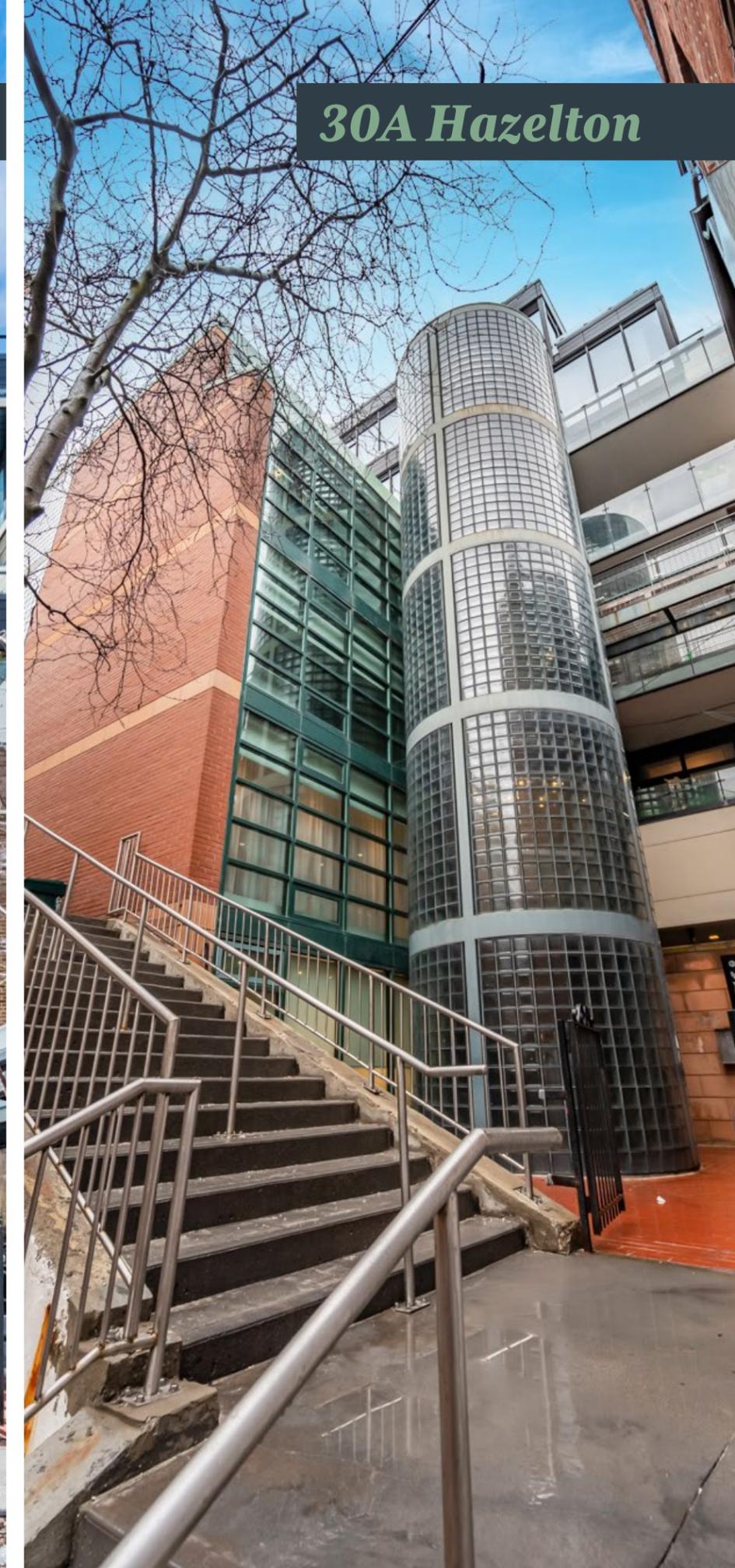


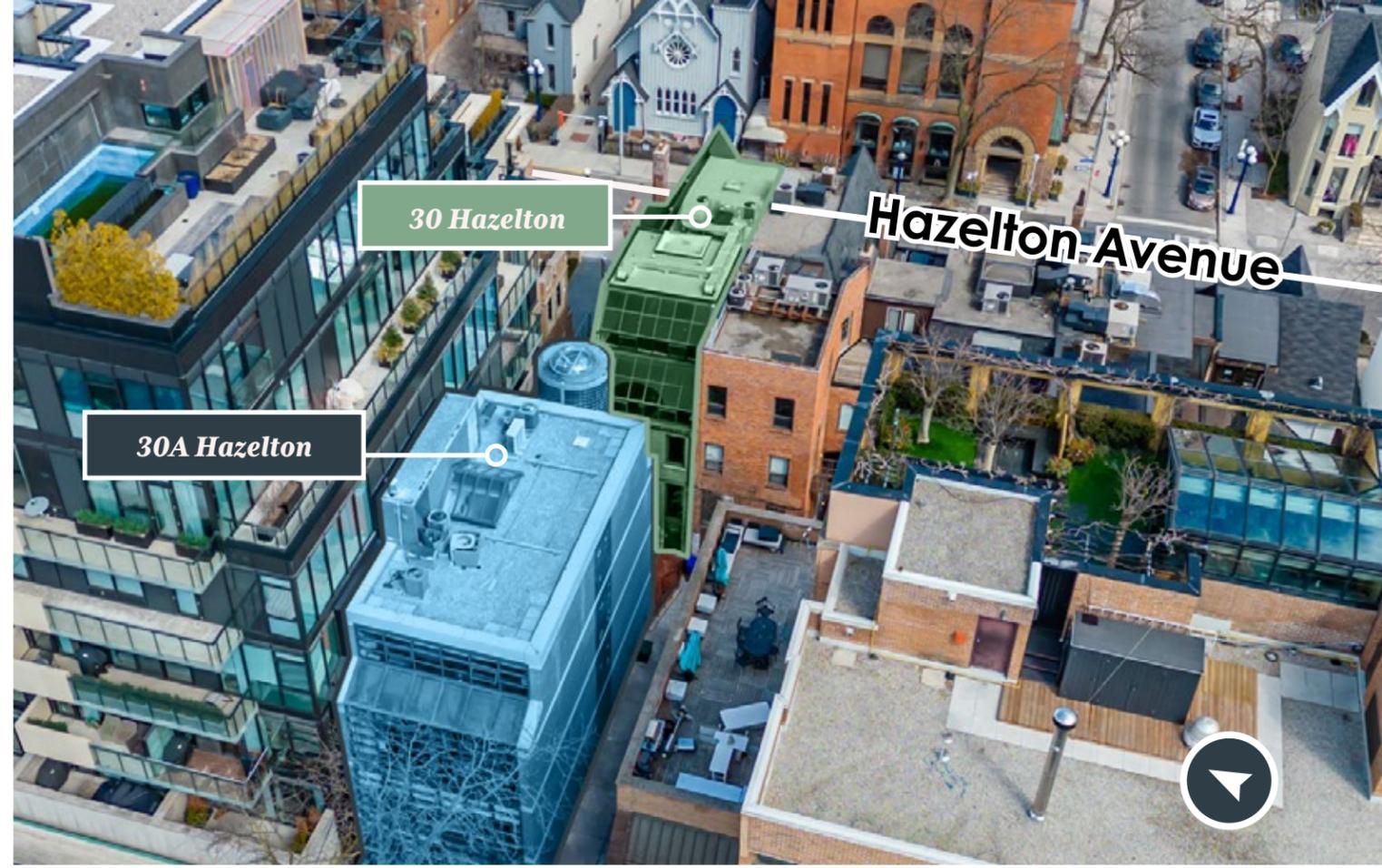
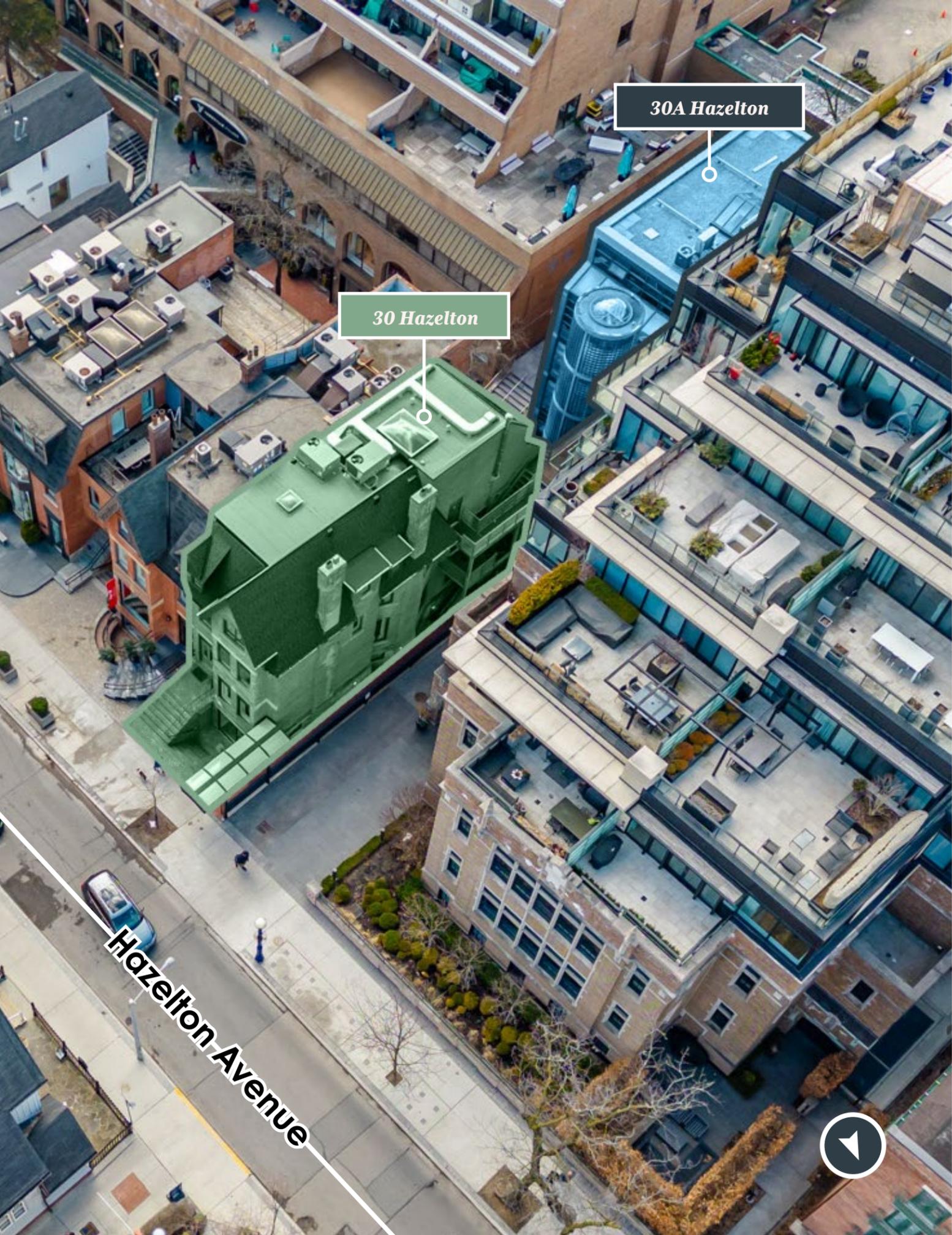
**Click for
Neighbourhood Video**

30 Hazelton



30A Hazelton







Asset Overview

30 Hazelton

Lower Level:	1,372 sq. ft.
Ground:	1,262 sq. ft.
Second:	1,262 sq. ft.
Third:	<u>1,516 sq. ft.</u>
Total:	5,412 sq. ft.

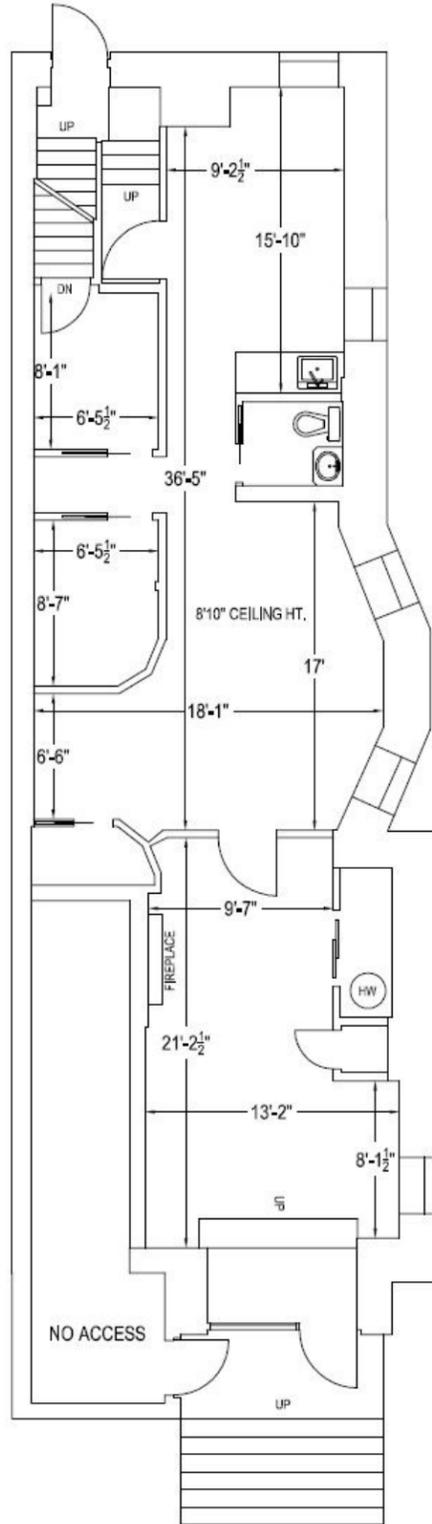
- Beautiful Victorian home situated amongst the charming shops, galleries and boutique offices of Hazelton Avenue in the heart of Bloor-Yorkville
- Recently renovated space with new windows, roof, skylight, interior renovations, fixtures and finishes
- Neighbouring retailers on Hazelton Avenue include Le Labo, SuitSupply, James Perse, Atelier Munro and Caudalie

 **Building Overview Video**

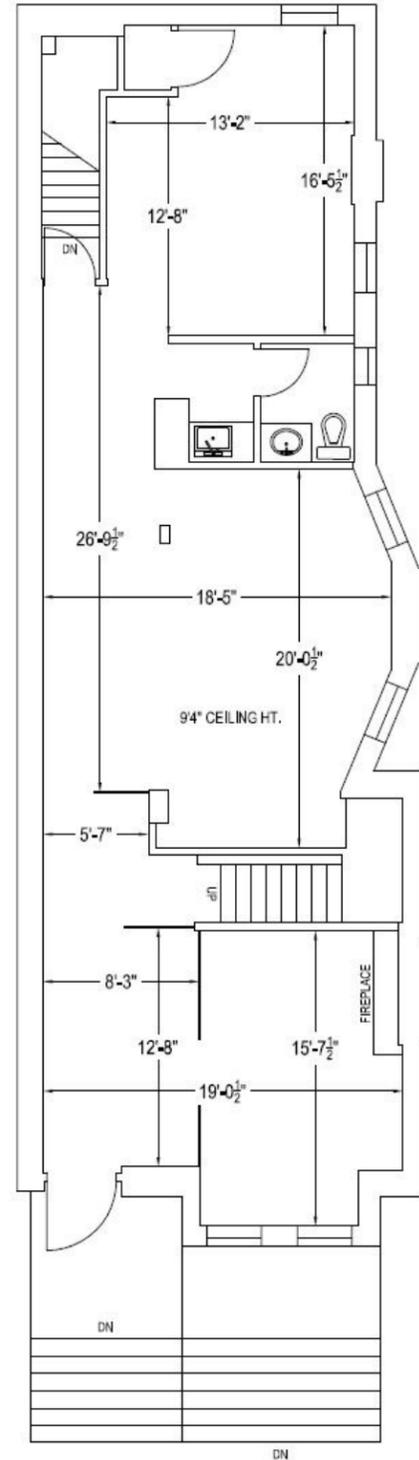
Offers will be reviewed on an as-received basis

30 Hazelton - Floor Plans

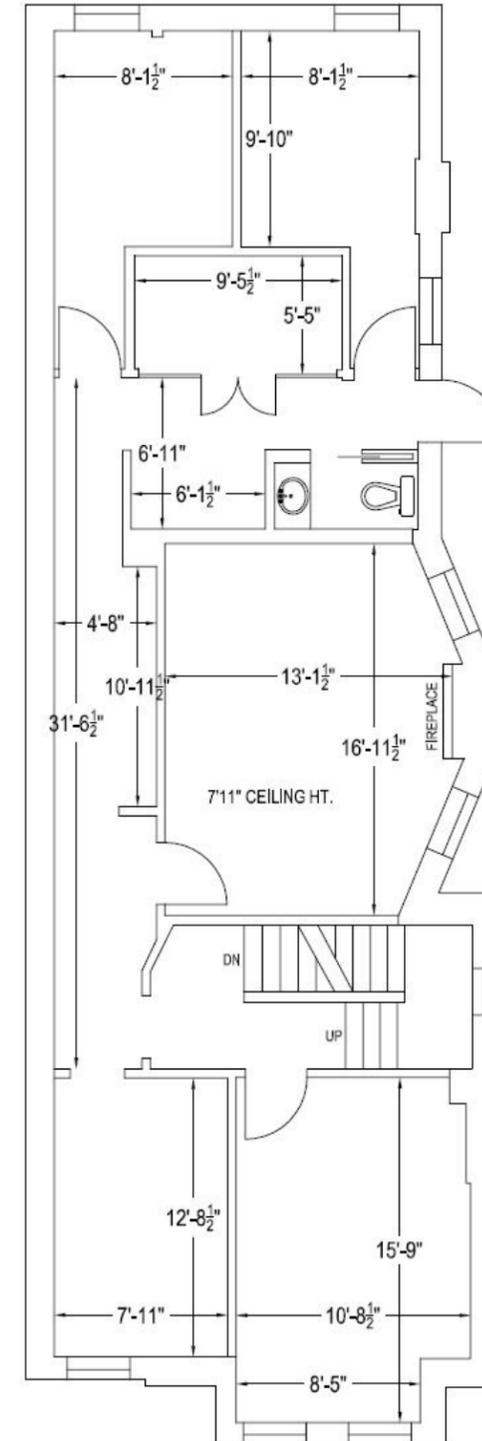
LOWER - 1,372 SF



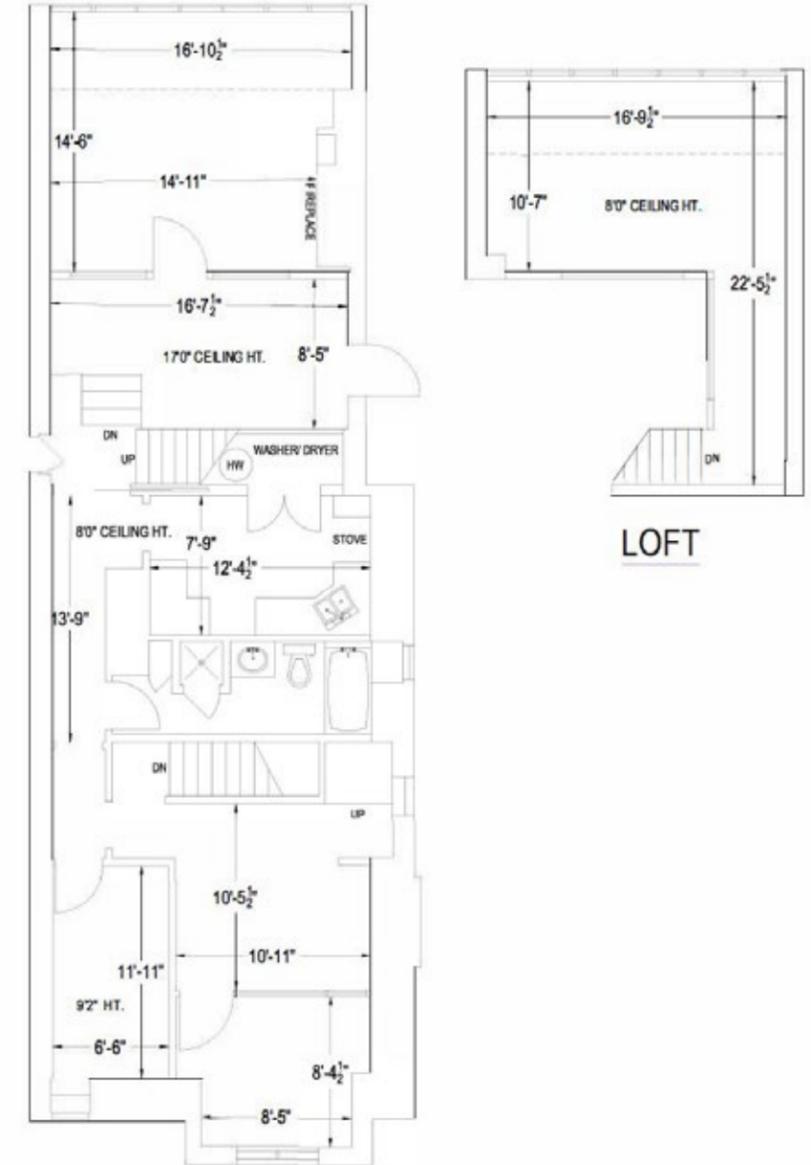
GROUND - 1,262 SF



SECOND - 1,262 SF



THIRD - 1,516 SF



Asset Overview

30A Hazelton

Lower Level:	1,863 sq. ft.
Ground:	1,198 sq. ft.
Second:	1,322 sq. ft.
Third:	1,322 sq. ft.
Fourth:	1,421 sq. ft.
Fifth:	1,108 sq. ft.
Total:	8,234 sq. ft.

- Boutique office building discreetly set back from Hazelton Avenue, featuring a private covered walkway to the entrance and signage opportunities on the street
- Beautifully renovated interior
- Located amongst the charming shops, galleries and offices of Hazelton Avenue in the heart of Bloor-Yorkville
- Neighbouring retailers on Hazelton Avenue include Le Labo, SuitSupply, James Perse, Atelier Munro and Caudalie

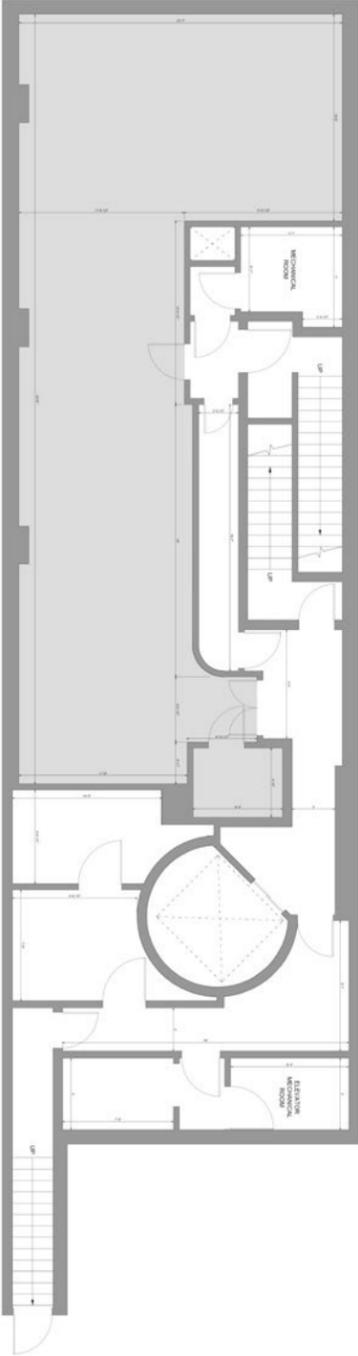
 **Building Overview Video**

Offers will be reviewed on an as-received basis

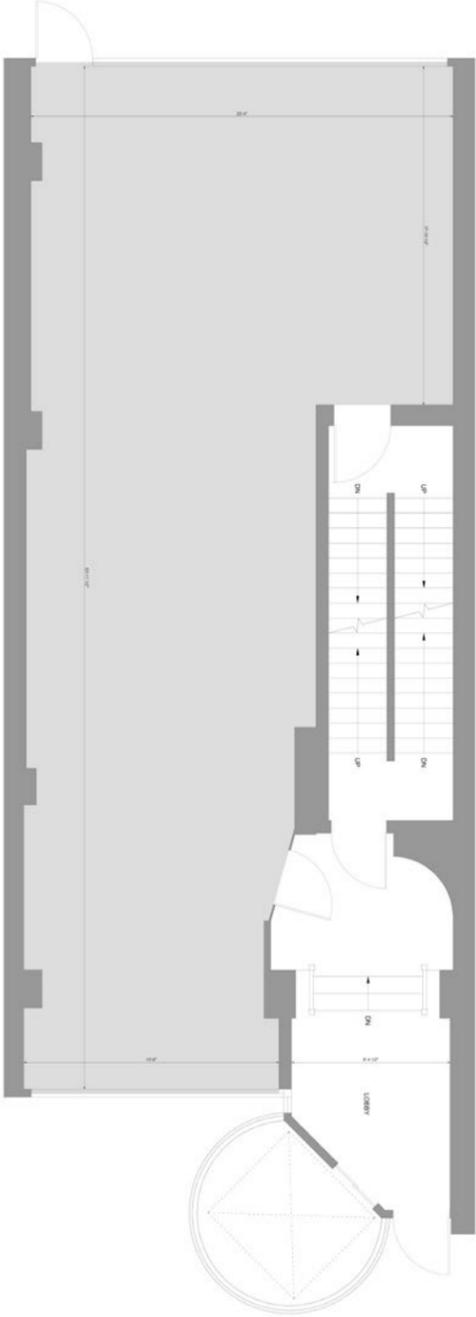


30A Hazelton - Floor Plans

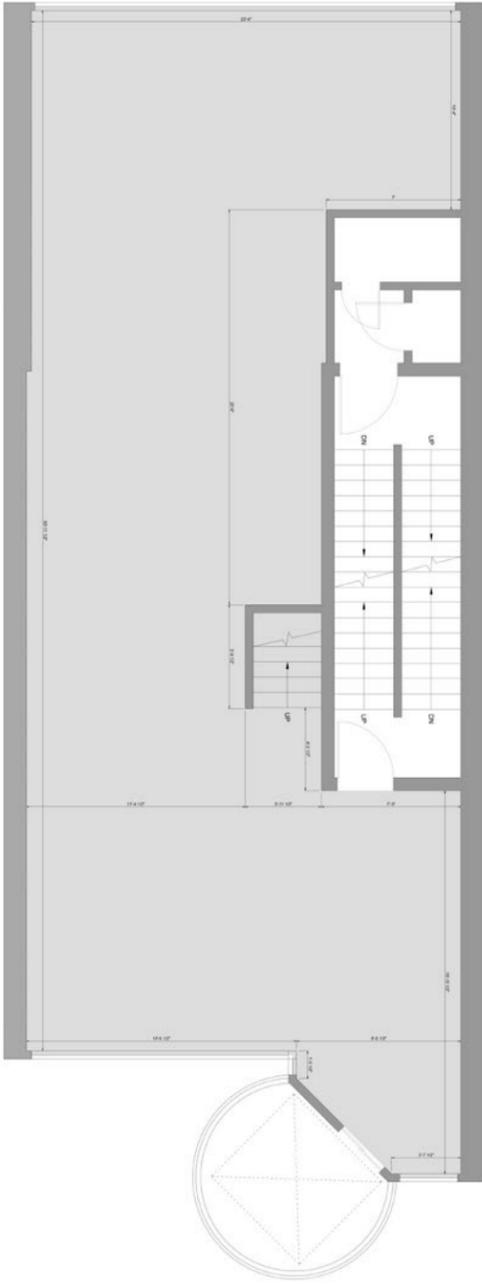
LOWER - 1,863 SF



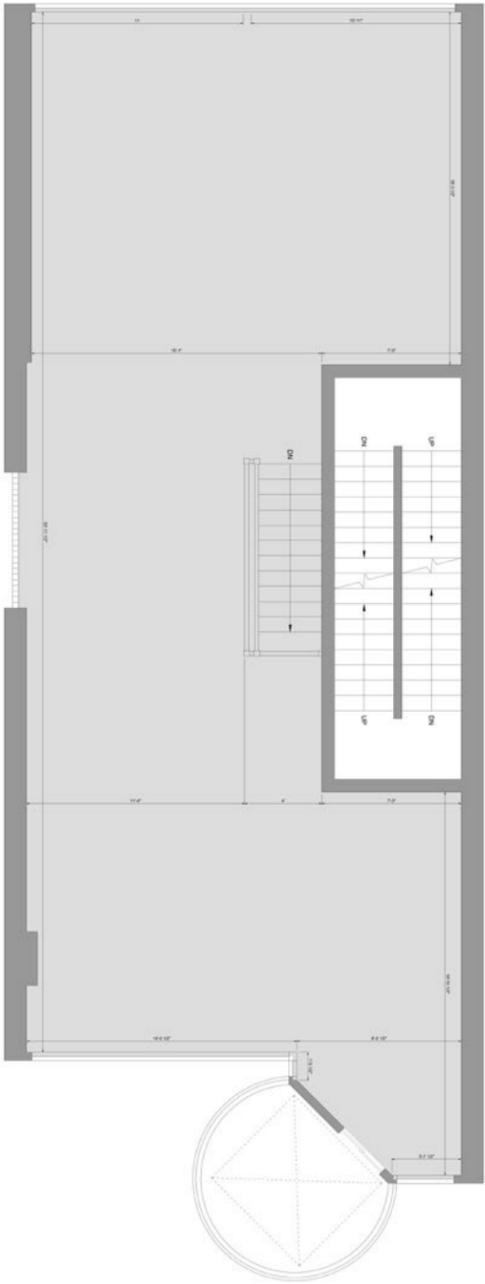
GROUND - 1,198 SF



SECOND - 1,322 SF

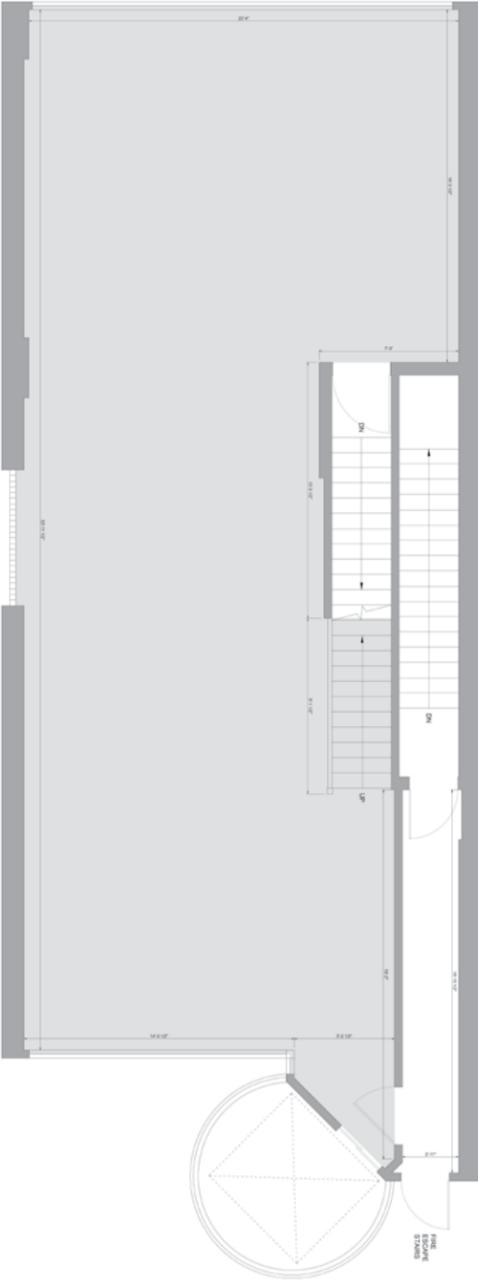


THIRD - 1,322 SF

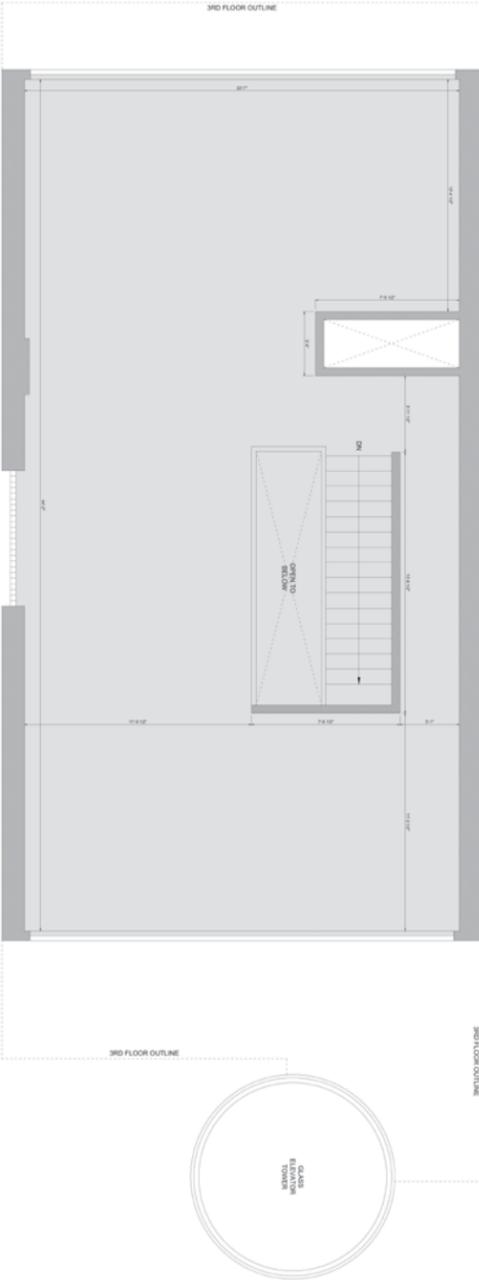


30A Hazelton - Floor Plans

FOURTH - 1,421 SF



FIFTH - 1,108 SF



Property Highlights

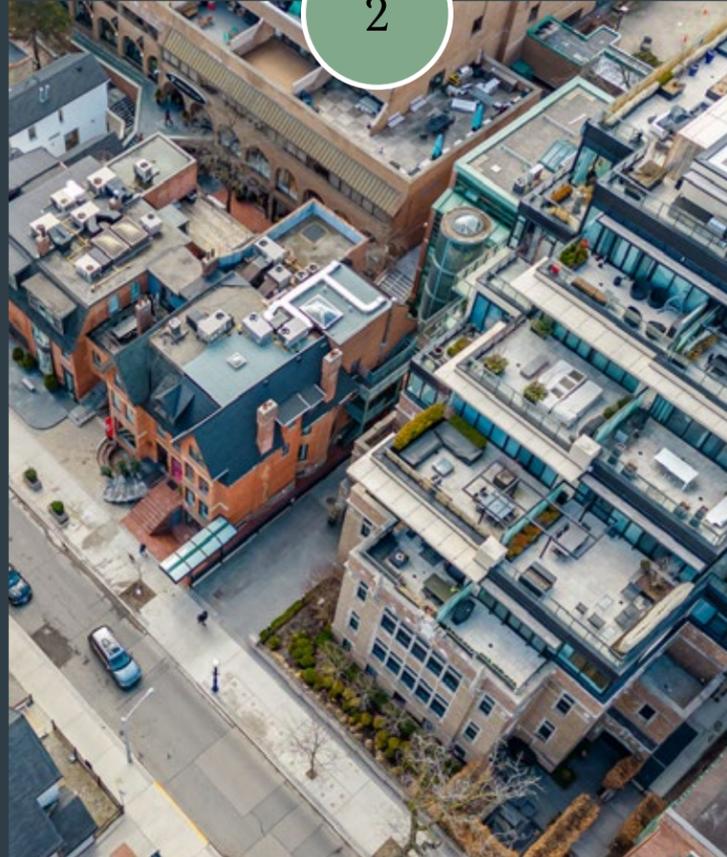
1



Rare Offering in the Heart of Bloor-Yorkville

30/30A Hazelton Avenue provides a rare investment offering in the heart of the Bloor-Yorkville node, the pinnacle of Canadian high-street and luxury retail. This iconic neighbourhood is home to over 700 world class designer boutiques, restaurants, hotels and galleries all nestled along tree-lined, cobble-stone streets.

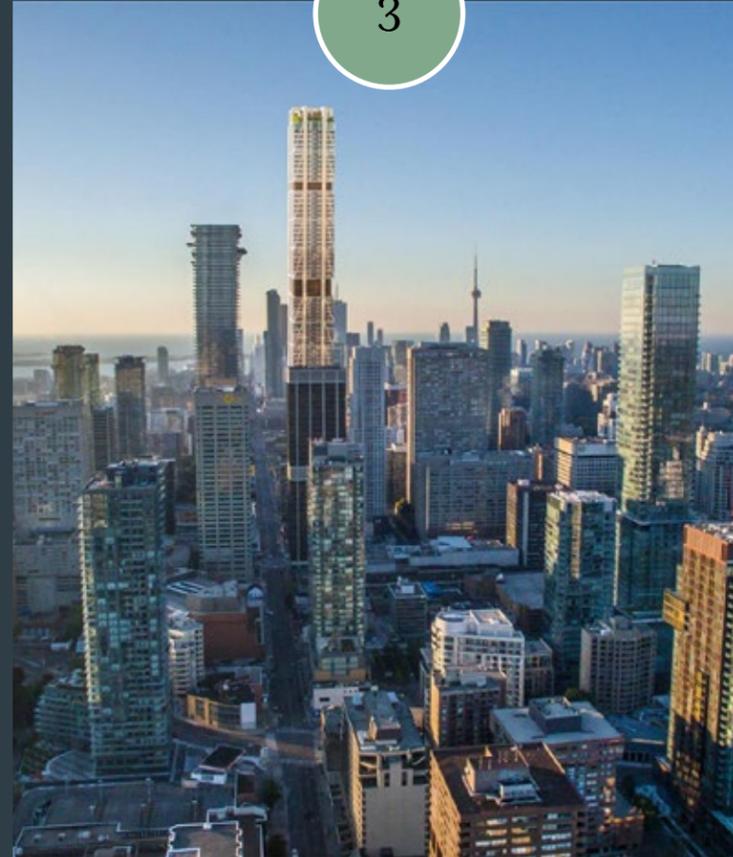
2



Flexible Offering

The institutionally owned and recently renovated properties offer an opportunity for investors to create value through re-leasing to higher paying tenants, either upon natural expiries or through exercise of landlord termination rights. The flexible termination rights also provide a unique opportunity for an owner-occupier to secure space in this highly sought after neighbourhood.

3



At the Epicentre of a Transforming Node

The Property is situated among some of Toronto's most transformative development projects, welcoming a combination of new luxury residential towers and retailers. Within a 1km radius of the Property, there is a total population of 48,099 people, projected to increase by 17.4% by 2027. Average household income is \$198,186, well above the City of Toronto average of \$132,003.

4

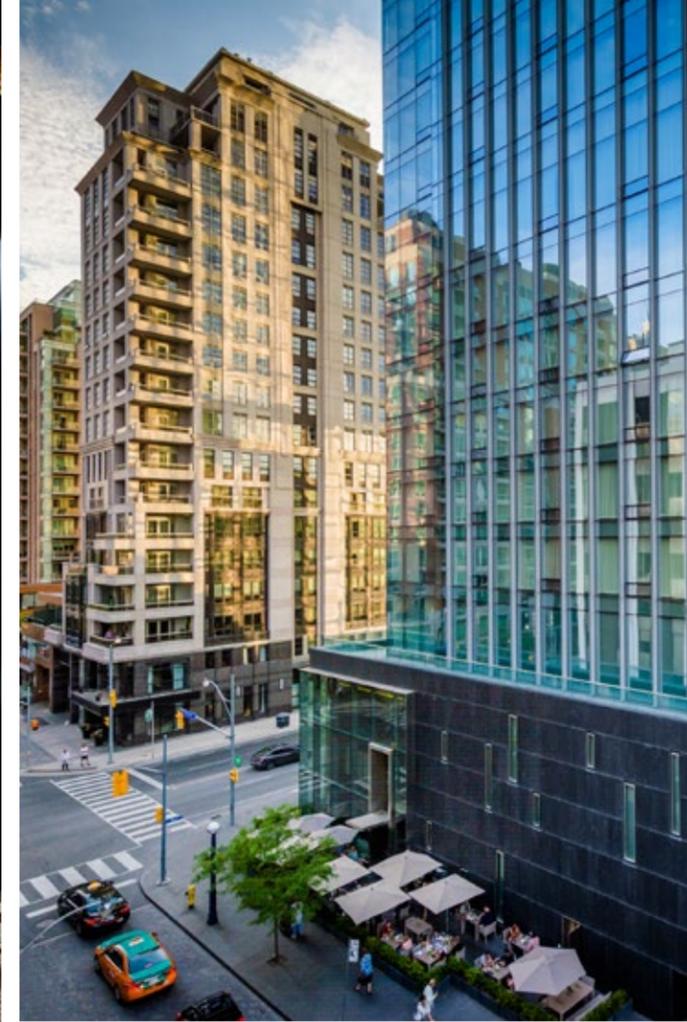


Accessible & Transit Oriented

The Property is situated within walking distance to Bay, Museum and Bloor-Yonge subway stations making it easily accessible from anywhere in the city. Bloor-Yorkville also has ample public parking with over 5,100 spaces. Adjacent to the Property at Yorkville Village Shopping Centre, there is a 540-spot underground parking garage.

BLOOR *Yorkville* BR

The Bloor-Yorkville node represents the pinnacle of Canadian high-street retail. The neighbourhood 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 and holds the highest net rental rates in Canada. The area boasts 2.3 million sq. ft. of retail space, 1.5 million of which is street-front. Annual retail sales performance in this area often exceeds \$2,500 per sq. ft.





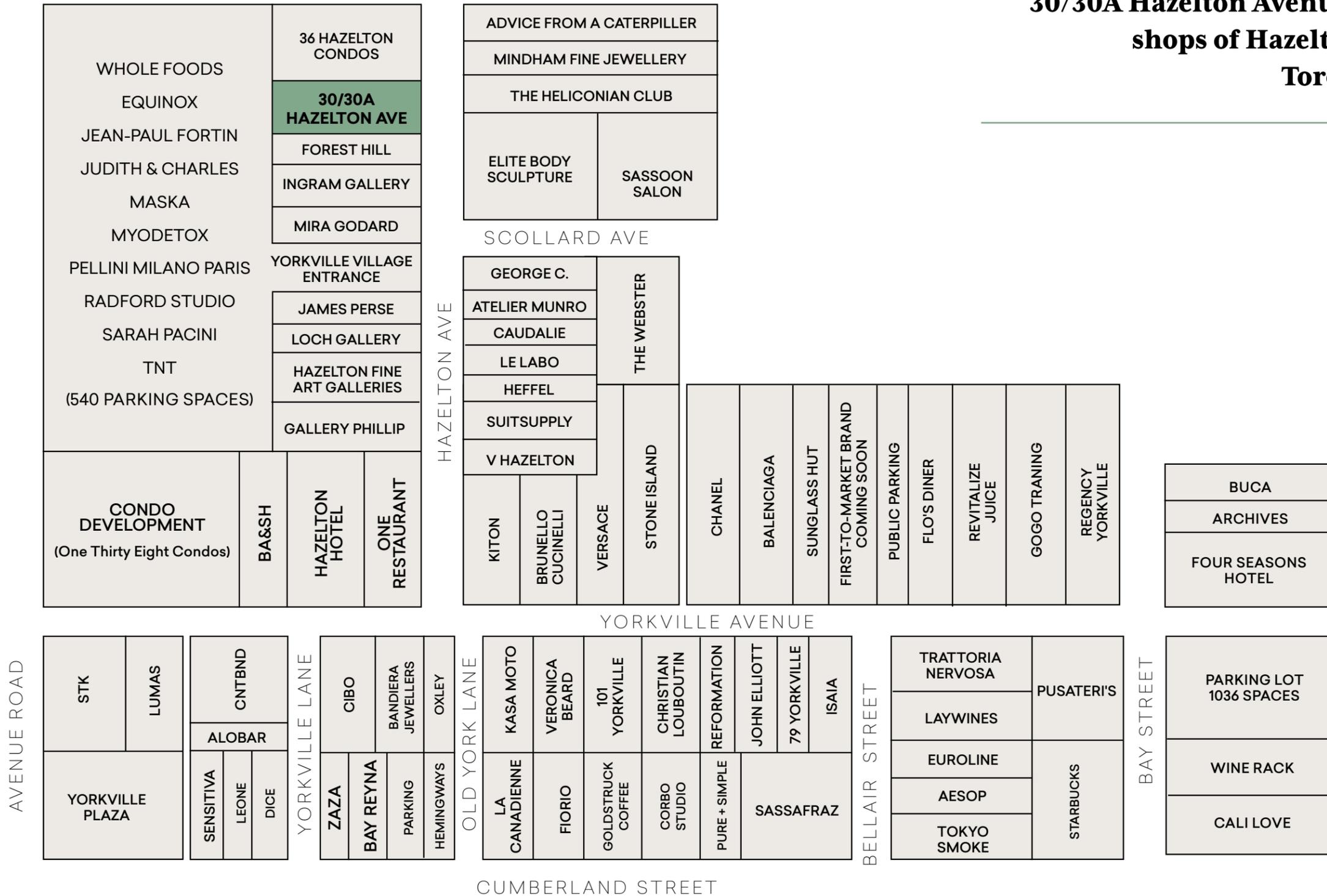
Located among the Charming Shops of Hazelton Avenue, in the Heart of Bloor-Yorkville

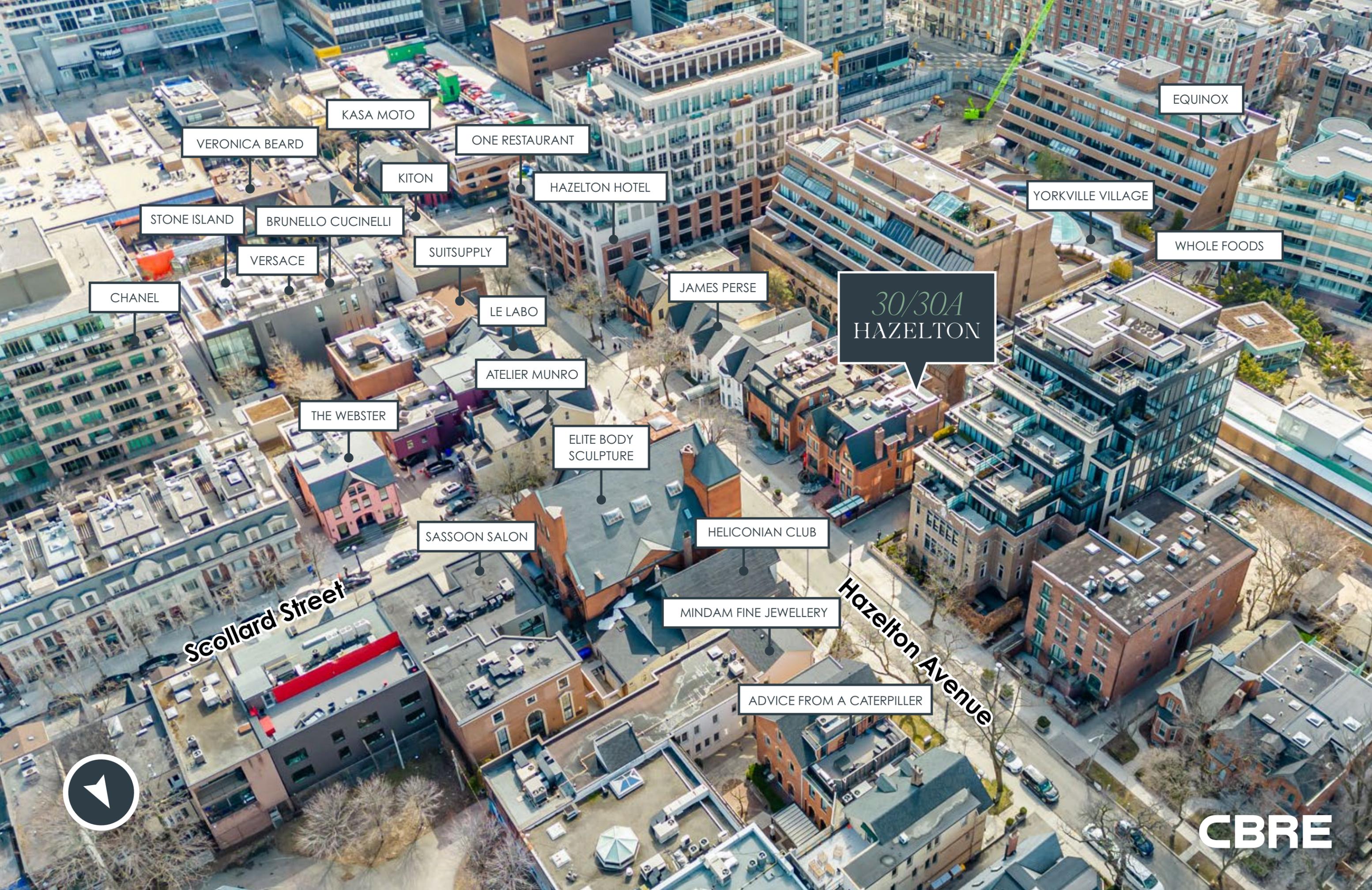


30/30A Hazelton Avenue is situated among the charming shops of Hazelton in the heart of Bloor-Yorkville, Toronto's premier luxury retail node.

Hazelton Avenue is home to numerous luxury boutiques and art galleries, including The Webster, James Perse, Le Labo, Atelier Munro, Caudalie, Suitsupply, Ingram Gallery and Hazelton Fine Arts Galleries. Steps from the Property is an entrance to Yorkville Village, a curated high-end shopping centre with tenants including Whole Foods, Equinox and TNT.

Just south of the Property is Yorkville Avenue, where you will find luxury tenants including Chanel, Stone Island, Balenciaga, Brunello Cucinelli, Christian Louboutin, Versace and many others.





KASA MOTO

VERONICA BEARD

ONE RESTAURANT

EQUINOX

KITON

HAZELTON HOTEL

YORKVILLE VILLAGE

STONE ISLAND

BRUNELLO CUCINELLI

WHOLE FOODS

VERSACE

SUITSUPPLY

CHANEL

JAMES PERSE

30/30A
HAZELTON

LE LABO

ATELIER MUNRO

THE WEBSTER

ELITE BODY
SCULPTURE

SASSOON SALON

HELICONIAN CLUB

Scollard Street

MINDAM FINE JEWELLERY

Hazelton Avenue

ADVICE FROM A CATERPILLER



CBRE

Canada's Most Exclusive Residential Market

Bloor-Yorkville is experiencing dramatic intensification with a series of high-end residential developments in the immediate vicinity of The Property. There are 19 condominium projects in various stages of development totaling more than 8,900 units in this node. The One, an 94 storey condominium currently under construction on the south-west corner of Bloor & Yonge, once complete will be the tallest condo in Canada and will have a total of 505 suites. The Property stands to benefit from this strong population growth through additional foot traffic from affluent individuals along with additional retailers looking to secure a presence in the highly sought after neighbourhood.



UNDER CONSTRUCTION
3,046 INCOMING UNITS

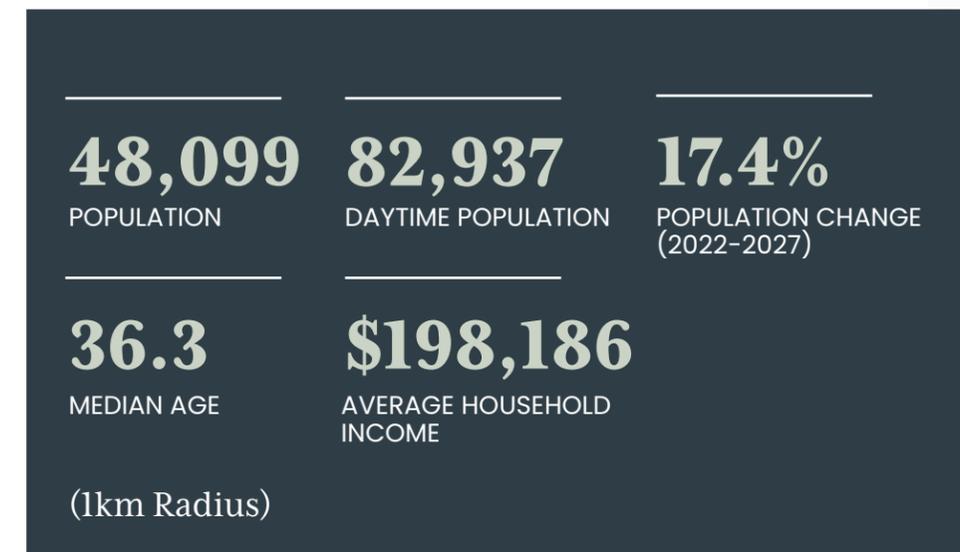
PRE-CONSTRUCTION
7,122 INCOMING UNITS

- 1. The One
- 2. Adagio
- 3. 8 Cumberland
- 4. 11 YV
- 5. The Pemberton
- 6. 50 Scollard
- 7. 89 Avenue Road
- 8. One Thirty Eight

Demographic Snapshot

Toronto is the largest city in Canada and the fifth most populous city in North America. The various commerce and business districts of Toronto feature a daily influx of commuters from throughout the GTA increasing the daytime population by 181% (over 400,000 people) providing excellent support for retail locations and restaurants throughout downtown. Toronto tourism saw a record number of visitors in 2018, hosting more than 28.1 million visitors, generating \$6.7 billion for the local economy.

Bloor-Yorkville is a highly sought-after location for well established professionals, situated in downtown Toronto. The 1 kilometer radius surrounding the Property supports a total population of 48,099 as of 2022, projected to increase to 56,481 by 2027. As of 2022, the average household income was \$198,186, well above the city of Toronto's average income of \$132,003. This demographic snapshot of the surrounding area is highly representative of the affluent individuals with disposable income for both investment and consumer spending.



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