

91 Scollard

Newly Renovated Retail for Lease in the Heart of Boor-Yorkville



CBRE urban retail team



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Scoffard



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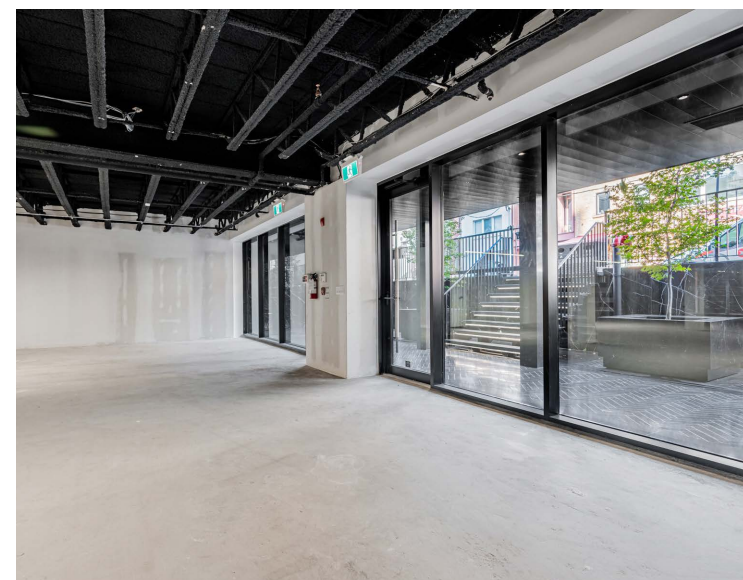
91 Scollard



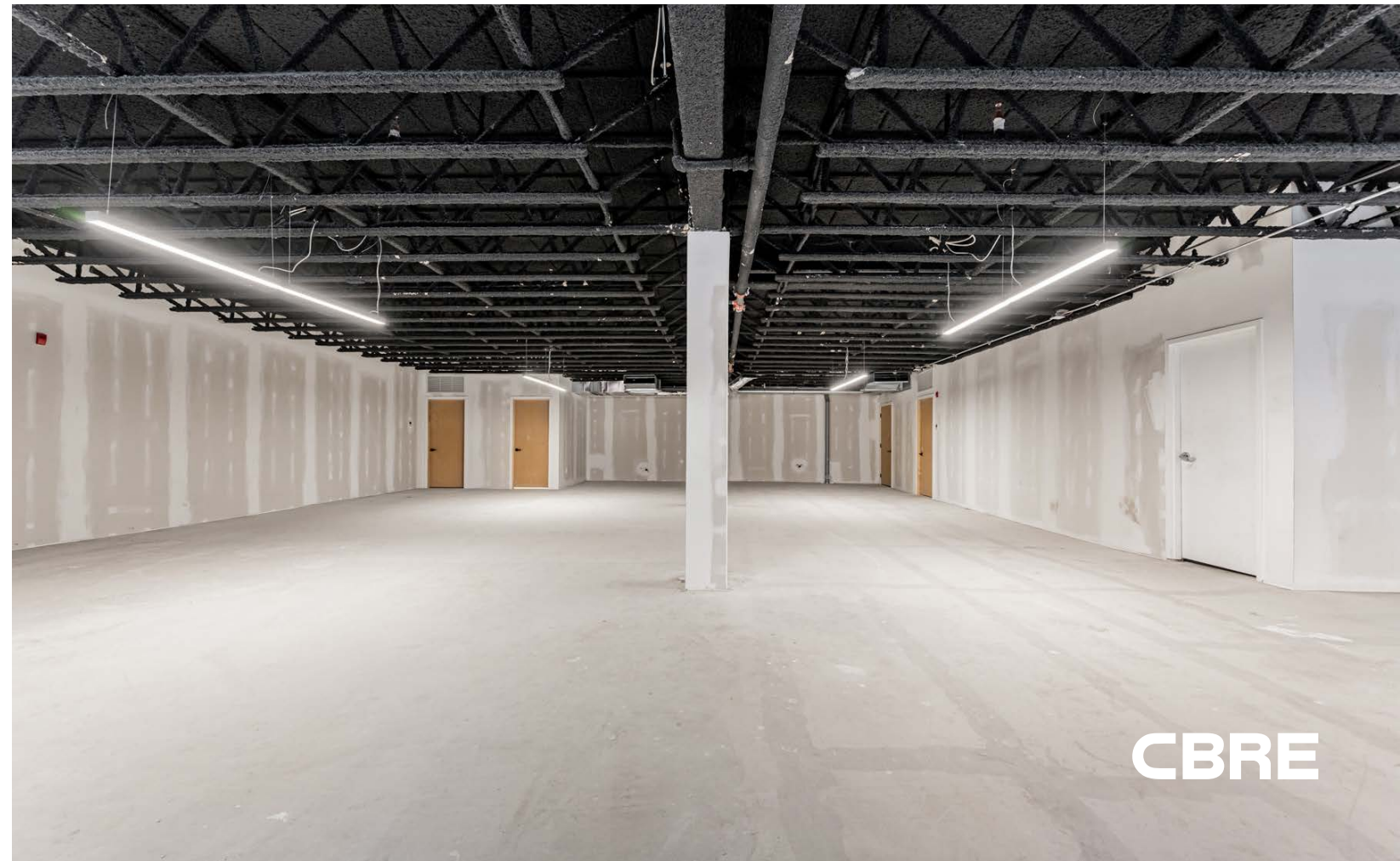
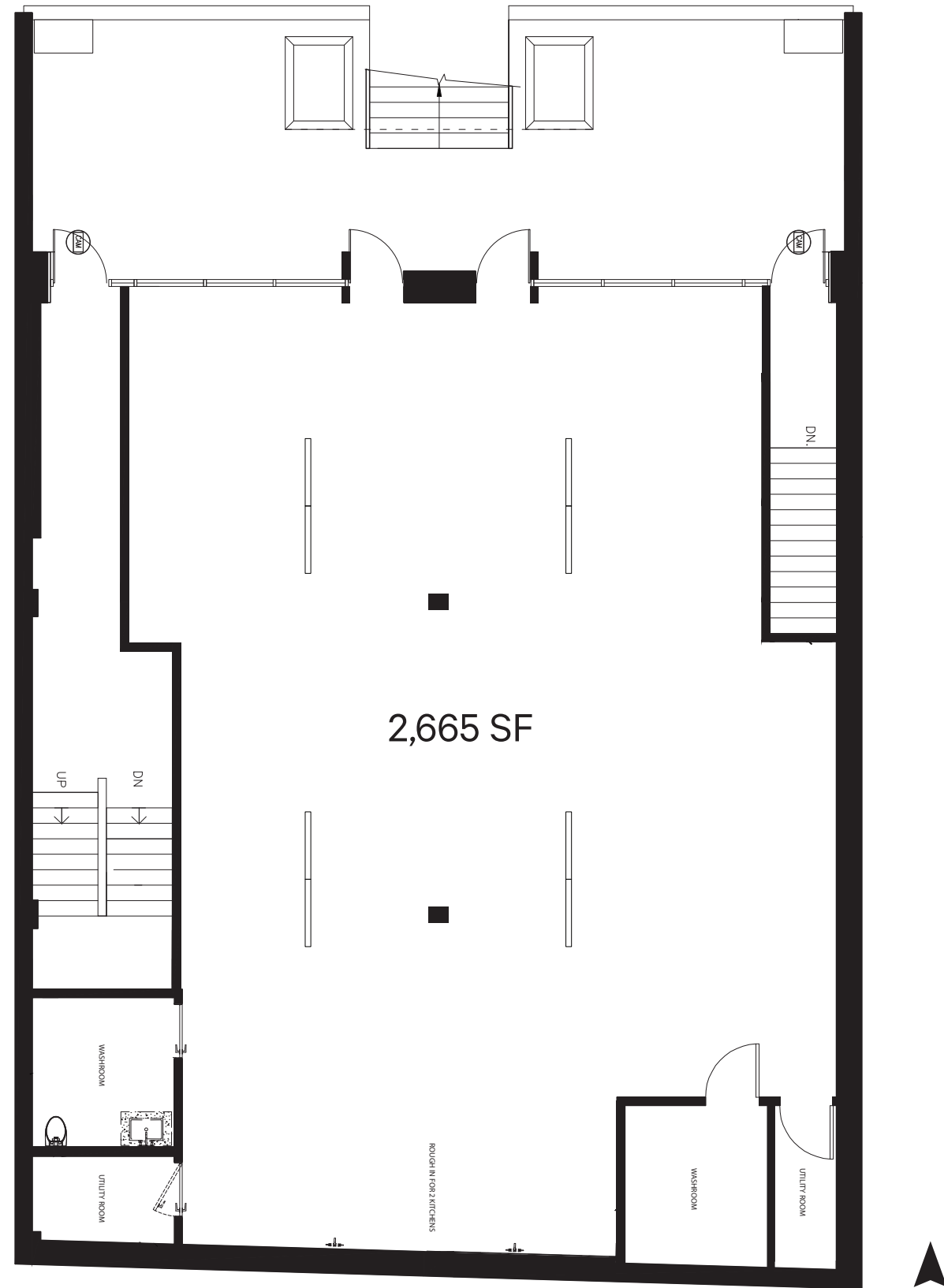
Property Details

Address:	91 Scollard Street, Toronto
Size:	2,665 sq. ft.
Net Rent:	\$50.00 per sq. ft.
TMI:	\$22.00 per sq. ft.
Available:	Immediately

- Potential for additional ~2,000 sq. ft. below the premises
- Beautifully renovated lower level space in Yorkville
- Large front patio space
- Bright and open space with floor to ceiling windows
- Exceptional ceiling height
- Neighbourhood retailers include Chanel, Christian Louboutin, Balenciaga, John Elliott, Aesop, The Hazelton Hotel and Four Seasons Hotel

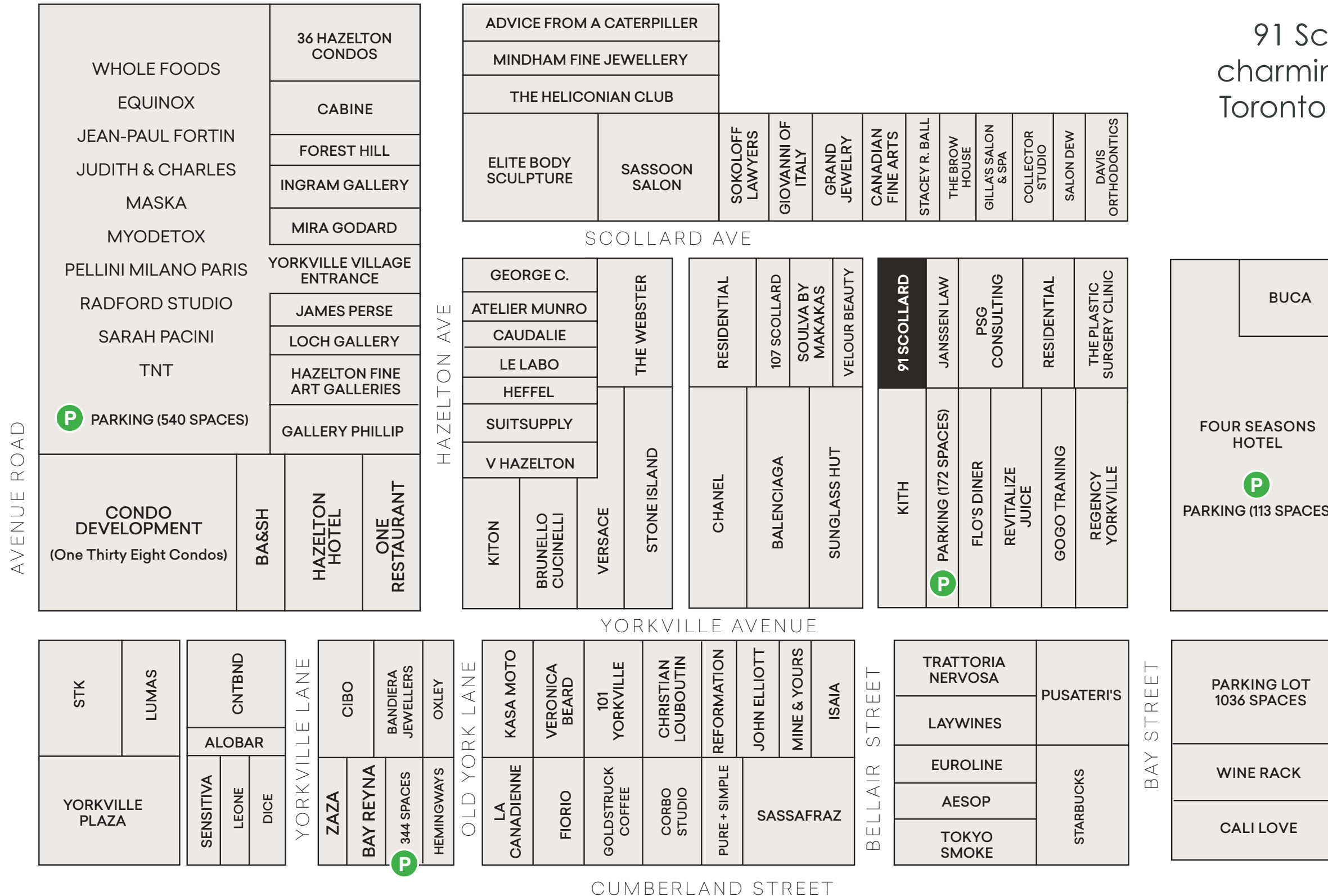


SCOLLARD STREET



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Yorkville Streetscape



91 Scollard is situated among the charming shops of Bloor-Yorkville, Toronto's premier luxury retail node.

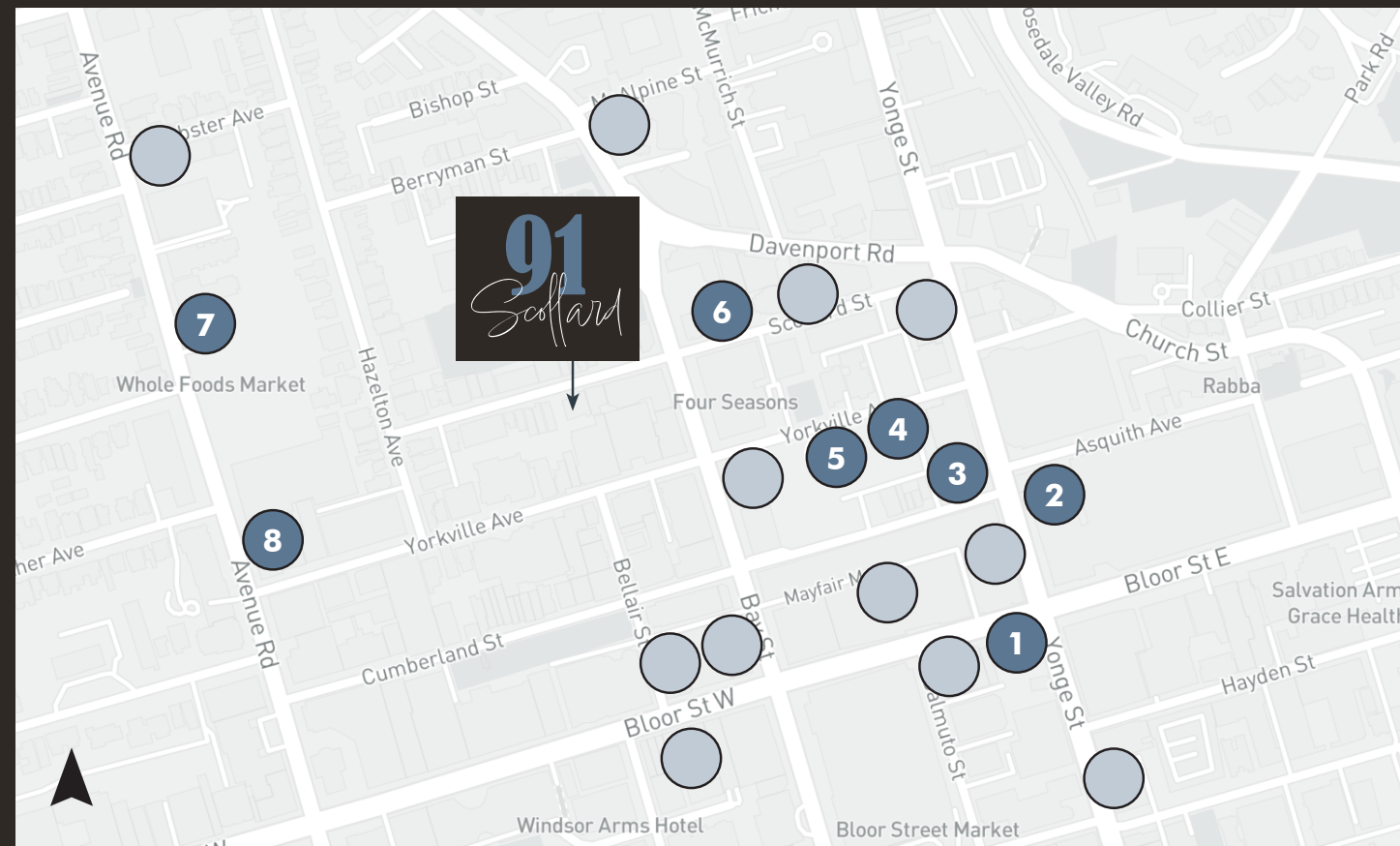
This iconic neighbourhood is home to over 700 world-class designer boutiques, restaurants, hotels and galleries, all nestled along tree-lined, cobblestone streets. Neighbouring retailers include The Webster, Soulva by Mamakas, James Perse, Le Labo, Atelier Munro, Caudalie, Suitsupply, Ingram Gallery and ONE Restaurant. 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.



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

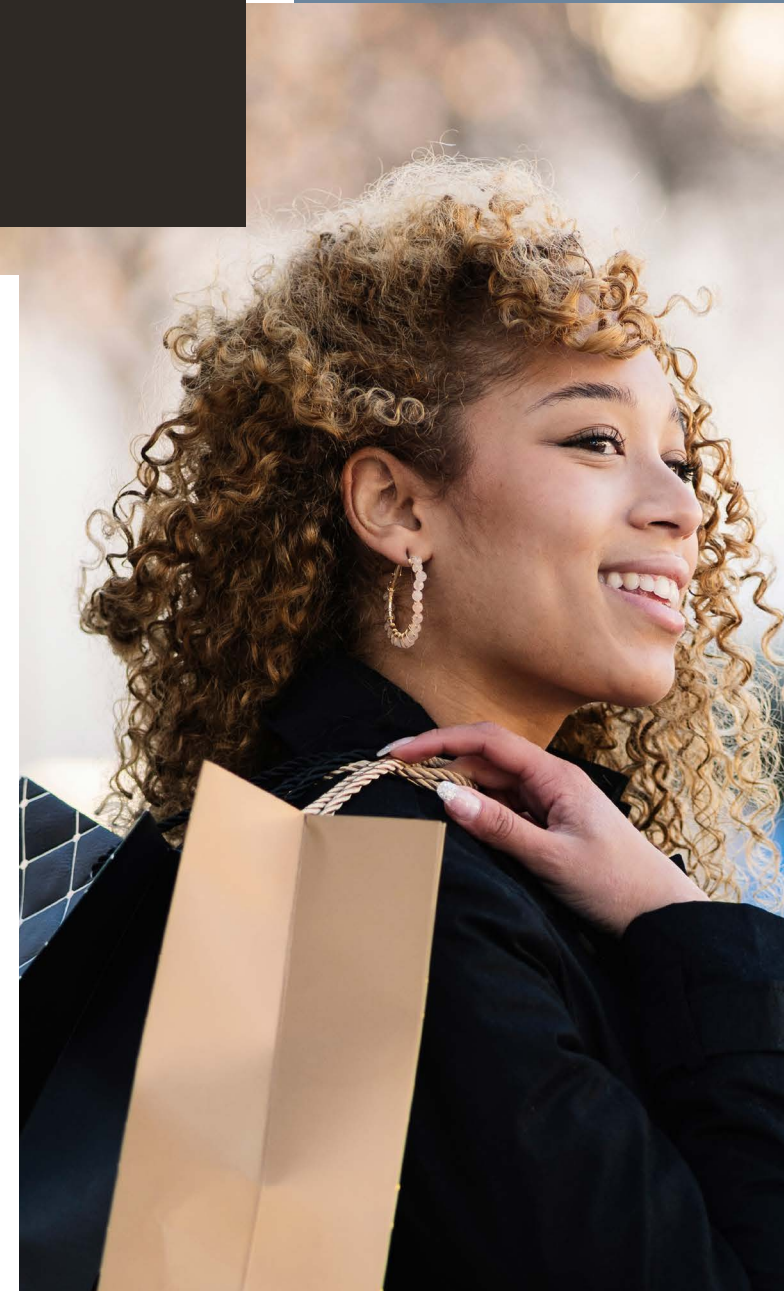
1. The One
2. Adagio
3. 8 Cumberland
4. 11 YV
5. The Pemberton
6. 50 Scollard
7. 89 Avenue Road
8. One Thirty Eight

Demographic Snapshot

54,800 POPULATION	94,121 DAYTIME POPULATION	17.7% POPULATION CHANGE (2022-2027)
35.5 MEDIAN AGE	\$171,809 AVERAGE HOUSEHOLD INCOME	
(1KM RADIUS)		

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 sees 27.5 million visitors each year, generating \$6.5 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 54,800 as of 2022, projected to increase to 64,479 by 2027. As of 2022, the average household income was \$171,809, 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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