

RETAIL FOR LEASE

# 144 Bloor

BLOOR-YORKVILLE



CBRE

RETAIL FOR LEASE

# 144 Bloor

BLOOR-YORKVILLE

Size	Ground:	4,998 sq. ft.
	Second:	6,781 sq. ft.
	Third:	6,800 sq. ft. <i>(optional)</i>

Net Rent	Please contact listing agents
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TMI	\$45.00 per sq. ft. (2024 est.)
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Available	October 2024
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- Incredible opportunity to lease flagship space in Bloor-Yorkville, Toronto's premier luxury shopping district
- High profile double-height facade with the potential to brand the entire building
- Ample lower level storage space
- Neighbouring tenants include Tiffany & Co., Louis Vuitton, Gucci, Saint Laurent, Cartier and Ferragamo

 [Click for Building Video](#)

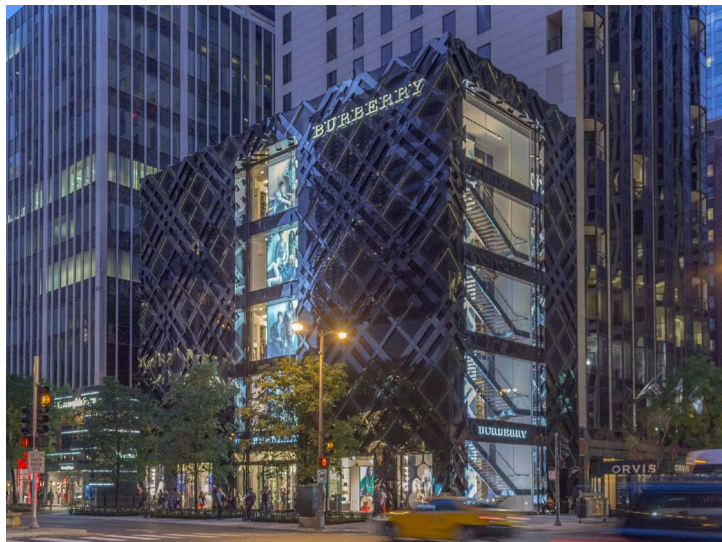
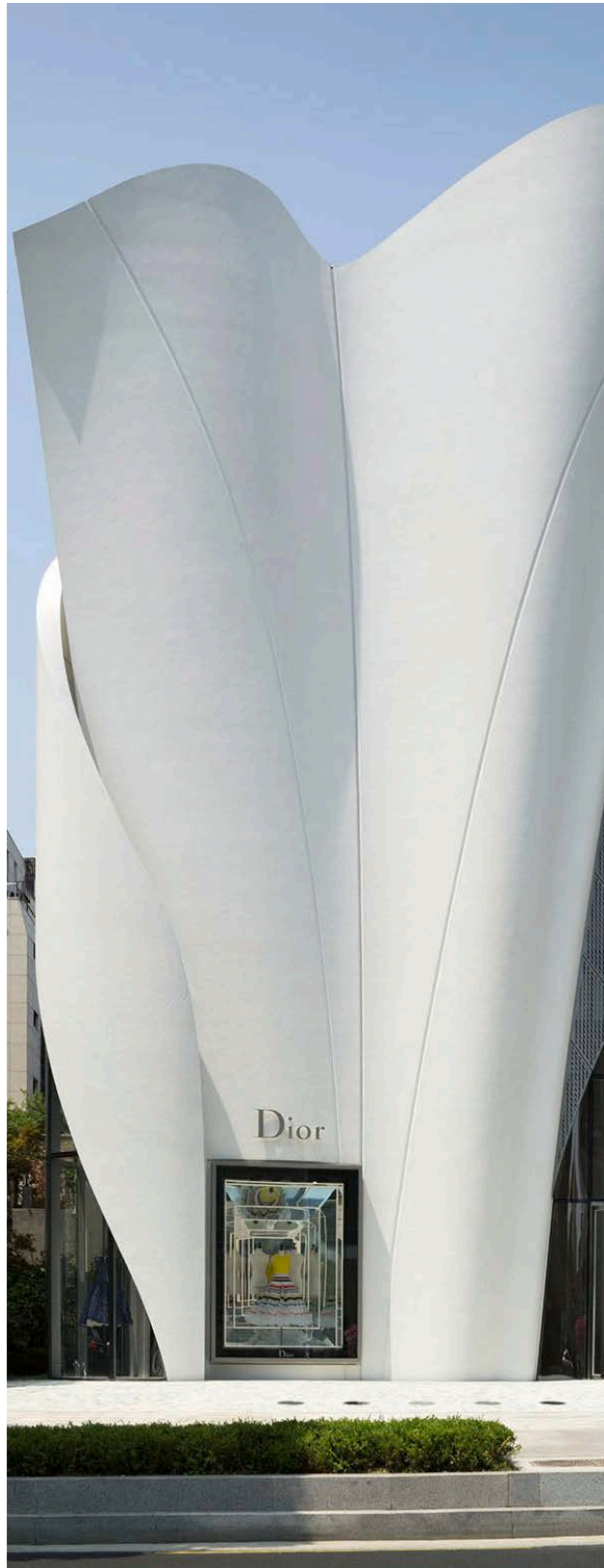


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# Consider the *Possibilities* for 144 Bloor Street West

Inspiration for Full Building Branding & Facade Treatments at 144 Bloor West

144 Bloor Current Facade





*exterior*

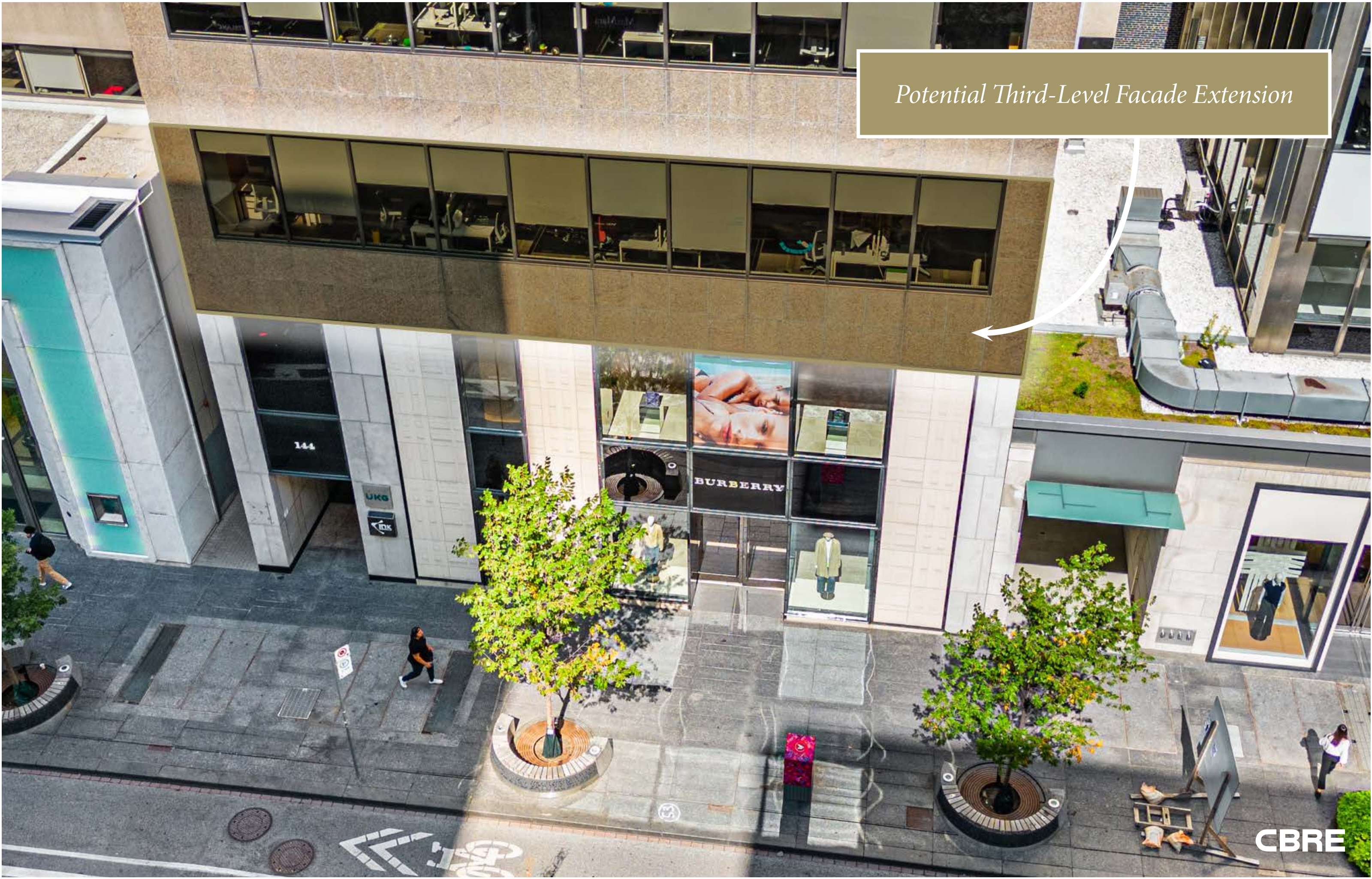


*ground floor*



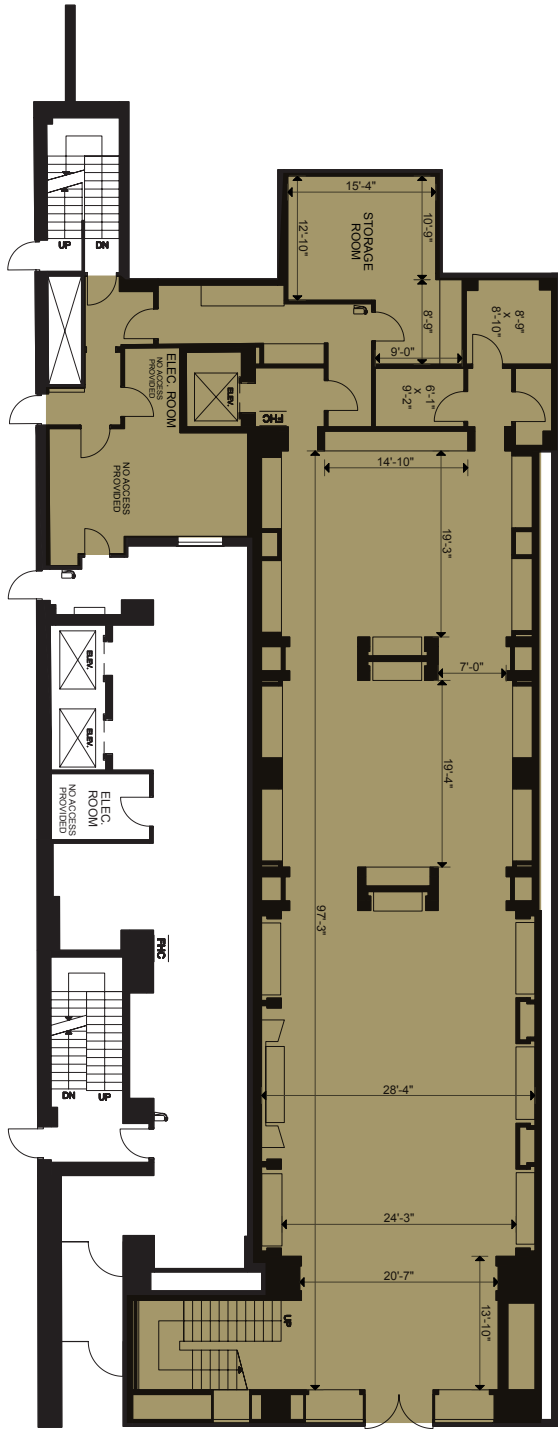
*second floor*

*Potential Third-Level Facade Extension*



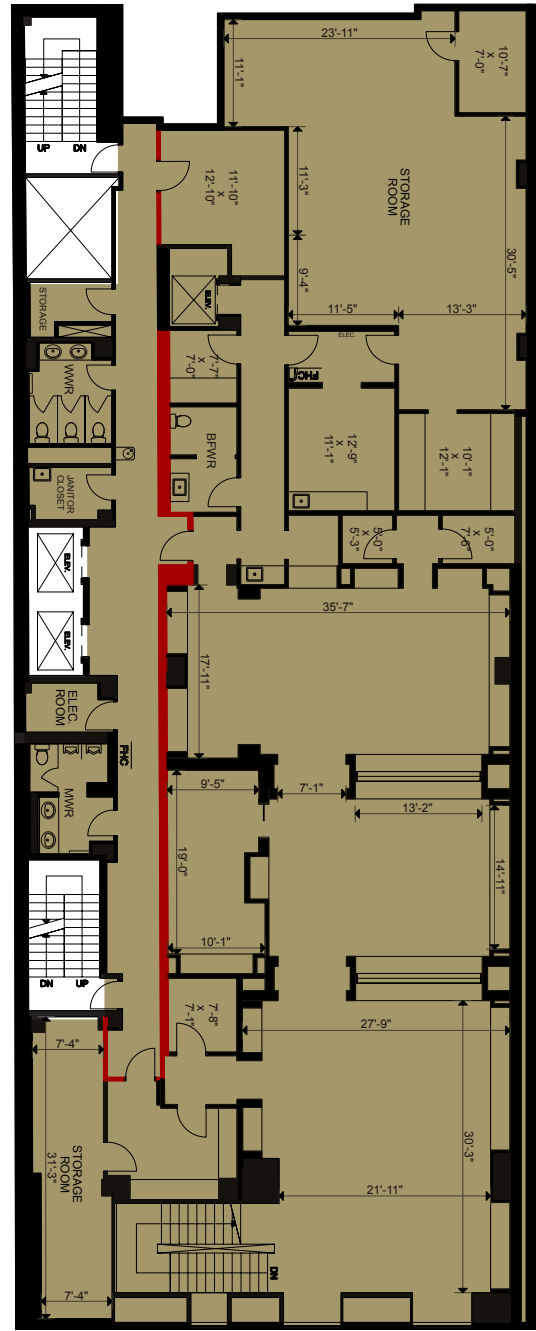
*floor plans*

**Ground Floor**  
4,998 sq. ft.

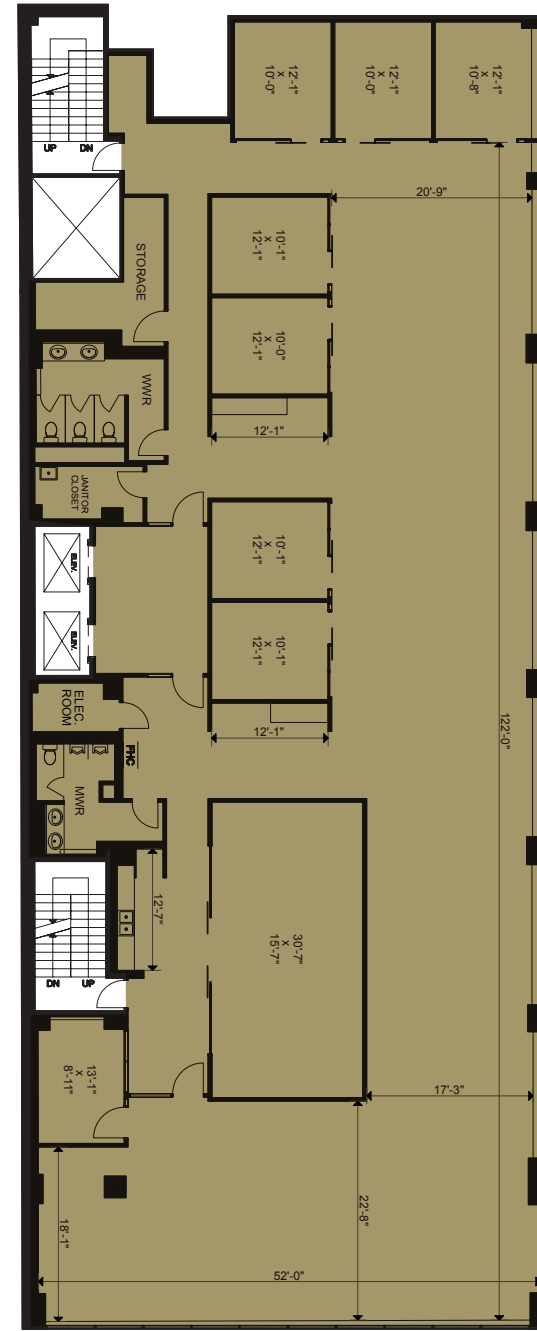


**BLOOR STREET WEST**

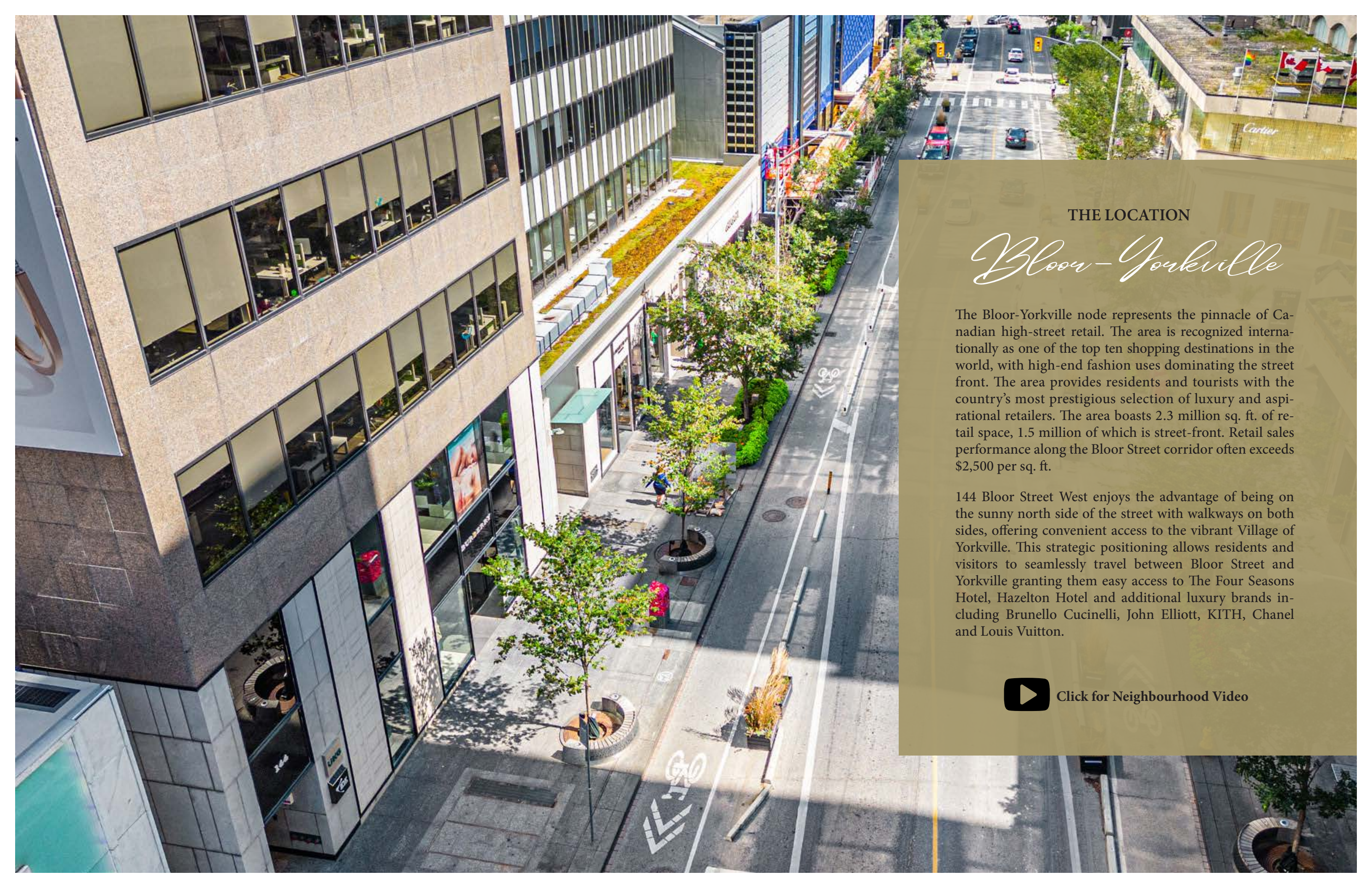
**Second Floor**  
6,781 sq. ft.



**Third Floor (Optional)**  
6,800 sq. ft.







## THE LOCATION

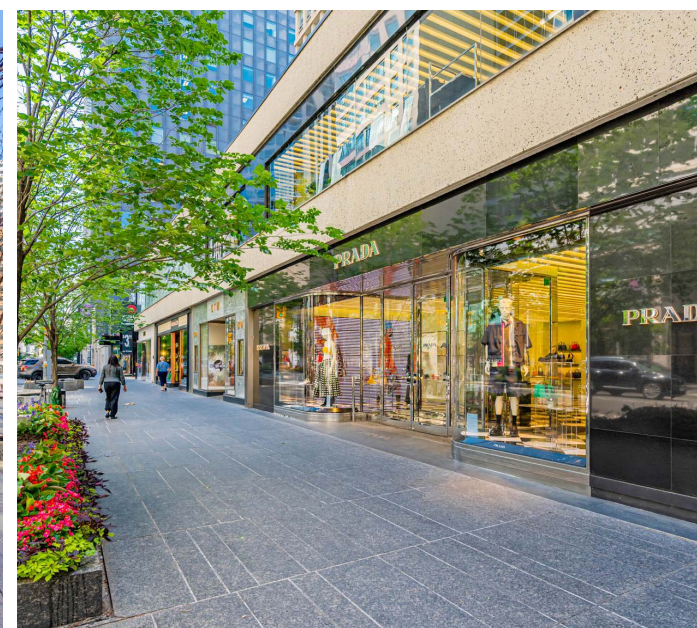
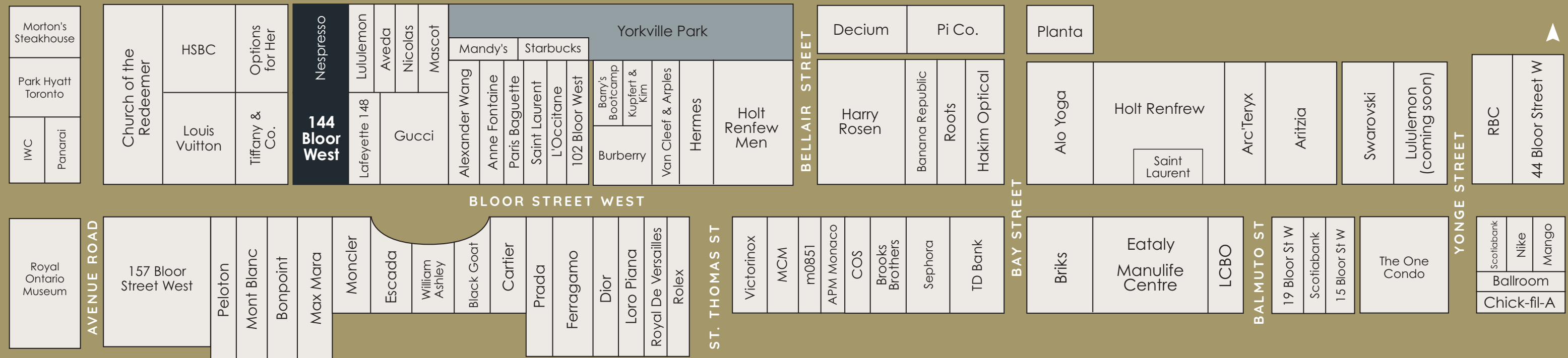
# *Bloor - Yorkville*

The Bloor-Yorkville node represents the pinnacle of Canadian high-street retail. The area 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. The area boasts 2.3 million sq. ft. of retail space, 1.5 million of which is street-front. Retail sales performance along the Bloor Street corridor often exceeds \$2,500 per sq. ft.

144 Bloor Street West enjoys the advantage of being on the sunny north side of the street with walkways on both sides, offering convenient access to the vibrant Village of Yorkville. This strategic positioning allows residents and visitors to seamlessly travel between Bloor Street and Yorkville granting them easy access to The Four Seasons Hotel, Hazelton Hotel and additional luxury brands including Brunello Cucinelli, John Elliott, KITH, Chanel and Louis Vuitton.



[Click for Neighbourhood Video](#)



# Aerial



YONGE UNIVERSITY SUBWAY LINE

YONGE UNIVERSITY SUBWAY LINE

BLOOR-DANFORTH SUBWAY LINE

UNIVERSITY OF TORONTO

ROYAL ONTARIO MUSEUM

M MUSEUM

M ST. GEORGE

EATALY

FOUR SEASONS HOTEL

141 Bloor

HOLT RENFREW

BAY M

HAZELTON HOTEL

M BLOOR-YONGE

# 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 475 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.

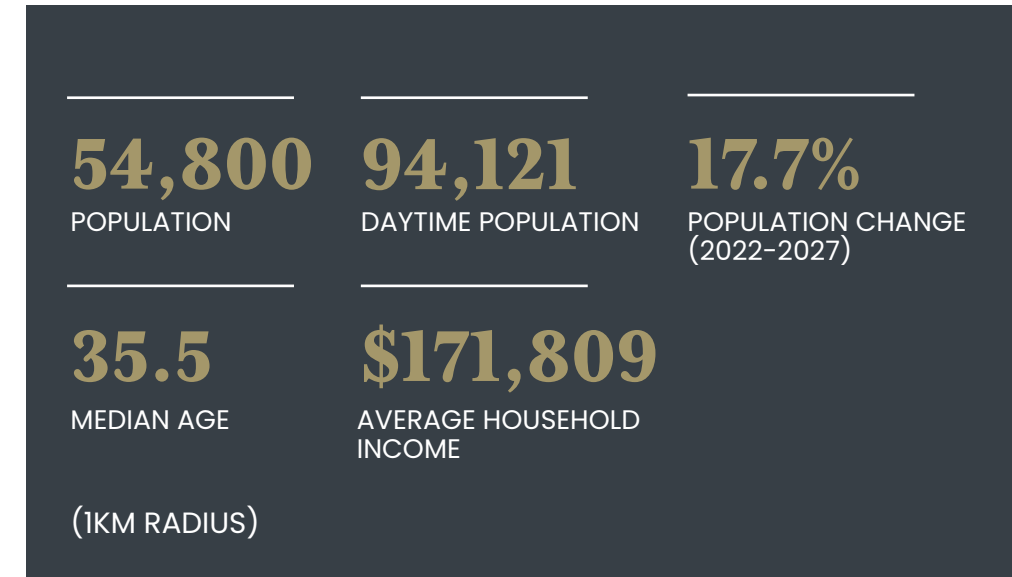


● UNDER CONSTRUCTION  
3,046 INCOMING UNITS

● 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

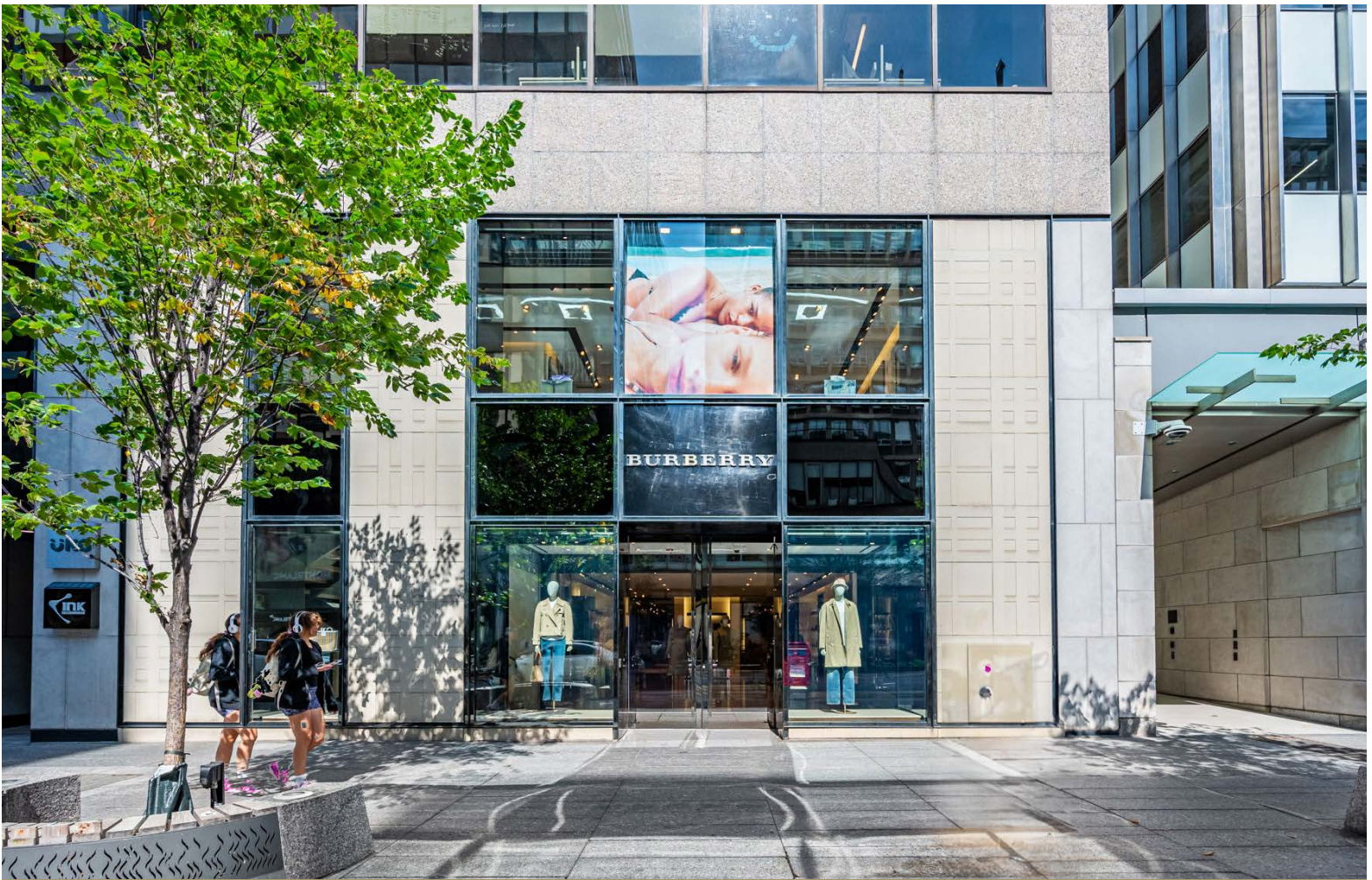
## Demographic Snapshot



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 day-time 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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