

RETAIL FOR LEASE

144
Bloor

BLOOR-YORKVILLE



CBRE

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144

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BLOOR-YORKVILLE

Size	Ground:	4,998 sq. ft.
	Second:	6,781 sq. ft.
	Third:	6,800 sq. ft. <i>(optional)</i>
<i>*Demisable: Ability to rent each floor individually</i>		
Net Rent	Please contact listing agents	
TMI	\$45.00 per sq. ft. (2024 est.)	
Available	Immediately	

- 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
- Greatly benefits from being on a construction-free stretch of Bloor, unlike properties east of St. Thomas to Yonge
- Neighbouring tenants include BVLGARI, Louis Vuitton, Gucci, Saint Laurent, Cartier and Ferragamo

 Click for Building Video



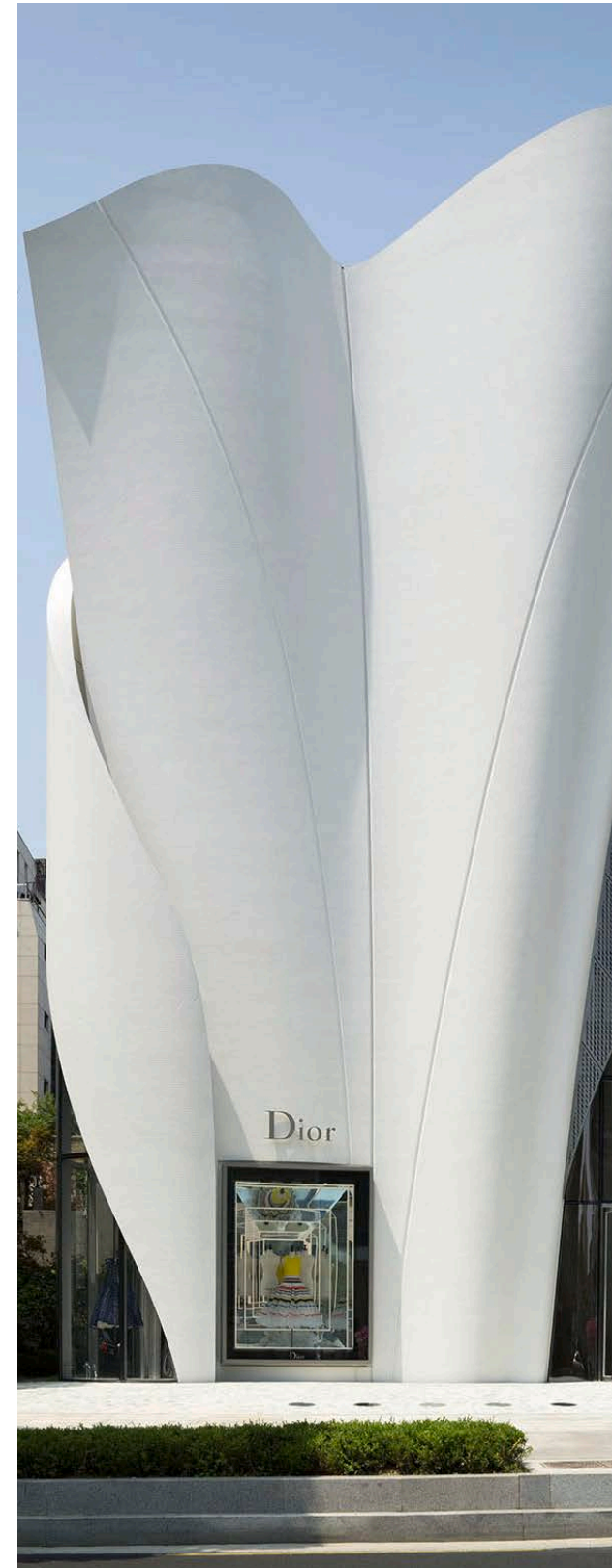
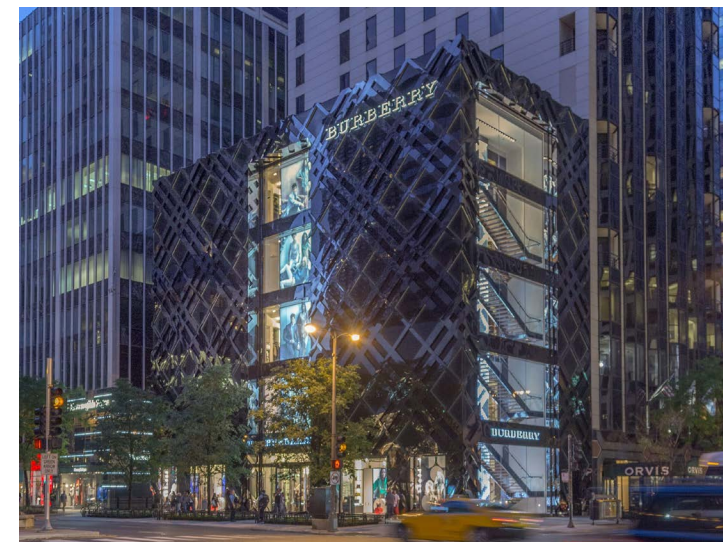
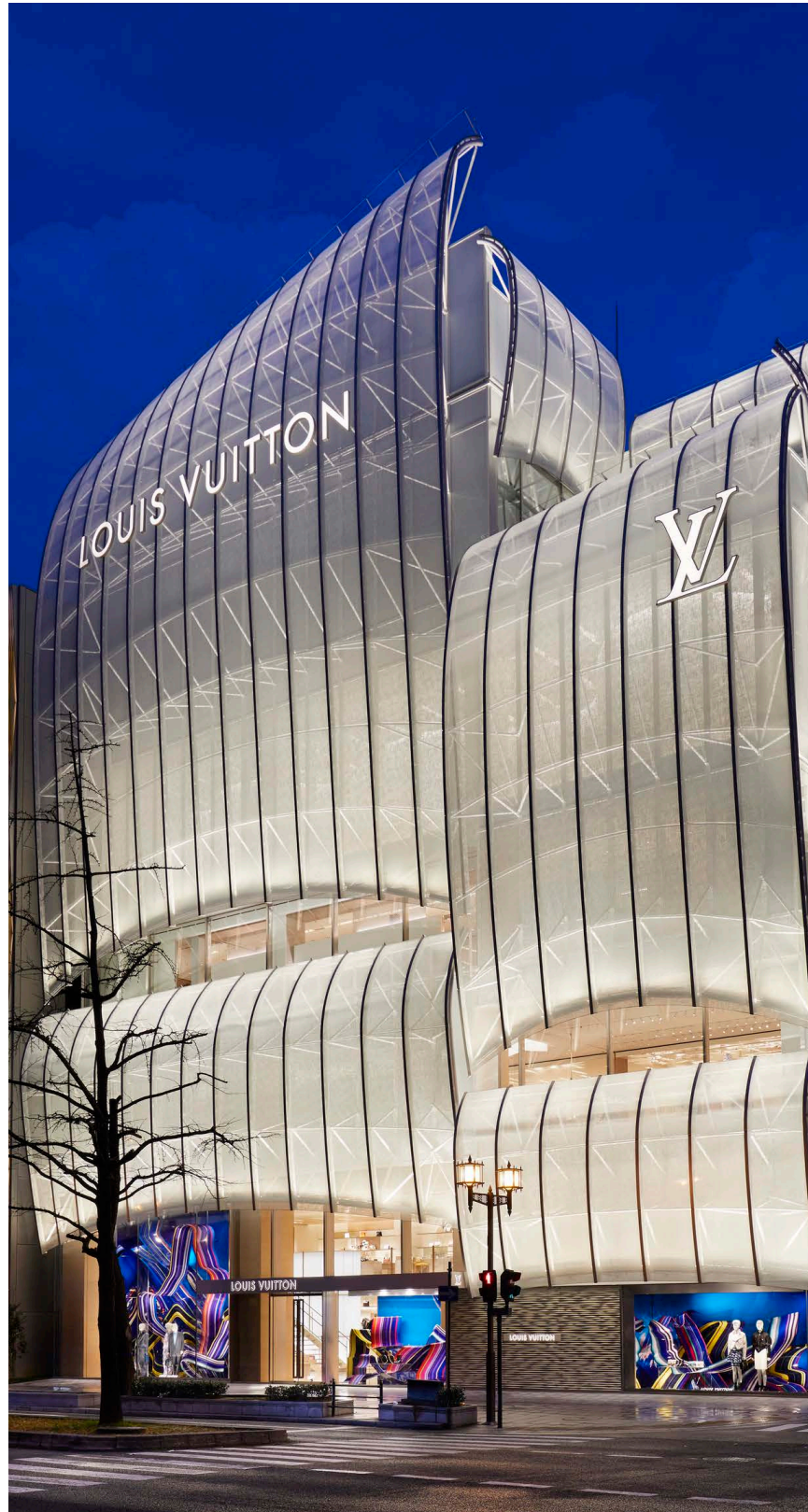
Consider the *Possibilities* for 144 Bloor Street West

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

Existing Exterior



Artists' Rendering





Artists' Rendering



Exterior



The image shows a wide-angle view of a retail store's ground floor. The space is bright and modern, with a high ceiling featuring recessed lighting and track lighting. The floor is made of large, light-colored square tiles. In the center, two mannequins are dressed in long, light green trench coats. To the left, there are glass display cases and shelves with various items. To the right, there are more shelves with handbags and a display of sunglasses. The overall atmosphere is clean and sophisticated.

Ground Floor

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Second Floor

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Potential Third-Level Facade Extension

A photograph of a tree with yellow and green leaves in front of a building. The tree's branches are dark and thin, with some leaves showing signs of aging or damage. The building in the background has a light-colored facade with vertical lines, possibly from a window or door frame. The sky is a clear, bright blue.[illegible]

ADJACENT BUILDING

10'-7" X 7'-0"

23'-11"

11'-1"

30'-5"

13'-3"

11'-5"

9'-4"

11'-3"

11'-10" X 12'-10"

12'-7" X 7'-0"

BPWR

12'-9" X 11'-1"

10'-4" X 12'-1"

5'-0" X 7'-6"

5'-0" X 5'-3"

35'-7"

17'-11"

9'-5"

7'-1"

13'-2"

14'-11"

27'-9"

30'-3"

21'-11"

10'-1"

19'-0"

7'-8" X 7'-1"

7'-4"

7'-4"

STORAGE ROOM 31'-3"

STORAGE

WWR

JANITOR CLOSET

ELEC ROOM

MWR

R

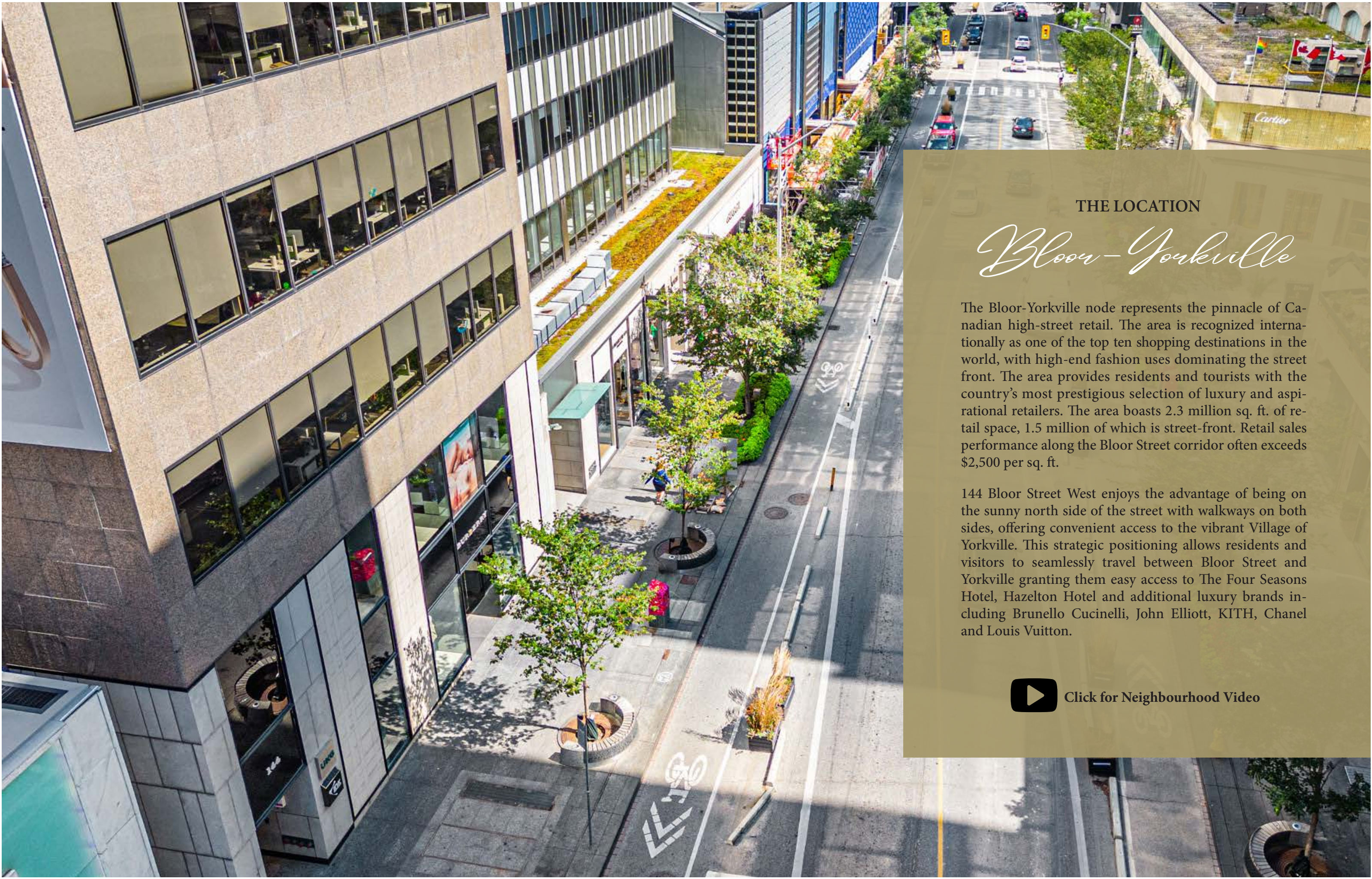
STAIRS

STAIRS

[illegible]

▲





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

144 Bloor

HAZELTON HOTEL

FOUR SEASONS HOTEL

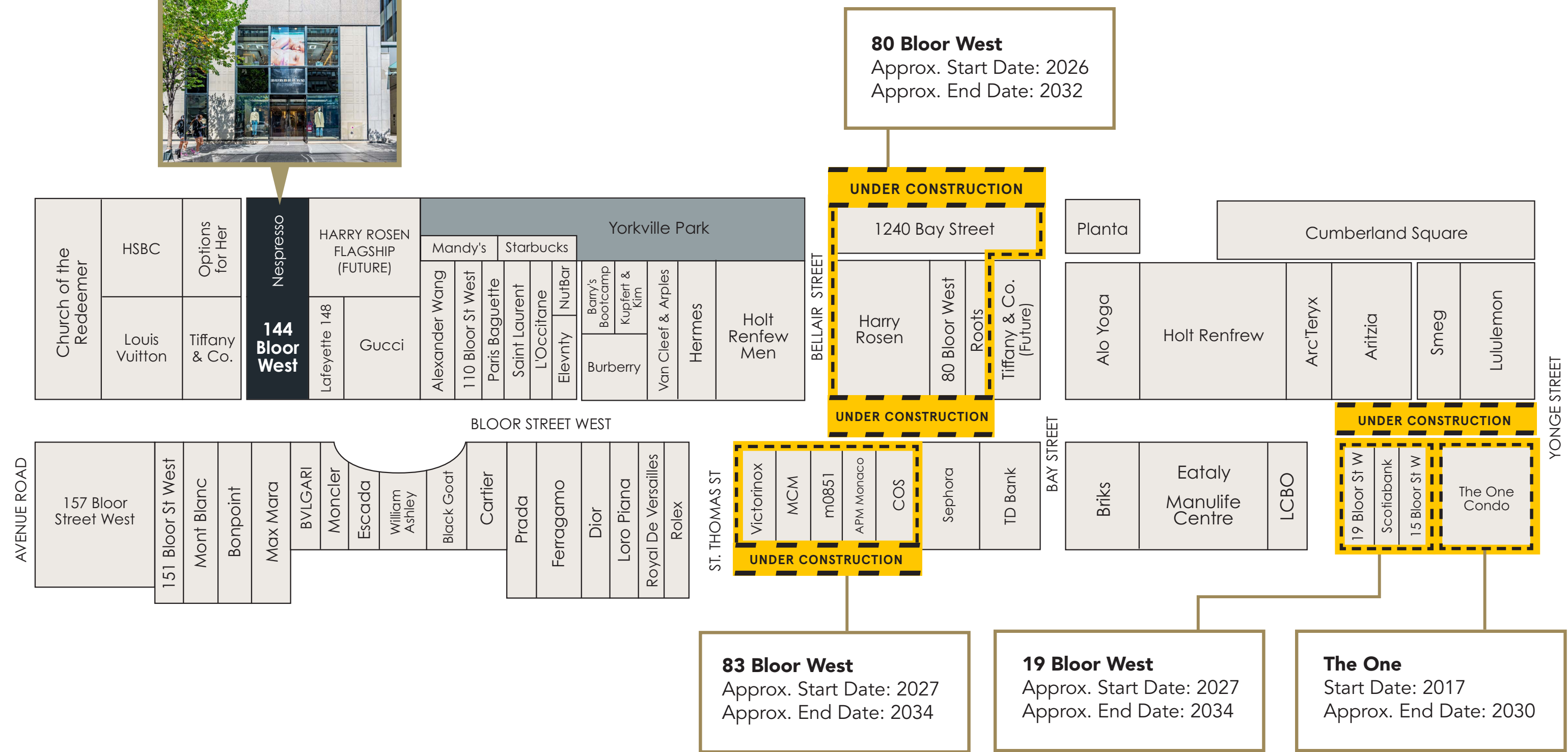
EATALY

HOLT RENFREW

M BLOOR-YONGE

BAY M

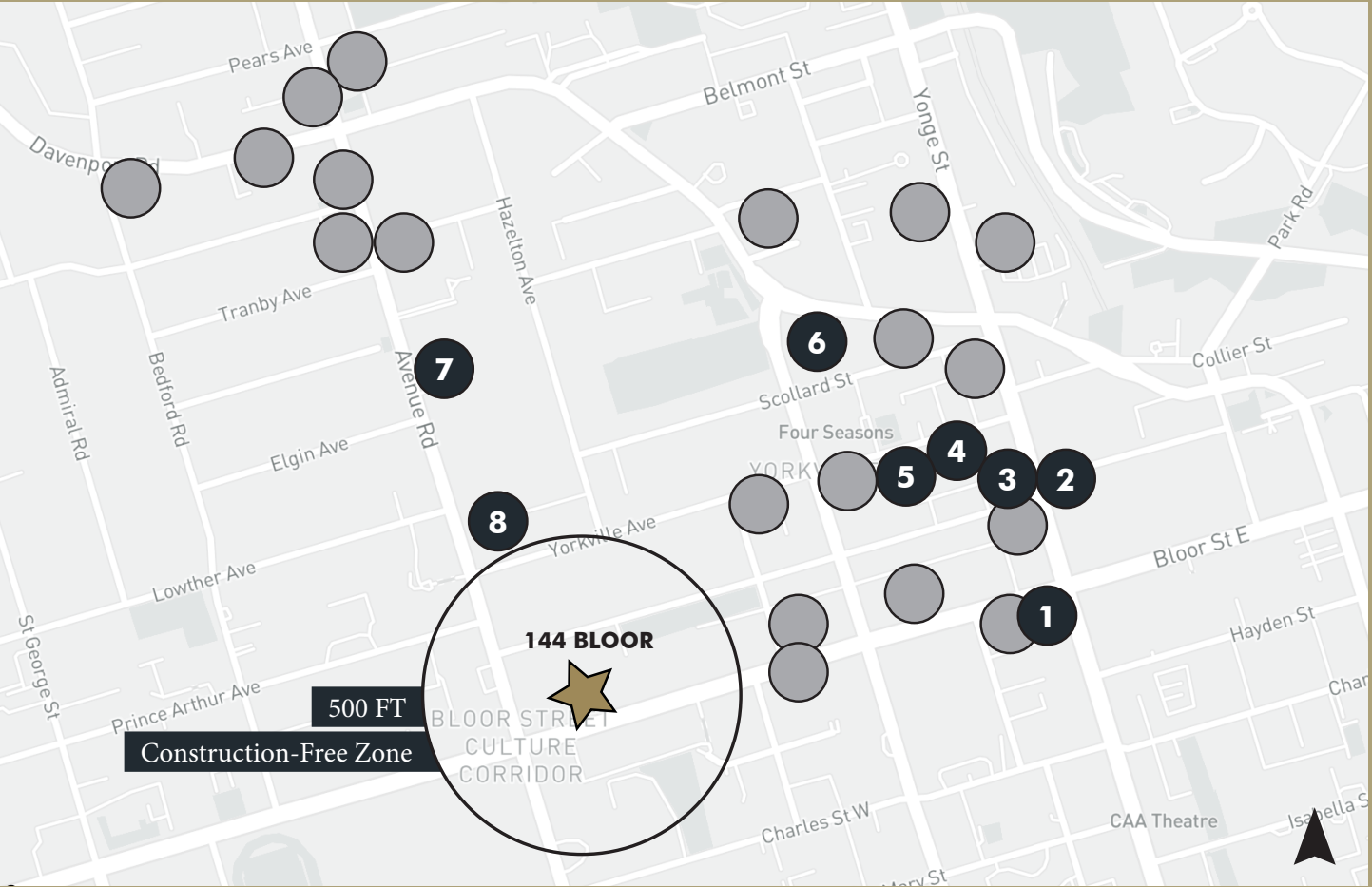
Bloor Retailer and Condo Construction Map



Canada's Most Exclusive Residential Market

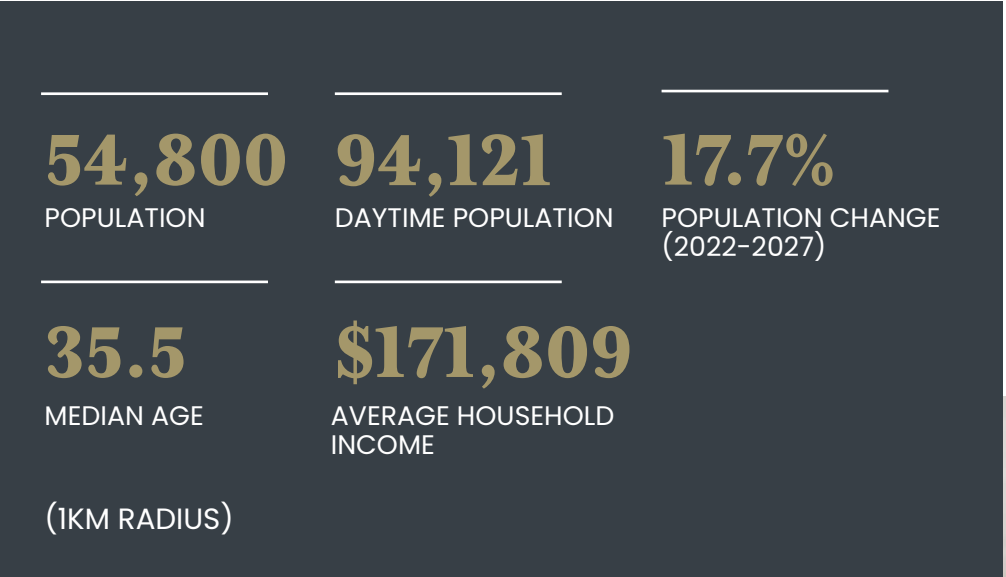
144 Bloor Street West holds a rare position on Bloor West that is construction free, while still benefiting from strong population growth and additional foot traffic from the dramatic intensification of residential developments in the neighbourhood.

There are 27 condominium projects in various stages of development totaling more than 12,700 units in this node. The One, a 91 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 647 suites.



- UNDER CONSTRUCTION
3,220 INCOMING UNITS
 - PRE-CONSTRUCTION
9,569 INCOMING UNITS
1. The One - 647 units
 2. Adagio - 202 units
 3. 8 Cumberland - 399 units
 4. 11 YV - 647 units
 5. The Pemberton - 1,079 units
 6. 50 Scollard - 148 units
 7. 89 Avenue Road - 28 units
 8. One Thirty Eight - 70 units

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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