

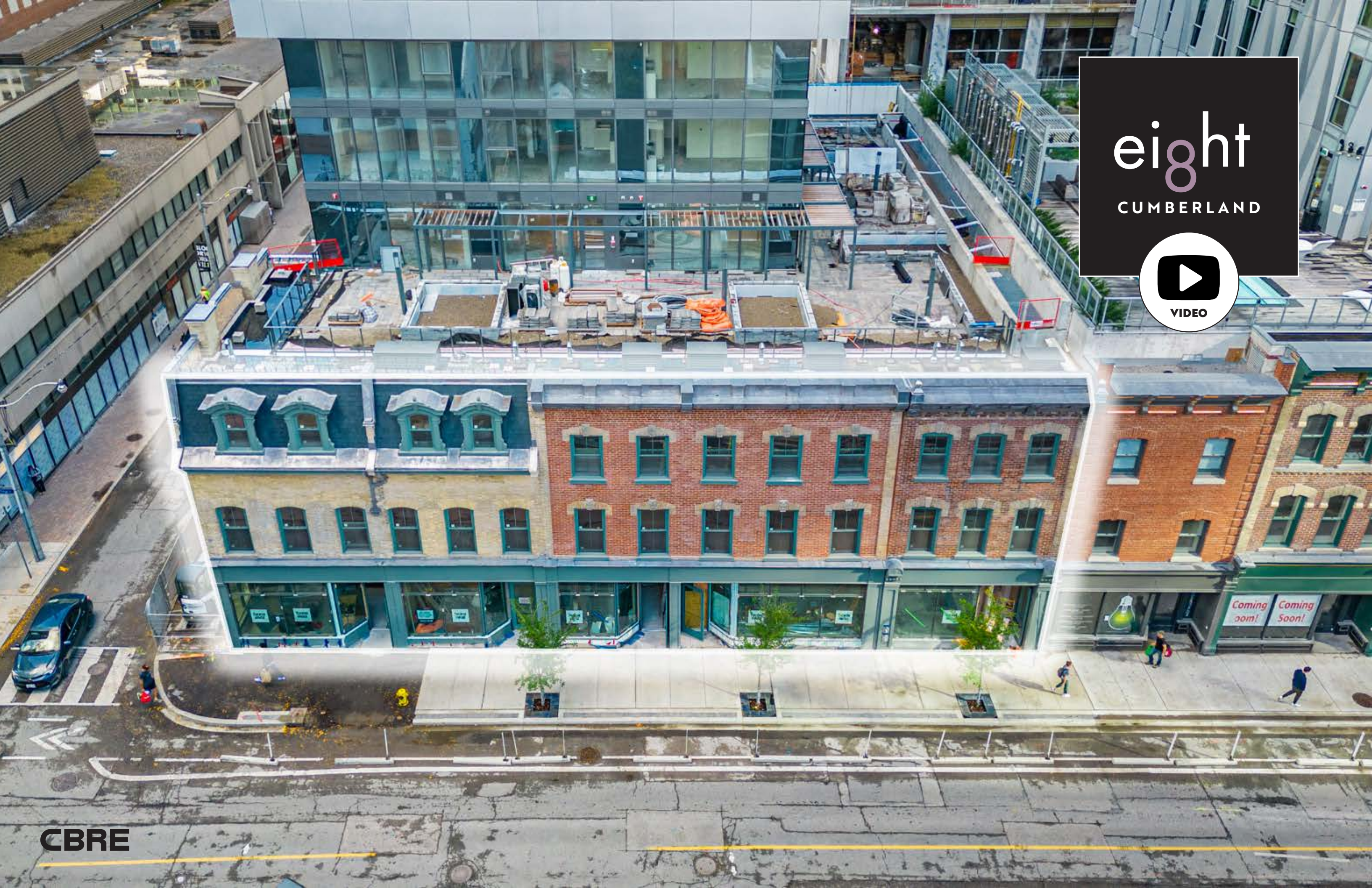
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CUMBERLAND



**Flagship Retail for Sale at the Corner of Yonge & Cumberland
Steps to Bloor Street West**

CBRE



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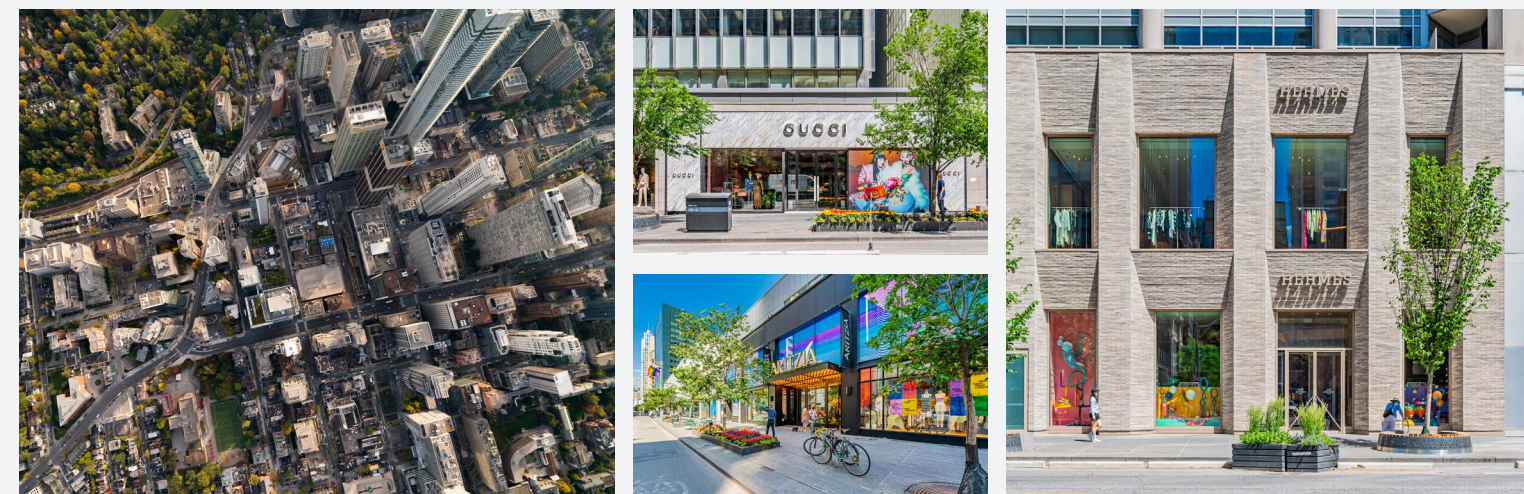


Asset Overview

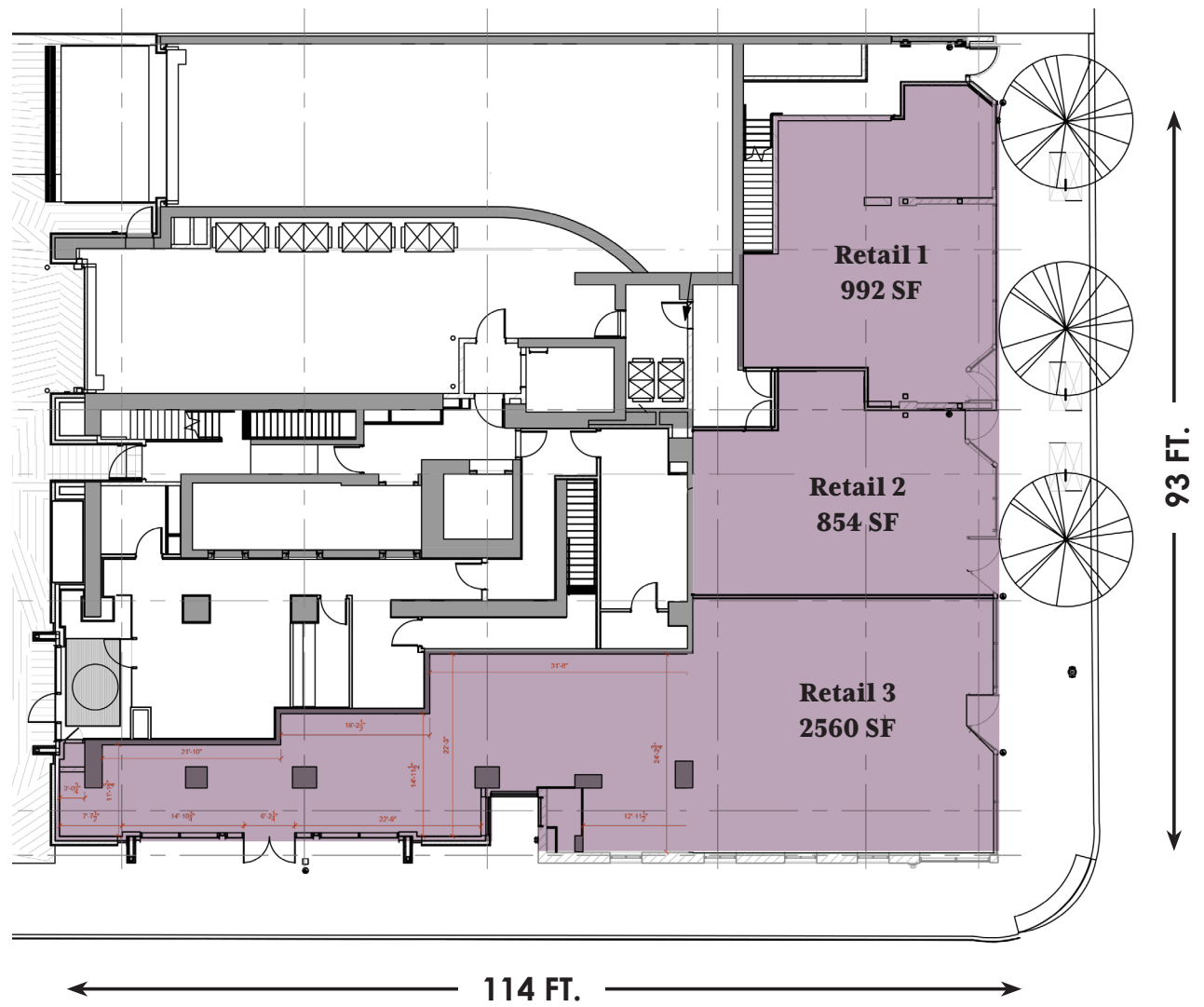
CBRE Limited (the “Advisors”) are pleased to offer for sale 8 Cumberland Street (the “Property” or the “Site”), an exceptional real estate opportunity at the corner of Yonge and Cumberland in Toronto’s renowned luxury retail node. The Property features three retail units and all feature beautifully restored brick façades.

Address:	8 Cumberland Street, Toronto	
Size:	Retail 1:	992 sq. ft.
	Retail 2:	854 sq. ft.
	Retail 3:	2,560 sq. ft.
	Total:	4,406 sq. ft.
Possession:	Q1 2024	
Property Taxes:	TBD	
Yonge Frontage:	93 ft.	
Cumberland Frontage:	114 ft.	

- Condo retail on the ground level of Great Gulf and Phantom’s highly anticipated 51-story mixed-use condominium building
- 22 ft. ceiling heights
- Incredible wraparound frontage of approximately 207 ft.
- Features a meticulously restored triple-height brick façade
- Surrounded by a number of new residential and retail developments
- Steps to the intersection of Bloor West & Yonge Street and Bloor-Yonge subway station, the busiest station in the entire city, handling over 200,000 passengers on an average weekday



Floor Plan



CUMBERLAND STREET

YONGE STREET



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.





UNIVERSITY OF TORONTO

ROYAL ONTARIO MUSEUM

MUSEUM
M

EATALY

FOUR SEASONS HOTEL

PARK HYATT

BAY
M

HOLT RENFREW

BLOOR-YONGE
M

HAZELTON HOTEL

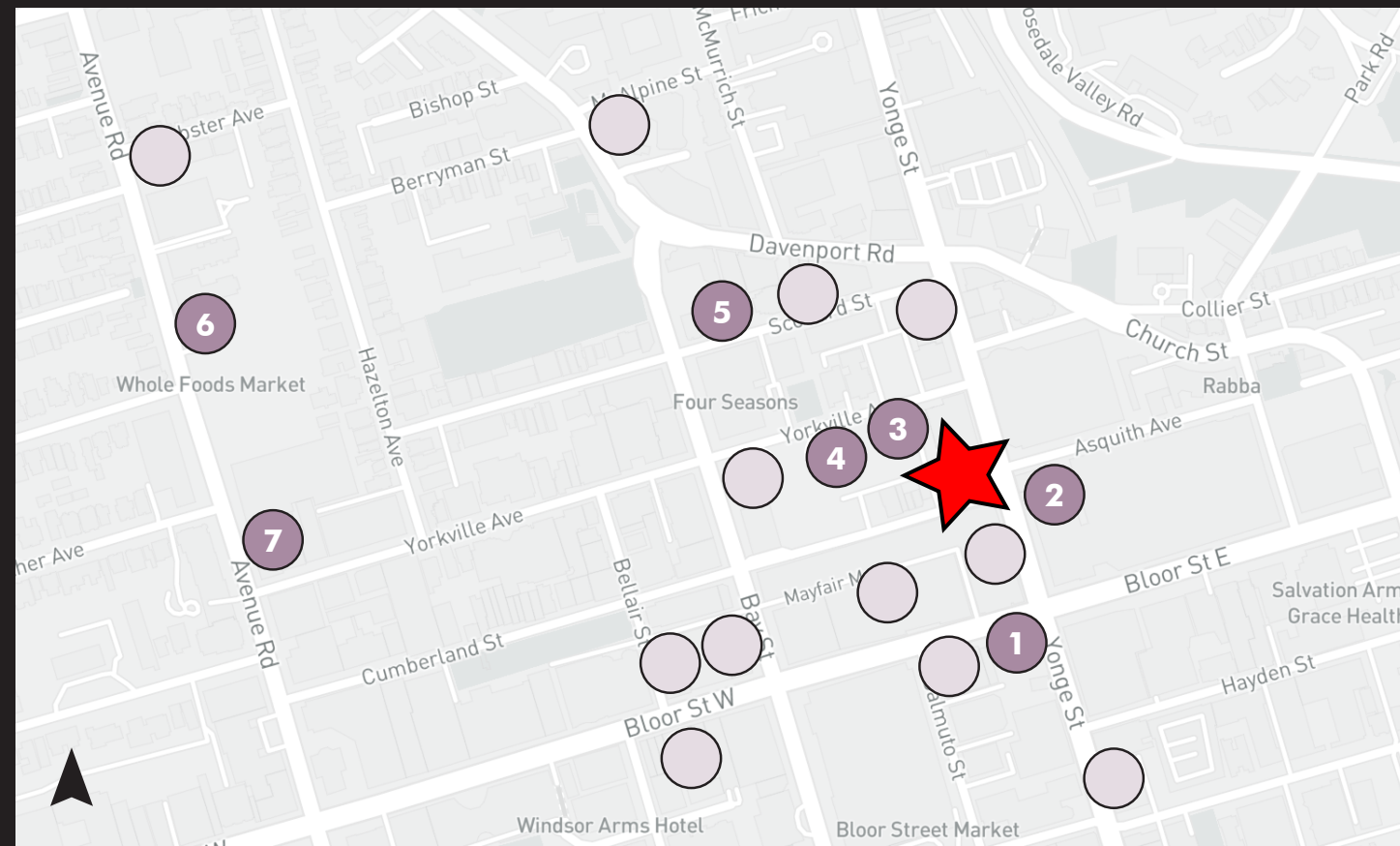
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YORKVILLE VILLAGE

TORONTO REFERENCE LIBRARY

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
- 8 Cumberland Street**
- 1. The One
- 2. Adagio
- 3. 11 YV
- 4. The Pemberton
- 5. 50 Scollard
- 6. 89 Avenue Road
- 7. 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 2019, hosting more than 27.5 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 57,021 as of 2022, projected to increase to 67,769 by 2027. As of 2022, the average household income was \$182,095 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.



57,021
POPULATION

101,187
DAYTIME POPULATION

18.8%
POPULATION CHANGE
(2022-2027)

36.7
MEDIAN AGE

\$182,095
AVERAGE HOUSEHOLD
INCOME

(1km Radius)



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