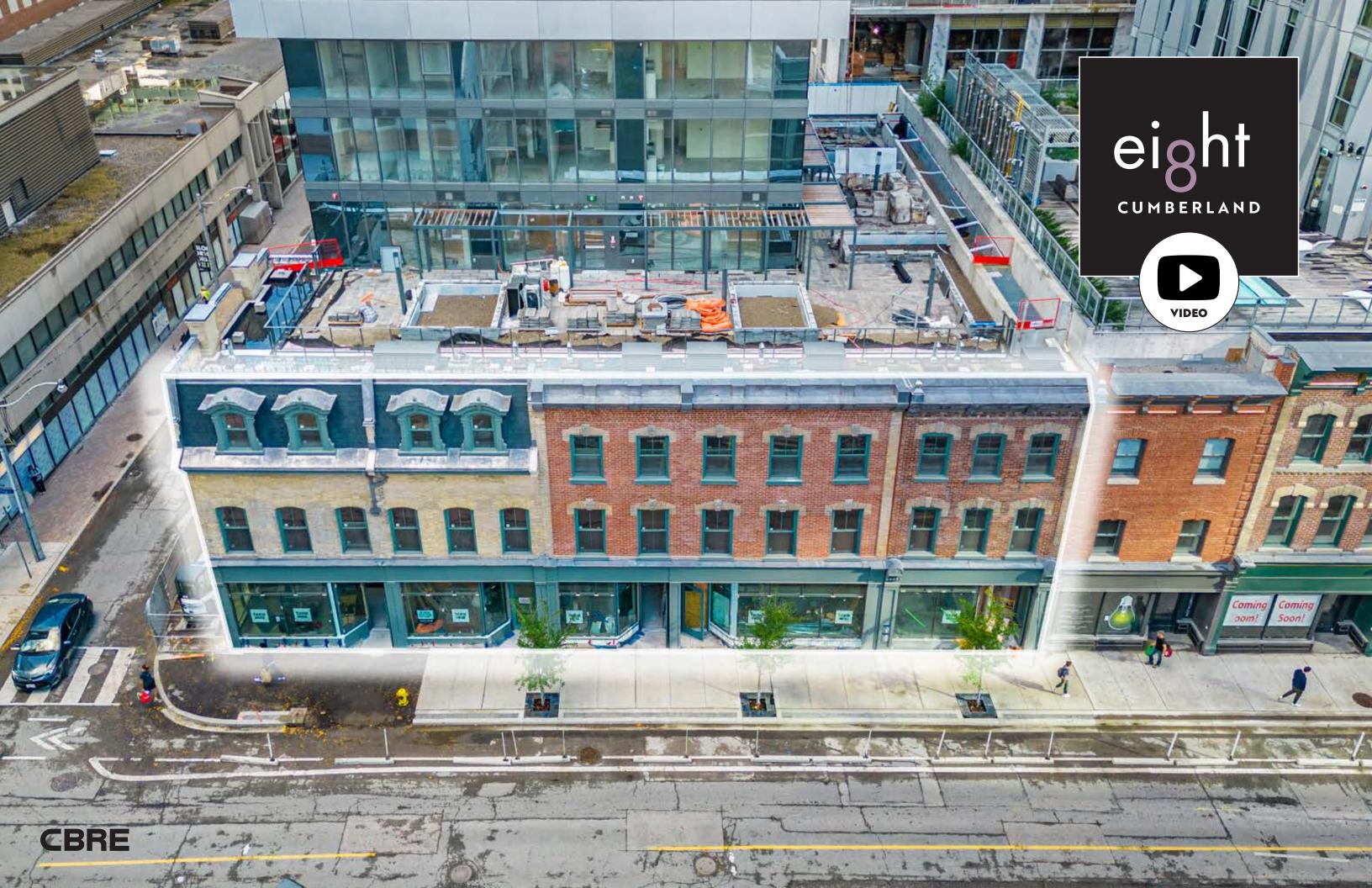
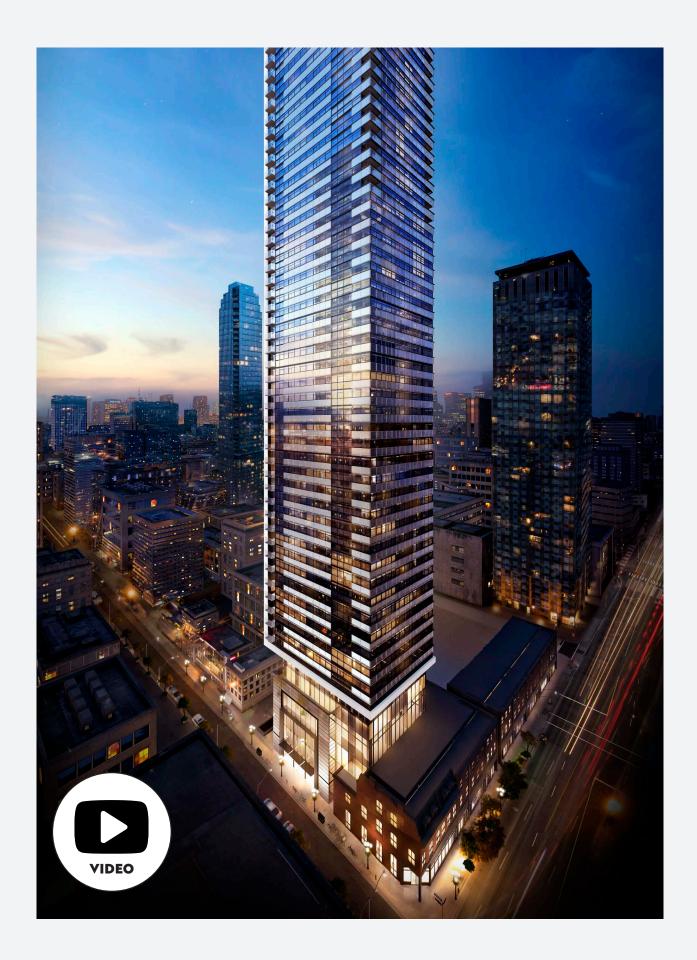


Flagship Retail for Sale at the Corner of Yonge & Cumberland Steps to Bloor Street West

**CBRE** 



8 CUMBERLAND STREET 8 CUMBERLAND STREET RETAIL FOR SALE RETAIL FOR SALE



# **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 Cumberla	and Street, Toronto
Size:	Retail 1: Retail 2: Retail 3: Total:	992 sq. ft. 854 sq. ft. 2,560 sq. ft. 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

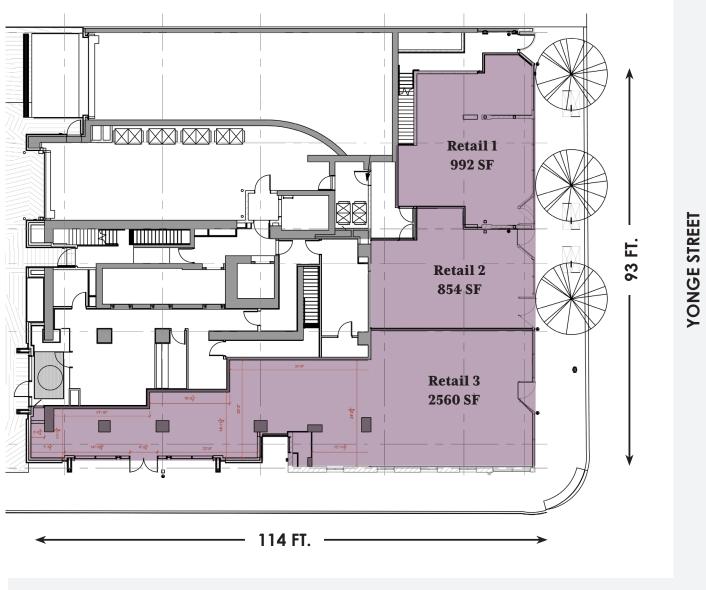






8 CUMBERLAND STREET RETAIL FOR SALE

# Floor Plan



**CUMBERLAND STREET** 



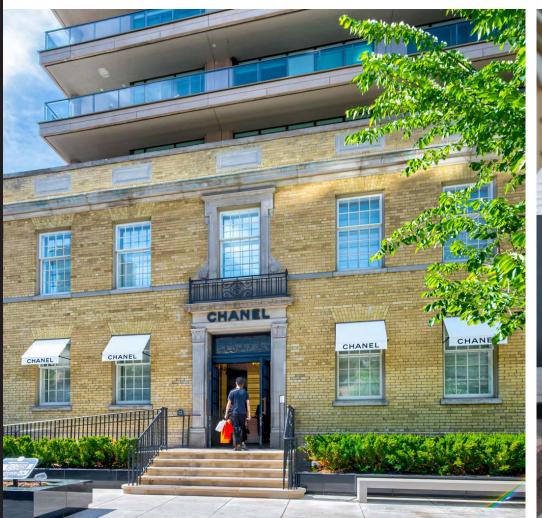


# yorkville

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.

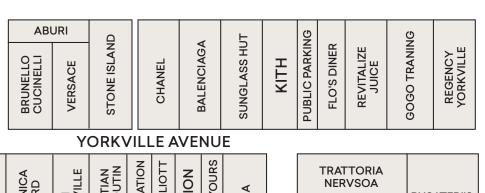








# Click to Play Neighbourhood Video



BUCA	RE	RANDY'S ROTI
	NTO F	SOLO BACE HAIR SALON
FOUR SEASONS HOTEL	TORO	YORKVILLE CREPES

**Bloor-Yorkville Streetscape** 



STK	LUMAS	(	CNT	BNI	)	뿌
S	ΓΩ	ı	ВН	& C	ο.	LA
		С	ATA:	LYS	Τ	끡
YORKVII PLAZA		SENSITIVA	LEONE	SECRETT	DICE	YORKVILLE LANE

_	LE LANE		O BAR	BANDIERA	OXLEY	119 CORBÒ	SK I ANE
2	YORKVILLE LANE	ZAZA	BAY REYNA	PARKING		HEMINGWAYS	ANE YORK

BANDIERA	OXLEY	119 CORBÒ	YORK LANE	KASA MOTO	VERONICA	BEARD	101 YORKVILLE	-	CHRISTIAN	DEFORMATION	REPORINIALION	JOHN ELLIOTT	FBILION		MINE & YOURS	ISAIA
C		/AYS		NNE		•	UCK	ш	Z					Α	RCH	lives
PARKING		ŊĠ.	OLD	٩	į	FIORIO	LDSTRU	777	SUSHI INN			. t.	Щ		YAN	ОТАЛ
PAF		HEMINGWAYS		LA		DIA	GOLDSTRUCK	3	sns		CARRY	PURE+	SIMPLE	S	ASS	AFRAZ
				CU	MB	ERI	AND	) 5	STR	E	ΕT	-				·

PUSATERI'S
TOSATERIS
PARAMOUNT
TAKAMOON
STARBUCKS

lii.	PETVALU					
/ STREI	MIZNON	THE PEMBERTON		ORKVII STRUC SITE		1 YORKVILLE
BAY	WINE RACK	SITE	-0T	E E	1ANDU URANT	eight
	CALI LOVE		THE PILOT	PCL SITE OFFICE	KATHM/ RESTAU	CUMBERLAND
J		CUMBERLA	AND	STR	EET	

	ADAGIO CONSTRUC SITE	-
	TIM HORTO	N'S
	JACK ASTOR	
	SUBWA	
REET	2 BLOOR STREET EAST	W HOTEL

	NS ER	ESSO	MON	Α	AS	ют				York	vil	le
HSBC	L TIO	PR	JLEI	VED	ίς	)SC		MANDY'S	STARE	BUCKS	3	
		S		∢	≌	2					_	Г

HSBC	TIONS OR HER	NESPRESSO	ULEMON	AVEDA	NICOLAS	MOSCOT					MAN	DY'	s s	Y TARBU	ork	7	le P	ark		
	OP.	NES	רחדו	Ā	Ĭ	X	ANG	NE	'TE		Ļ		×	RY'S CAMP	A T S	ET W	Т			
LOUIS VUITTON	TIFFANY & CO.	BURBERRY	LAFEYETTE148	ST. JOHN		GUCCI	ALEXANDER W	ANNE FONTAINE	PARIS BAGUET		SAINT LAURENT	L'OCCITANE	102 BLOOR ST	BOOTCAMP 100 BOOTCAMP	OR ET	100 BLOOR STREET	RICHEMONT	HERMÈS	HOLT RENFEW MENS	
								BL	OC	R	STE	REI	ΞΤ	WES	Т					

		DE	CIUI	М			PI CC	).	
	BELLAIR STREET		HARI ROSI		BANANA REPUBLIC		ROOTS	HAKIM OPTICAL	
									ET
Z C C	M0851	M MONACO	cos	BROOKS BROTHERS		SEPHORA		TD BANK	BAY STREET

ALO YOGA ALO YOGA ALO YOGA ALO YOGA ALO YOGA ALURE ARITZIA ARI	СПМ	BERLAND TE	ERRACE		
	 RENFREW	ARCTERYX	ARITZIA	SWAROVSKI	FUTURE LULULEMON

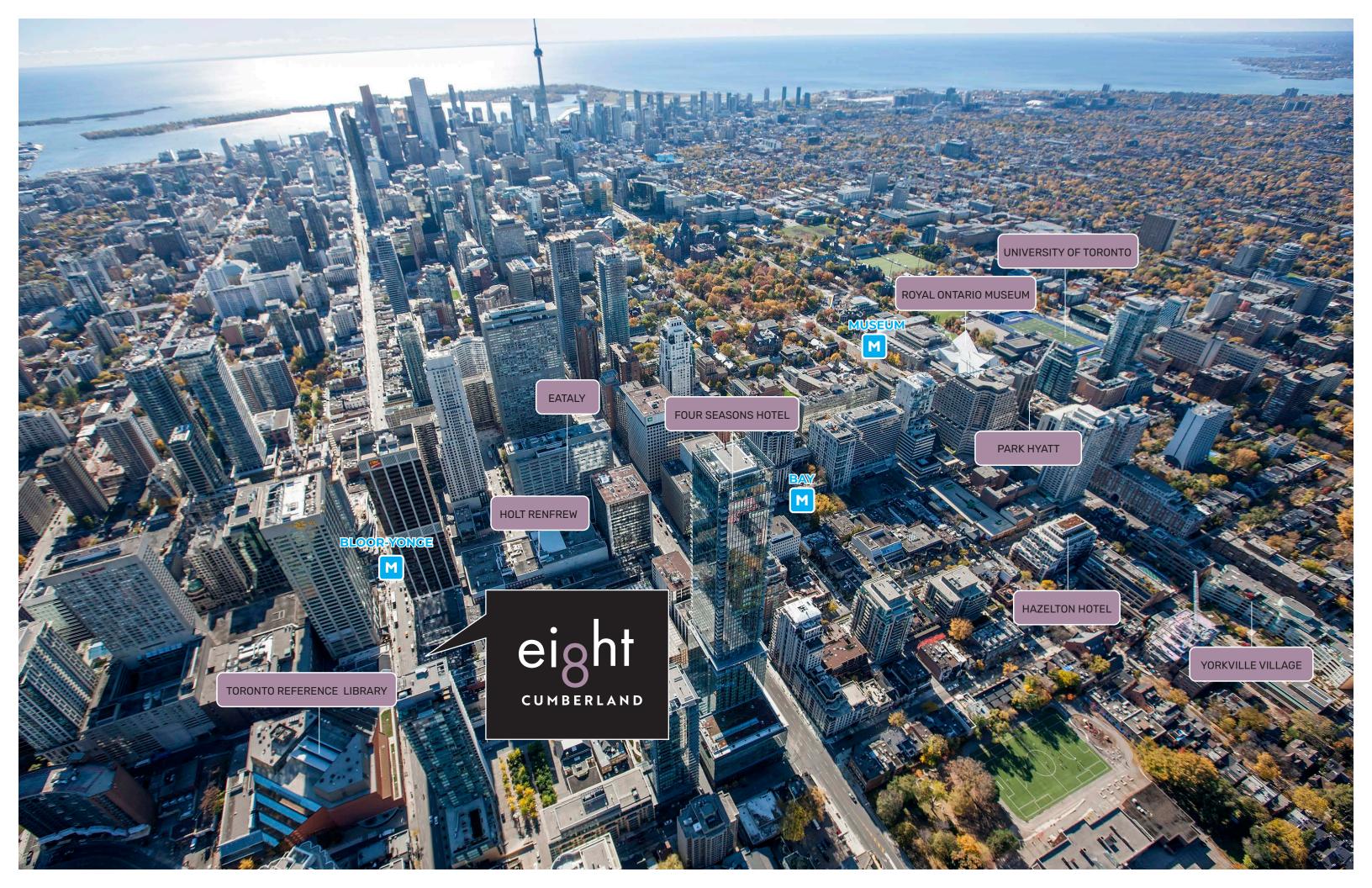
	PLANTA		HOLT		~				SKI	URE	,	
	ALO YOGA		RENFREW		ARC'TERYX		ARITZIA		SWAROVSK	FUTURE .ULULEMO	STREET	
			SAINT LAUARENT						0)	1		
BLOOR STREET WEST												
	KS	OVSKI	EATALY		REET	BLOOR	SCOTIABANK	STW			YONGE	
	BIRKS	SWAROVSKI	MANULIFE	ГСВО	STR			BLOOR S		1 BLOOR WEST		
	EARLS		CENTRE		Ö	19 [	8	15 BL(		WEST		

									00.		` '	• • •			
157 BLOOR STREET WEST	PELOTON	MONT BLANC	BONPOINT	MAXMARA	MONCLER	ESCADA	WILLIAM ASHLEY	BLACK GOAT	CARTIER	PRADA	FERRAGAMO	DIOR	LORO PIANA	OYAL DE VERSAILLES	ROI FX

I. THOMAS STREET	VICTORINOX	MCM	M0851	APM MONACO	SOO	BROOKS BROTHERS	
L THO							

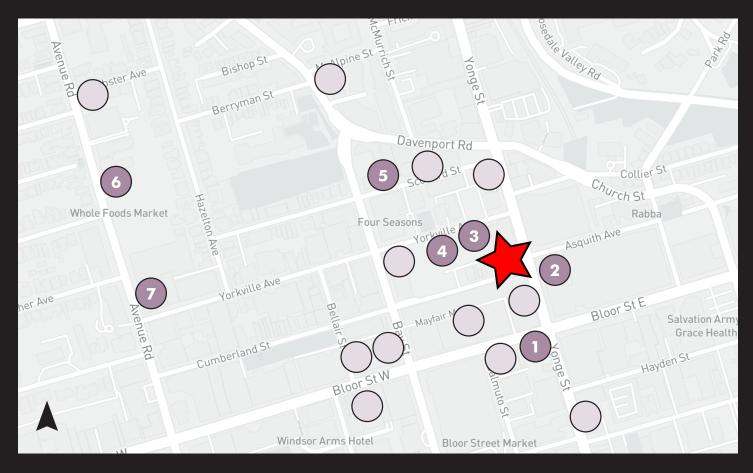
BALMU

1BLOOR EAST CHICK'FIL'A



# 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

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



### **PRE-CONSTRUCTION** 7,122 INCOMING UNITS



8 Cumberland Street

# **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** 

36.7 **MEDIAN AGE** 

\$182,095 **AVERAGE HOUSEHOLD** 

**INCOME** 

101,187

(1km Radius)

DAYTIME POPULATION POPULATION CHANGE (2022-2027)



# **Advisors**

### **Arlin Markowitz\***

**Executive Vice President** 416 815 2374 arlin.markowitz@cbre.com

### Jackson Turner\*\*

Senior Vice President 416 815 2394 jackson.turner@cbre.com

\*Sales Representative \*\*Broker

Senior Vice President 416 874 7266 alex.edmison@cbre.com

### **Teddy Taggart\***

Alex Edmison\*

Vice President 416 847 3254 teddy.taggart@cbre.com

### Visit our website at www.urbanretailtoronto.com



This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information .The recipient of the Information tion should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE.