

CANARY LANDING

Front & Cherry

Premier Retail Opportunities

dream 

KILMER GROUP

TRICON
RESIDENTIAL

CBRE



About the building—

Your new space on Front & Cherry

This exciting new retail opportunity is located at Front and Cherry will be ideally located at the gateway to the Canary District, a 35-acre, LEED Gold master-planned community. Adjacent to Canary House Condominiums and the Indigenous Hub which will be home to rental residences, medical, education and childcare facilities.

Total retail *~30,910 SF*

Total residential *856 units*

Parking spaces *102 stalls*

Ceiling height *21 – 24 FT*

Estimated delivery date *Q2 2025*



Leasing opportunities

Building Overview

13-storey

Timing

Q2 2025

Asking Rent

Contact listing agent

Additional Rent

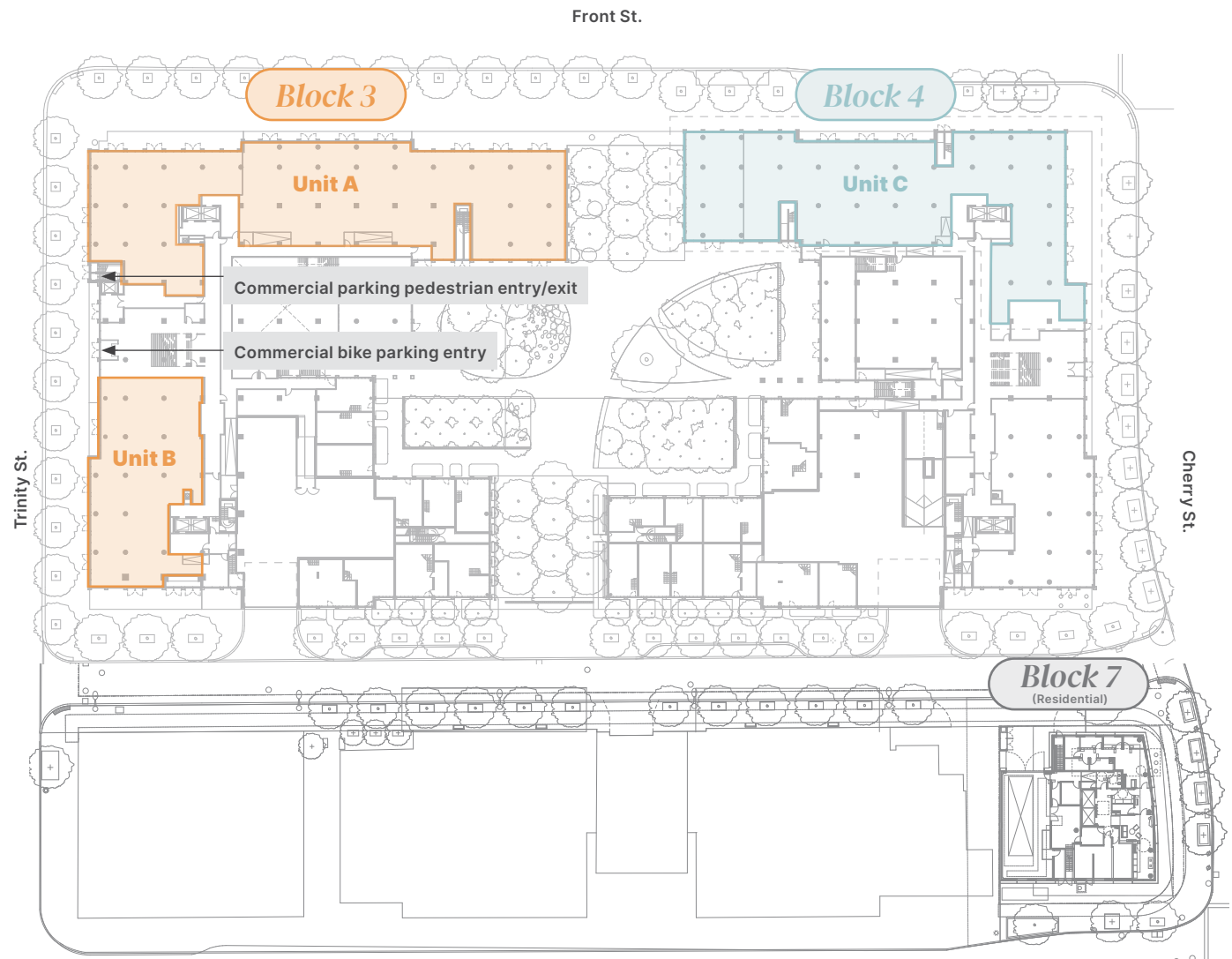
Contact listing agent

Available Area

Block 3 **Unit A:** 14,271 SF
(divisible to 654 SF)

Unit B: 5,953 SF
(divisible to 1,874 SF)

Block 4 **Unit C:** 10,686 SF
(divisible to 1,267 SF)



Connected & convenient—

Join Toronto's most dynamic community

Minutes from the downtown core, and surrounded by notable neighbourhoods including Distillery District, Canary District, Riverside, and the rapidly gentrifying Regent Park, Canary Landing is surrounded by a wealth of key amenities.

Commuters are served by the convenience of the Cherry Street streetcar. The active and outdoorsy take advantage of Corktown Common park, Distillery District, Lawren Harris Square, Underpass Park, Percy Park, the Cooper Koo YMCA, amongst others. Foodies flock to the staples in the neighborhood like Pure Spirits Oyster House and Grill, El Catrin and Cluny Bistro and Boulangerie.



Cluny Bistro
THE DISTILLERY DISTRICT



El Catrin
THE DISTILLERY DISTRICT



Dark Horse
CANARY DISTRICT



Souk Tabule
CANARY DISTRICT

The area—

Amenities

DINING

- 1 El Catrin Destileria
- 2 Souk Tabule
- 3 Pure Spirits Oyster House + Grill
- 4 Impact Kitchen
- 5 Prohibition Gastrohouse
- 6 Mangia & Bevi
- 7 Lady Marmalade
- 8 La Carnita
- 9 SukhoThai
- 10 Gusto 501
- 11 Terroni Sud Forno
Produzione e Spaccio
- 12 Figs Breakfast Lunch
- 13 Dark Horse Espresso Bar
- 14 Balzac's Distillery District
- 15 Brick Street Bakery
- 16 Blackbird Baking Co. Riverside
- 17 The Cannonball
- 18 Odin Coffee Roasters
- 19 Tandem Coffee
- 20 Morning Glory Cafe
- 21 Bonjour Brioche
- 22 Greg's Ice Cream

GROCERIES & SPIRITS

- 1 No Frills
- 2 FreshCo
- 3 Marcheleo's Marketplace
- 4 Wine Rack
- 5 LCBO
- 6 The Beer Store

ENTERTAINMENT

- 1 Brickworks Ciderhouse
- 2 Hi Lo
- 3 The Aviary
- 4 The Beer Hall
- 5 Banknote Bar Corktown
- 6 The Comrade
- 7 Workplace One
- 8 1871' Berkeley Church Event Venue
- 9 Sidewalk Labs / 307
- 10 East Harbour
- 11 Distillery District
- 12 East Bayfront

HEALTH & WELLNESS

- 1 Shop Task Skates
- 2 Hastings Barber Shop
- 3 HealthShield Pharmacy
- 4 Body Blitz Spa East
- 5 Broadview Hotel
- 6 Cooper Koo YMCA
- 7 Fuel Training Club King East
- 8 Extension Method
- 9 Gears

-  Future Ontario Line
-  Streetcar/buss Lines



90

Walk score

96

Transit score

100

Bike score



A new opportunity—

In the heart of Toronto's rapidly growing Downtown East



Financial District

Distillery District

Front & Cherry

Canary District

View looking West

Canary Landing - Front & Cherry

The demographics—

A vibrant community on the rise

The people – 1 km radius



21,969

Population



11,916

Households



77.8%

Labour force participation

Index: 122



\$101,297

Avg. Household Income

Index: 83



~56%

Of population between ages 20-44



52.4%

Education University Degree

Index: 148

Located steps from the Distillery District at Mill and Cherry Street, Front & Cherry are commercial and retail opportunities with contemporary style and historic charm that will fit seamlessly into the quickly growing surrounding community.

They are joined by a growing list of residential developments that have brought over 6,100 new residential units within a 500M radius.



Transit-

Effortlessly connected

The Canary Landing is quickly becoming one of Toronto's best-connected neighbourhoods, with multiple new transit lines connecting in the Downtown East.

- The future Ontario Relief Line and introduction of Corktown Station
- Future GO Line will unite Canary Landing to the downtown core and the larger GTA in minutes
- Connected to the future East Harbour Transit Hub

All of these exciting new transit additions will be steps from Canary Landing allowing residents to truly live connected.

LRT

- 1 - Queens Quay LRT - existing
- 2 - QQ/King/Cherry LRT - future
- 3 - Cherry Street LRT - existing
- 4 - King Street 504 LRT - future

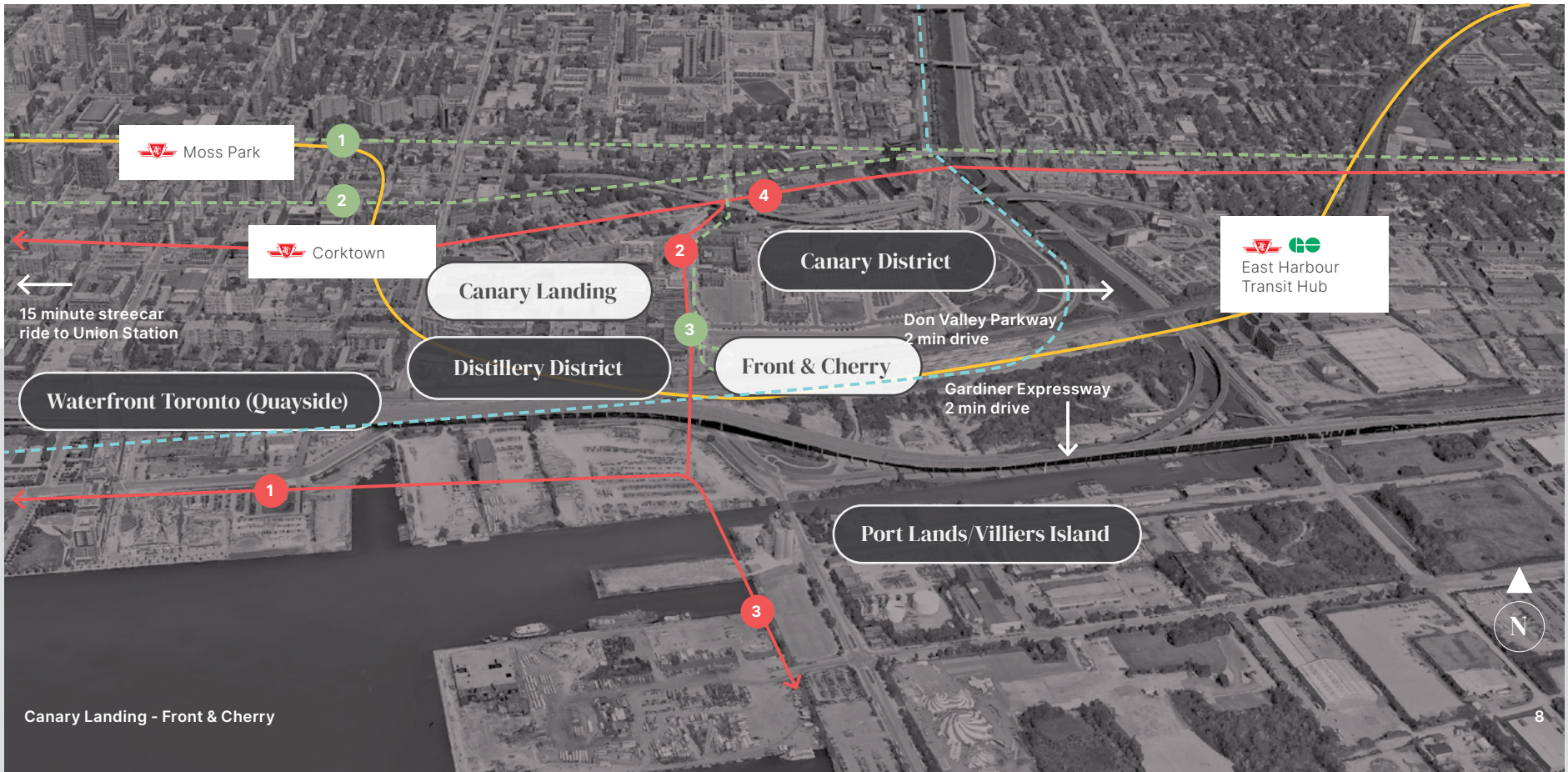
Subway

- Ontario Subway Line - future

Streetcar

- 1 - Queen Street
- 2 - King Street
- 3 - Cherry Street Loop Intermodal Hub

Bike path



Our property management team–

The Dream experience



Here at Dream, we are committed to your workplace environment. We understand the importance of having a full-service team supporting you and your business. It is our goal to ensure that the building is comfortable, safe, clean and an overall first-class office experience.

Online service requests

From service requests to setting comfortable building temperatures, our advanced online response service allows tenants to submit and monitor their requests in real time.

Live property updates

Our Tenant Experience Dream+ App connects teams with their building communities by sharing notifications, events, exclusive discounts and special neighbourhood programming.

Online payments

Our custom DreamConnect payment solution enables instant online payments and bank transfers quickly and securely.

Fast and accountable service

Our highly experienced Property Management Teams are there to rapidly respond to your problem or concern. We tackle issues head on and ensure accountability and responsibility remain at the heart of the Dream client experience.

Onboarding made easy

Dream Property Management Teams will be on-hand to guide you through every step of the onboarding process and will help plan, customize and coordinate your move ensuring that your space is running smoothly the day you step in the door.

A strong sense of community

From al fresco summer yoga sessions, to complimentary movie tickets and tenant lunch deals, we work hard to enhance the lives of everyone who works in a managed Dream property, making people feel like a valued part of a wider community, not just an employee in an office.



About us –

A team built on success

KILMER GROUP

Kilmer Group is a multi-generational Canadian company that invests in real estate, infrastructure, and sports and entertainment. In development, Kilmer’s focus is on unique public-private partnerships, mid-rise urban infill projects and master-planned communities that enable a complete transformation of waterfront lands and brownfields in both Ontario and Quebec.



Dream is an award-winning Canadian real estate company with approximately \$10 Billion in assets under management in North America and Europe. Their scope of their business includes asset management, condo and mixed-use developments, investments in and management of renewable energy infrastructure and commercial property ownership and residential development.



Tricon Residential is a vertically-integrated real estate company primarily focused on rental housing throughout North America. Tricon has approximately \$10.5 billion of assets under management and owns and operates a growing portfolio of over 31,000 single-family rental homes and multi-family rental apartments. Since its inception in 1988, Tricon has invested in real estate and development projects valued at over \$32 billion, including over 75 rental apartment and condo development projects.



For leasing opportunities

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