

# CANARY LANDING CANARY HOUSE



PREMIER RETAIL OPPORTUNITIES

**CBRE**



ABOUT THE BUILDING

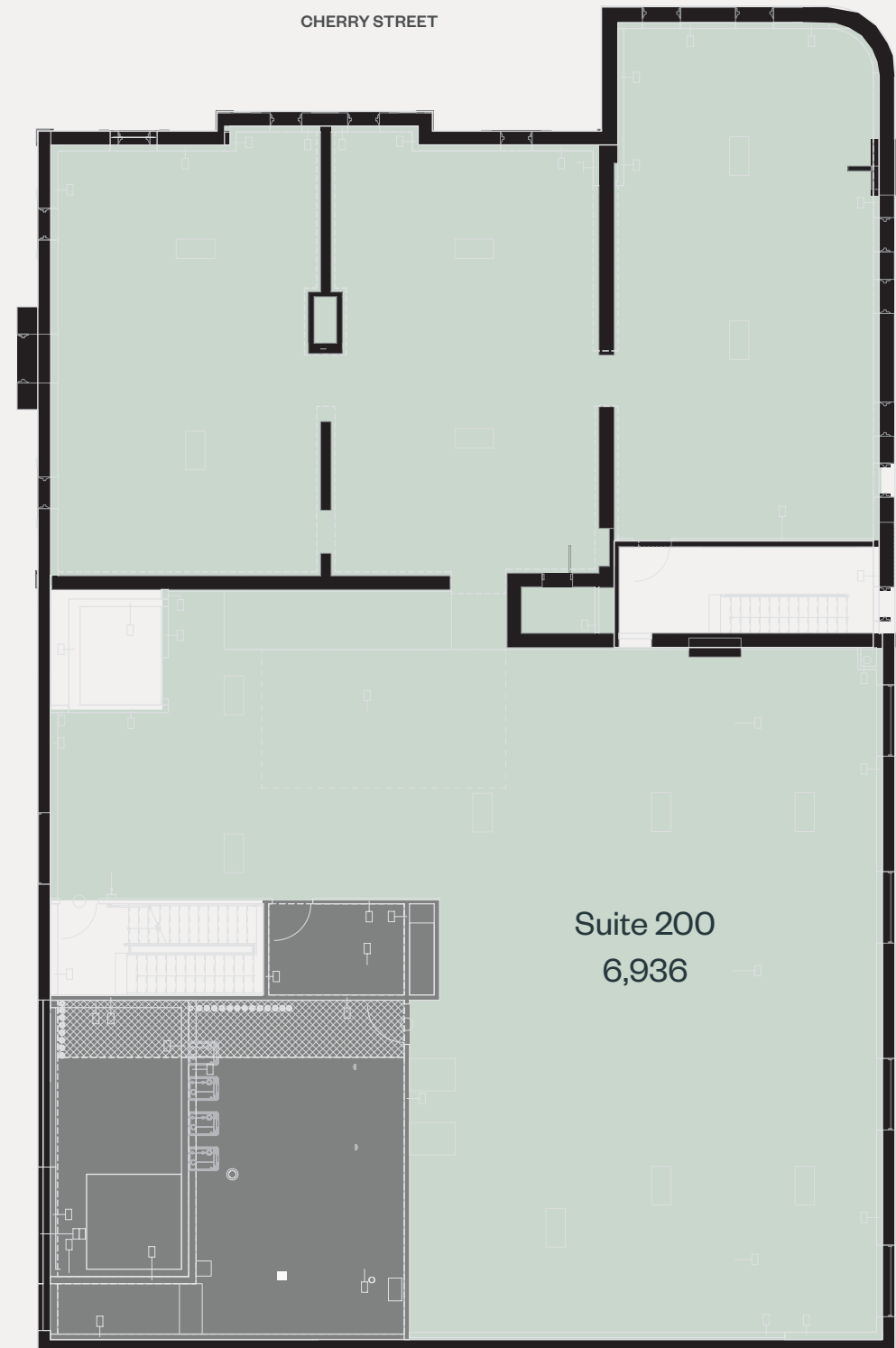
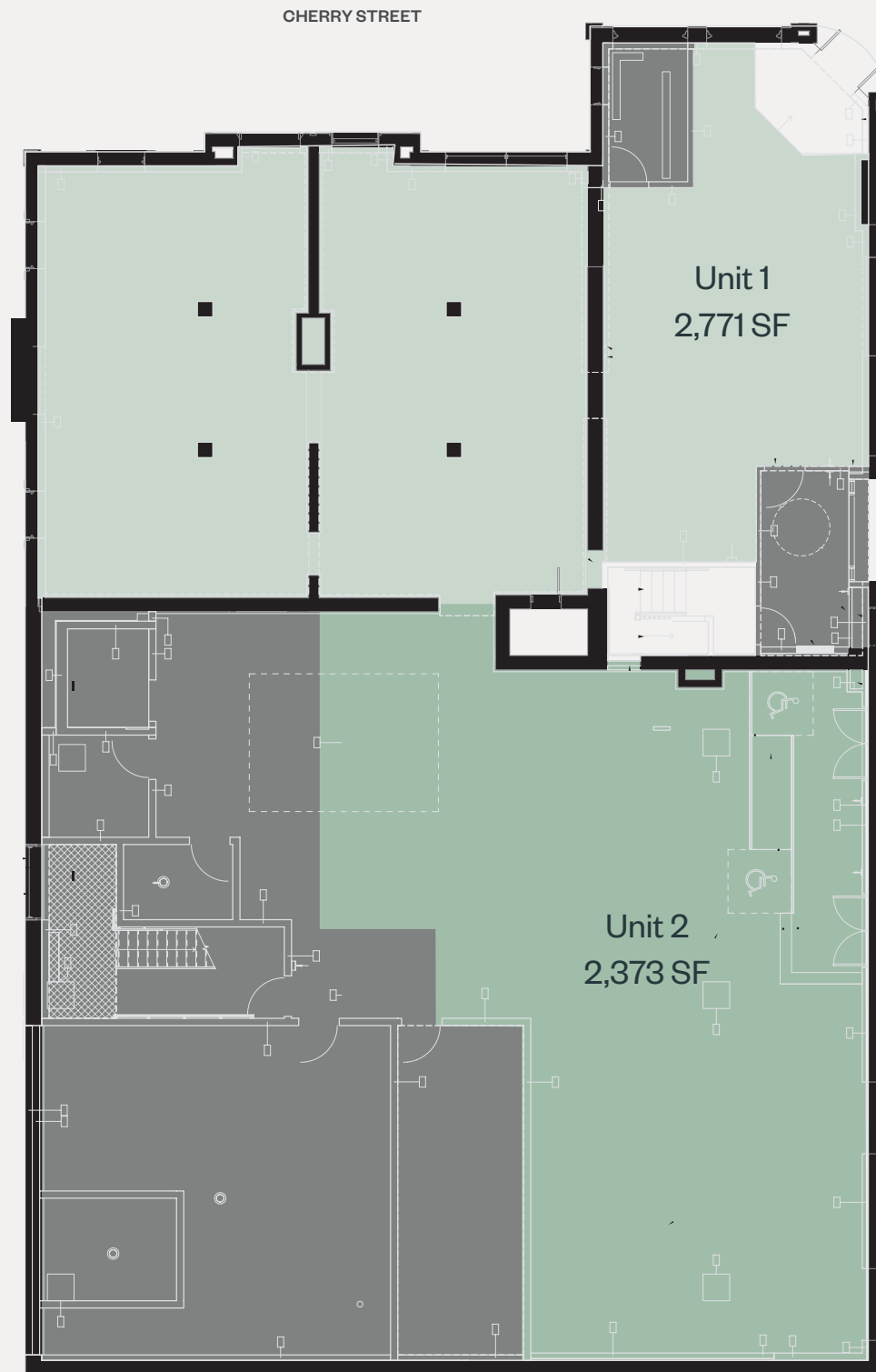
# Your New Space on Front & Cherry

Your future home at Front and Cherry Street will be located at the base of Canary House Condominiums – a sophisticated new address where natural elements are complemented by contemporary design. Canary House Retail will be connected to 206 new condominiums suites, 238 rental residences and a 45,000 sq.ft., 4-storey health and wellness medical centre commanding over 30,000 visitors per year, making this an ideal location for your new business.

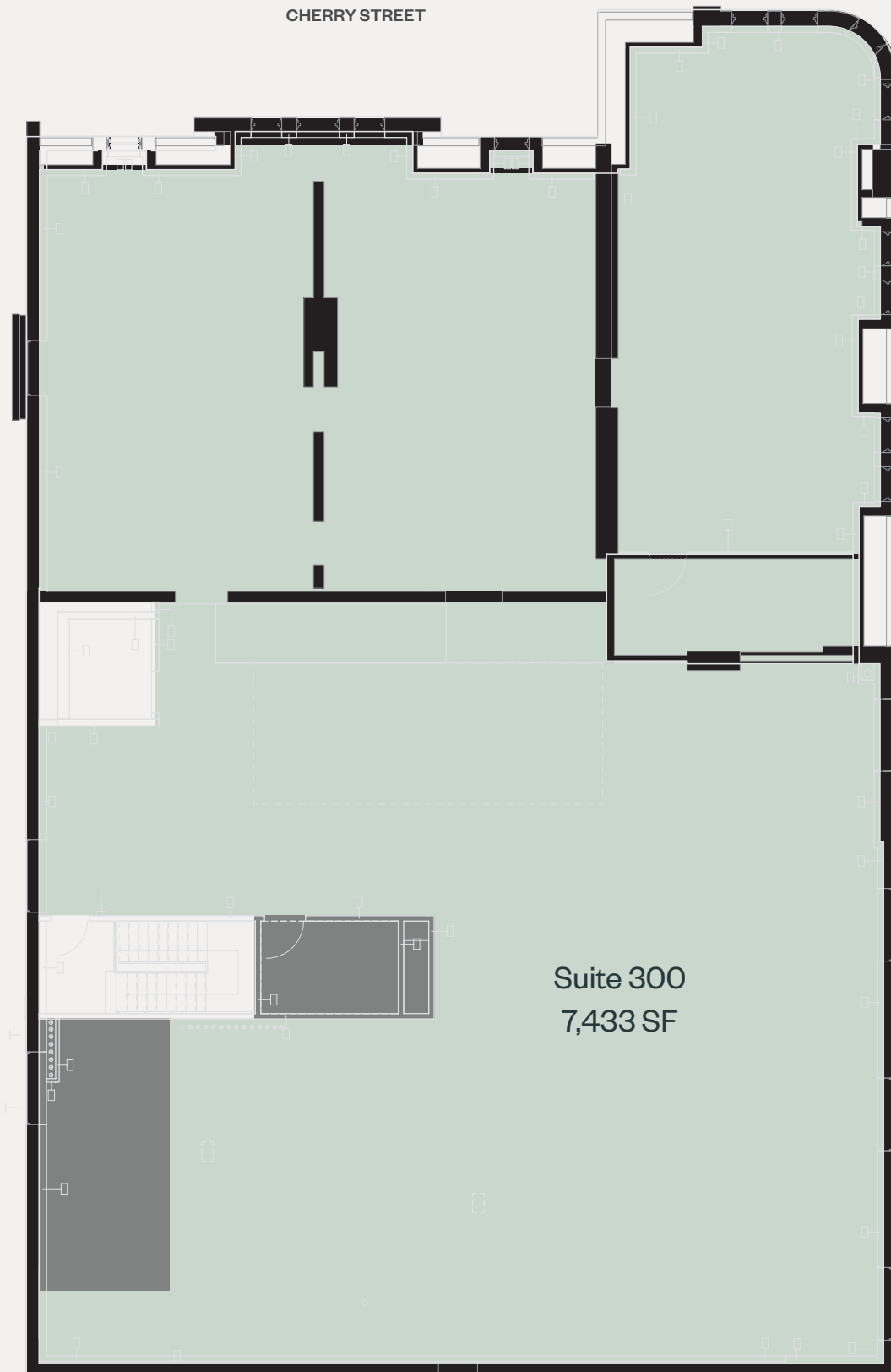
| Heritage Retail                     |               | Condominium Retail |             |
|-------------------------------------|---------------|--------------------|-------------|
| FLOORS IN TOTAL                     | 3             | TOTAL RETAIL       | 2,820 SF    |
| GROUND FLOOR RETAIL                 | 5,143 SF      | CEILING HEIGHT     | 14'5" - 22' |
| 2 <sup>ND</sup> FLOOR RETAIL/OFFICE | 6,936 SF      |                    |             |
| 3 <sup>RD</sup> FLOOR RETAIL/OFFICE | 7,433 SF      |                    |             |
| CEILING HEIGHT                      | 10'5" - 14'5" | ESTIMATE DELIVERY  | Q3 2024     |

# Heritage Retail Ground Floor

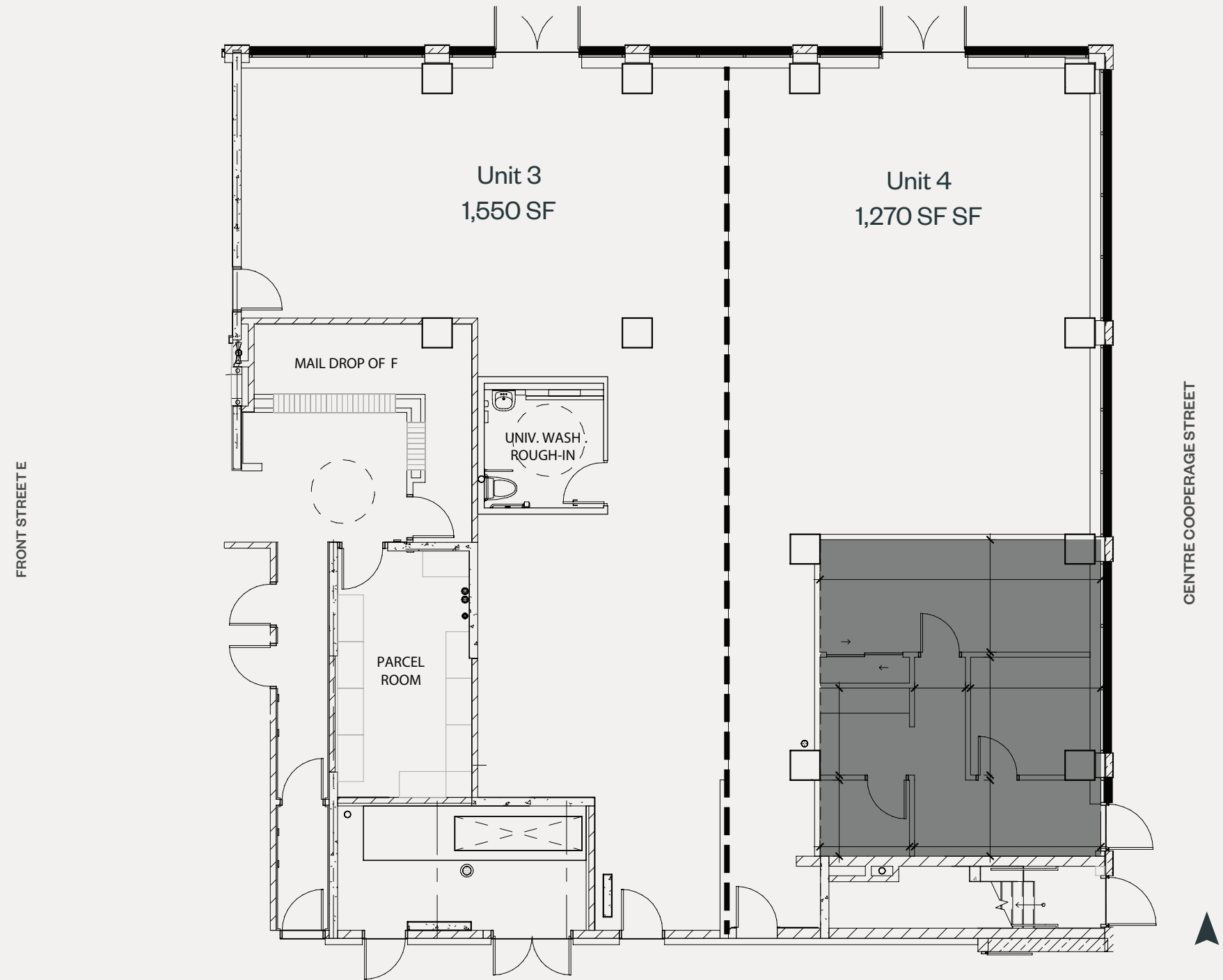
# Heritage Retail Second Floor



# Heritage Retail Third Floor



# Condo Retail Ground Floor





CLUNY BISTRO  
THE DISTILLERY DISTRICT



EL CATRIN  
THE DISTILLERY DISTRICT



DARK HORSE  
CANARY DISTRICT



SOUK TABULE  
CANARY DISTRICT

CANARY HOUSE

# 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.

DEMOGRAPHIC SNAPSHOT - 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

# Amenities

## RESTAURANTS

- 1 El Catrin Destileria
- 2 Souk Tabule
- 3 Pure Spirits Oyster House + Grill
- 4 Impact Kitchen
- 5 SukhoThai
- 6 Gusto 501
- 7 Terroni Sud Forno Produzione e Spaccio
- 8 Figs Breakfast Lunch
- 9 Dark Horse Espresso Bar
- 10 Balzac's Distillery District
- 11 Brick Street Bakery

## GROCERIES & SPIRITS

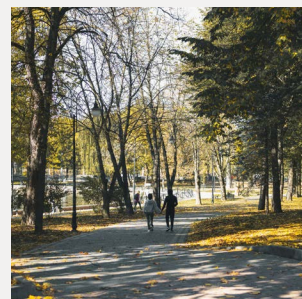
- 12 No Frills
- 13 FreshCo
- 14 Wine Rack
- 15 LOBO
- 16 The Beer Store

## ENTERTAINMENT

- 17 The Aviary
- 18 Workplace One
- 19 1871' Berkeley Church Event Venue
- 20 Distillery District
- 21 East Bayfront

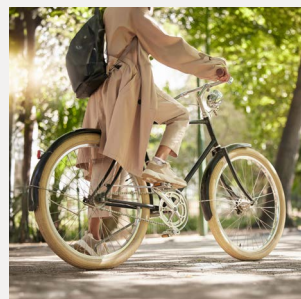
## HEALTH & WELLNESS

- 22 Hastings Barber Shop
- 23 HealthShield Pharmacy
- 24 Body Blitz Spa East
- 25 Cooper Koo YMCA



WALK SCORE

93



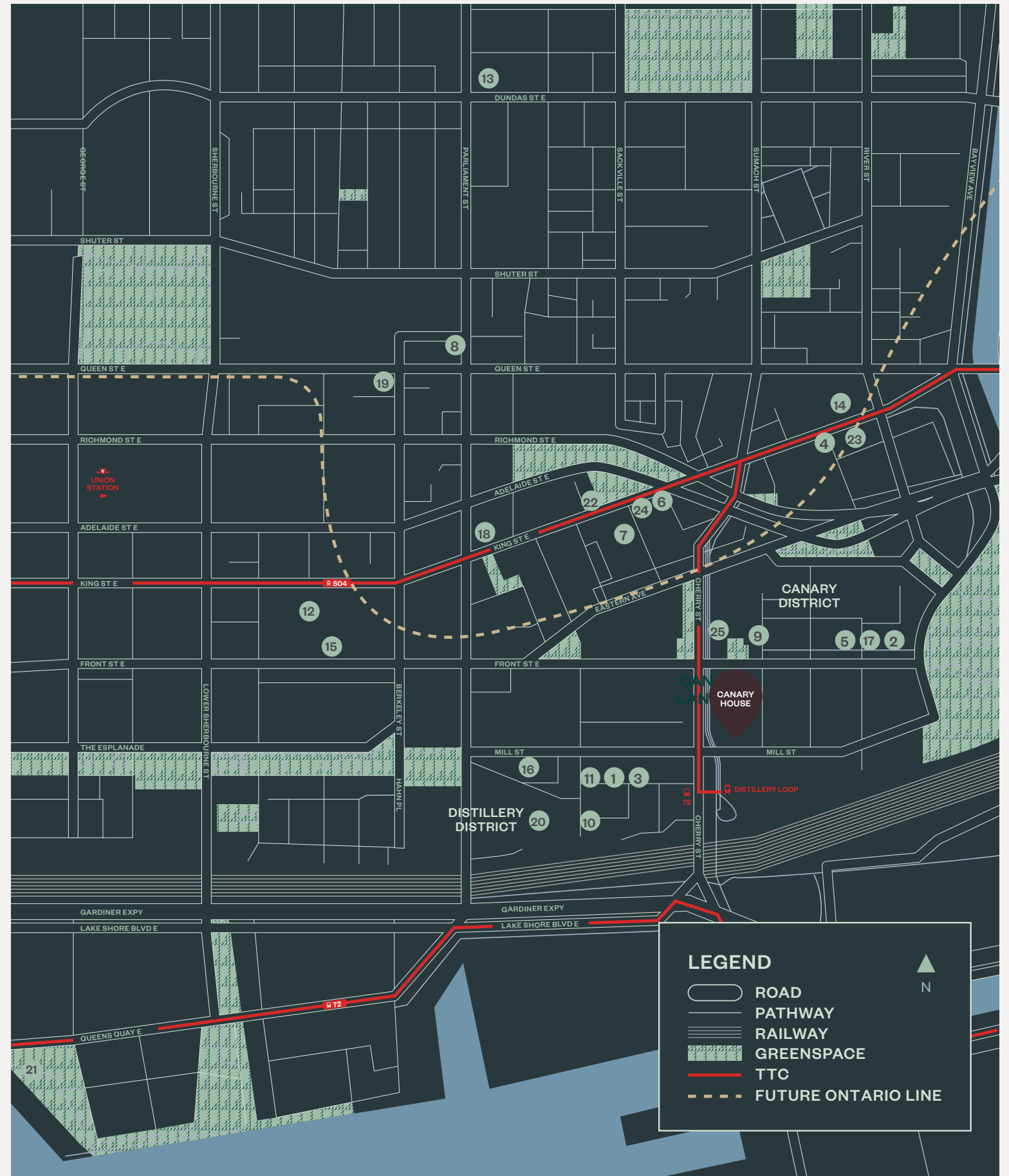
BIKE SCORE

100



TRANSIT SCORE

99





# 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
- **STREETCAR**
  - 1 - Queen Street
  - 2 - King Street
  - 3 - Cherry Street Loop Intermodal Hub
- **BIKE PATH**
- **SUBWAY**
  - Future Ontario Line





# Contact Us

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