

# Thirty Hazelton

Retail for Lease in the Heart of Bloor-Yorkville | Toronto



**CBRE**



# Thirty Hazelton

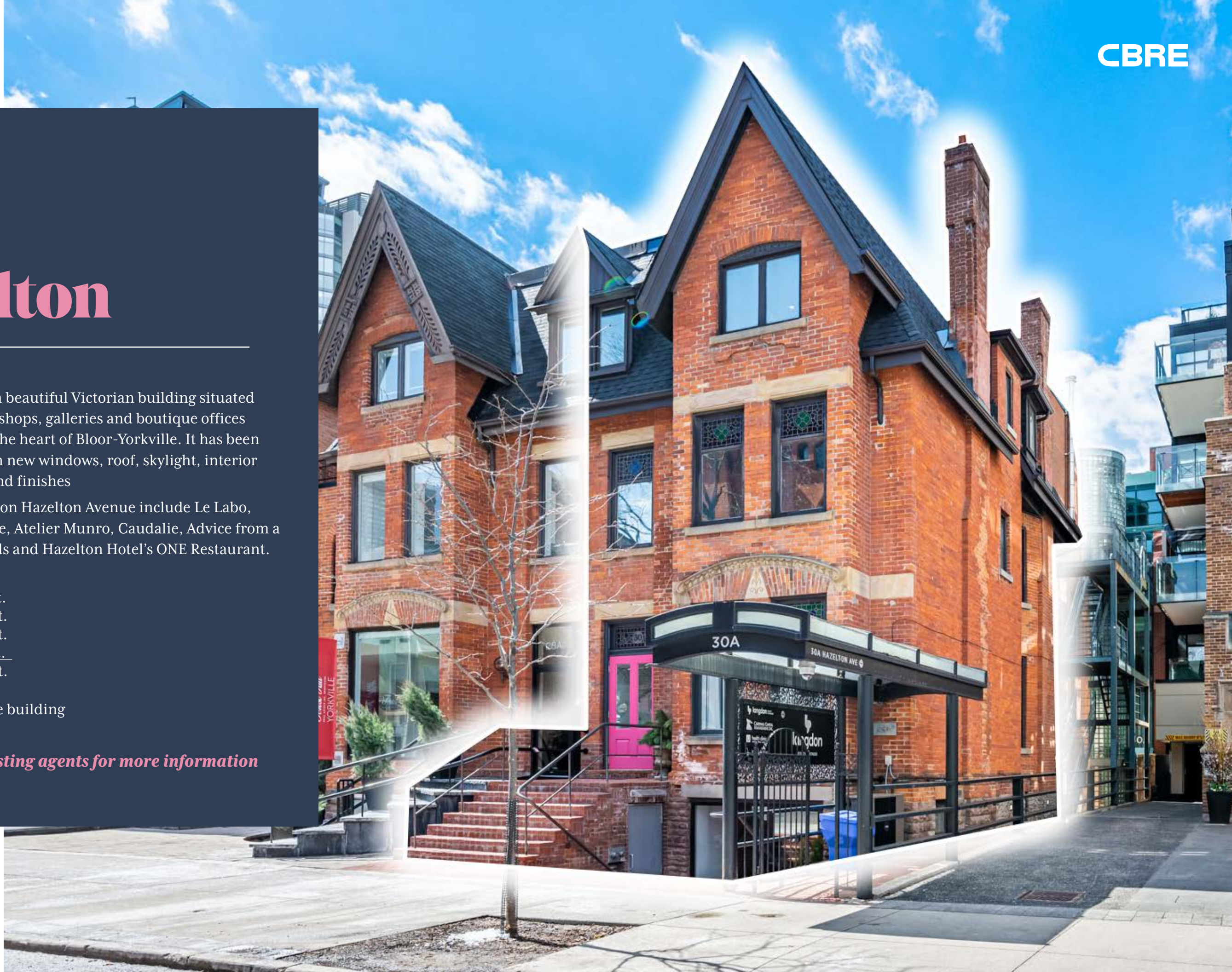
30 Hazelton Avenue is a beautiful Victorian building situated amongst the charming shops, galleries and boutique offices of Hazelton Avenue in the heart of Bloor-Yorkville. It has been recently renovated with new windows, roof, skylight, interior renovations, fixtures and finishes

Neighbouring retailers on Hazelton Avenue include Le Labo, SuitSupply, James Perse, Atelier Munro, Caudalie, Advice from a Caterpillar, Whole Foods and Hazelton Hotel's ONE Restaurant.

<b>Lower:</b>	1,372 sq. ft.
<b>Ground:</b>	1,262 sq. ft.
<b>Second:</b>	1,262 sq. ft.
<b>Third:</b>	1,516 sq. ft.
<b>Total:</b>	5,412 sq. ft.

\*Potential to demise the building

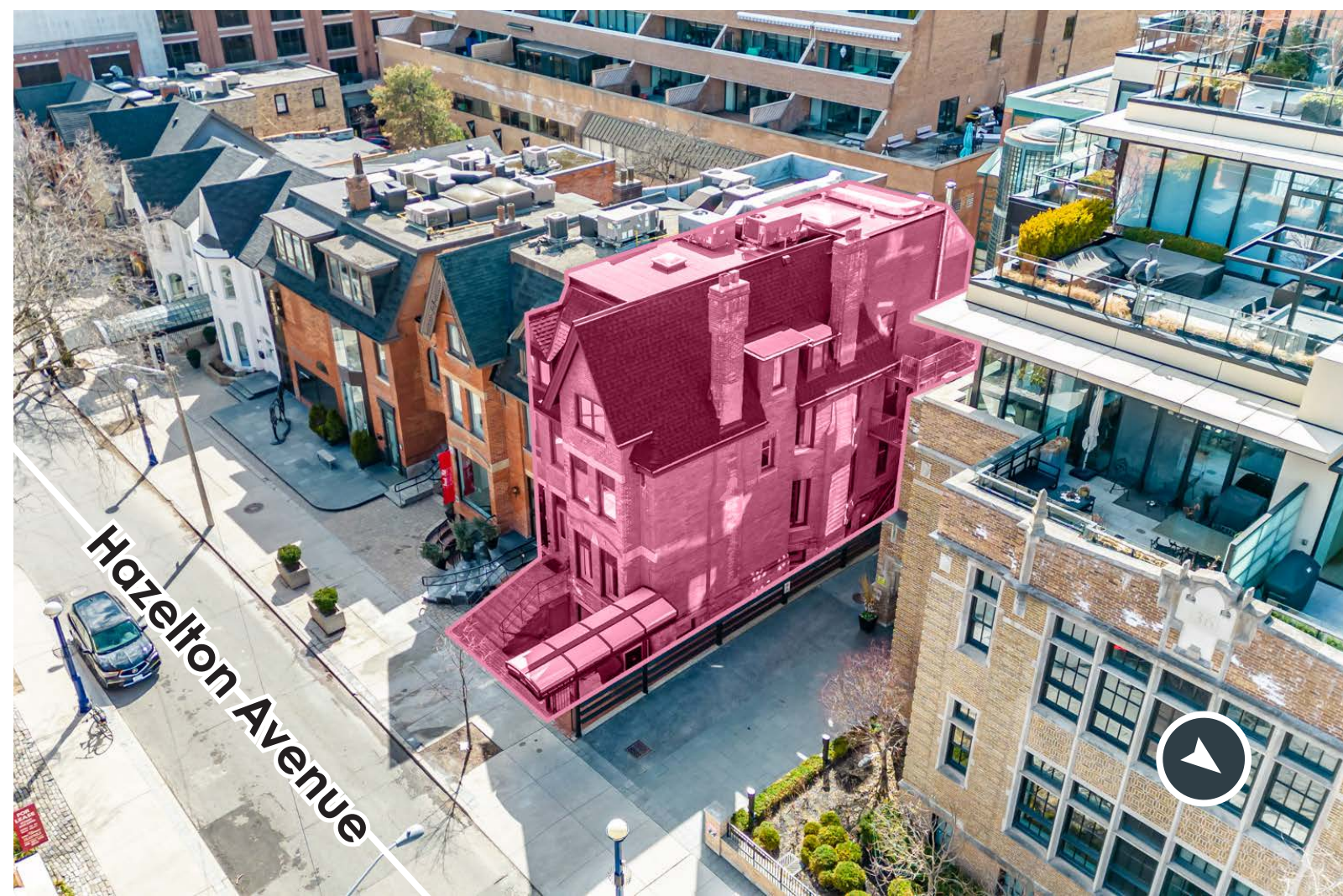
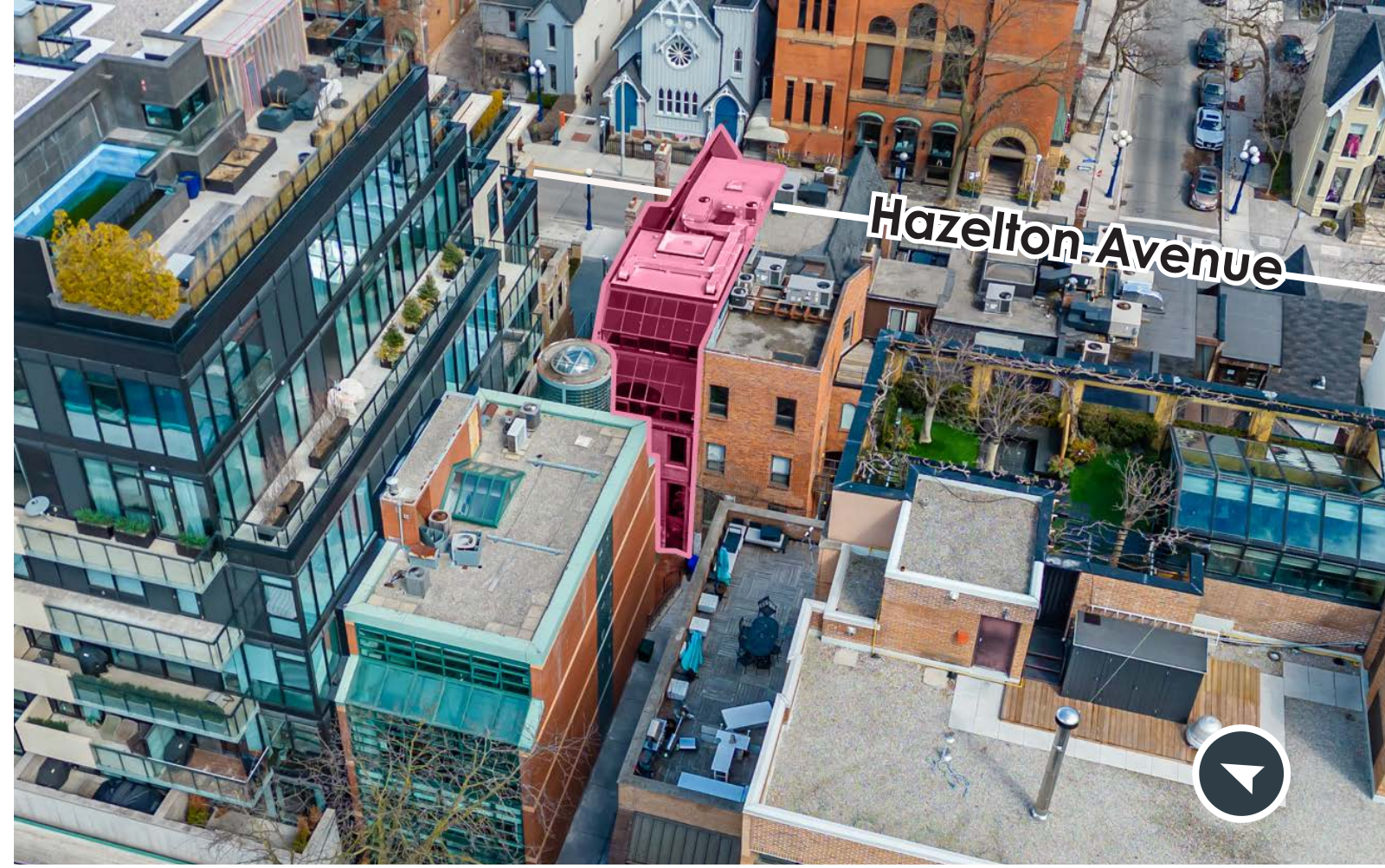
*Please contact the listing agents for more information*







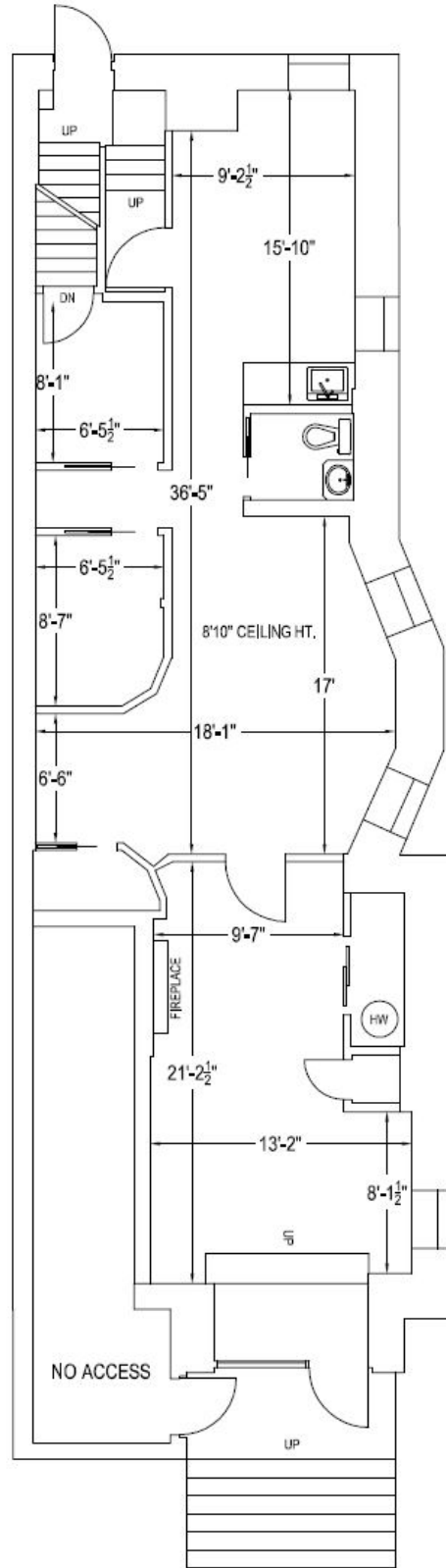
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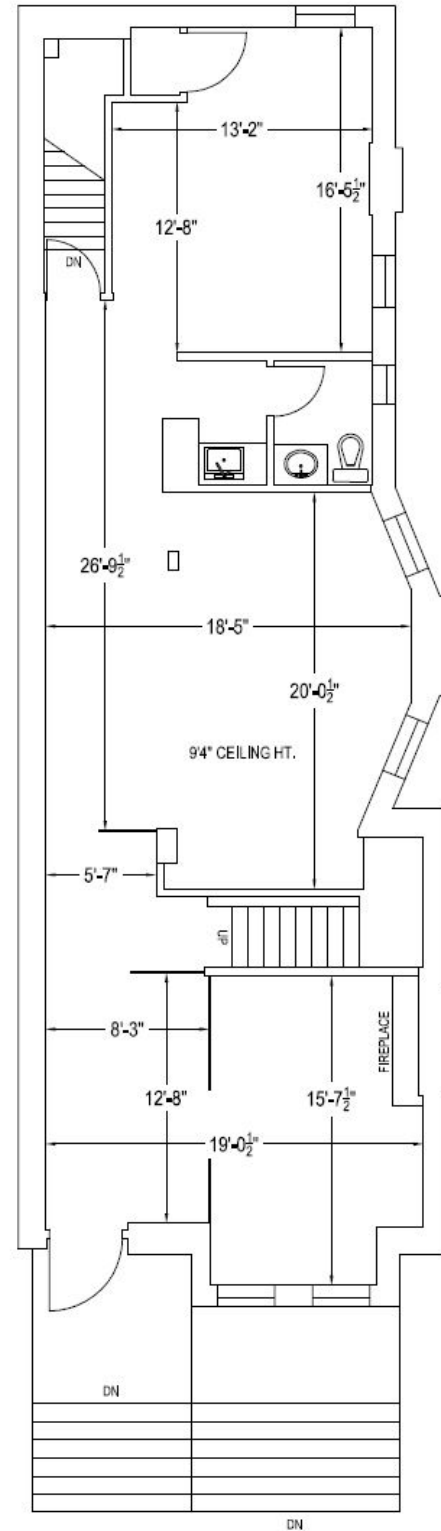


# Floor Plans

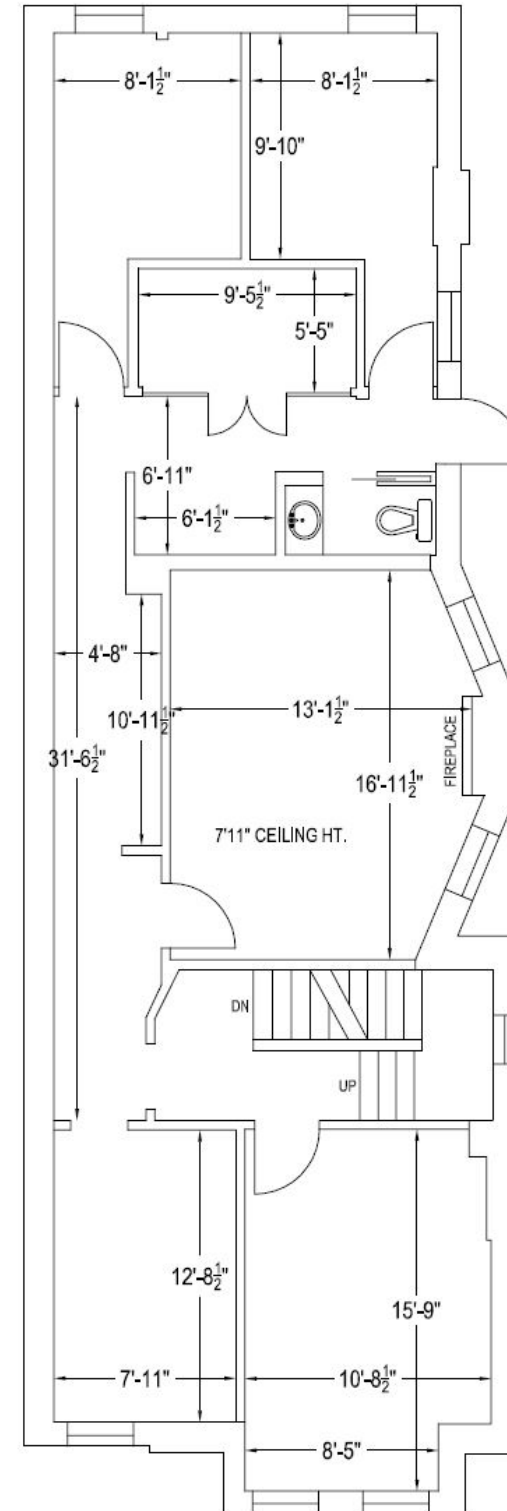
**LOWER - 1,372 SF**



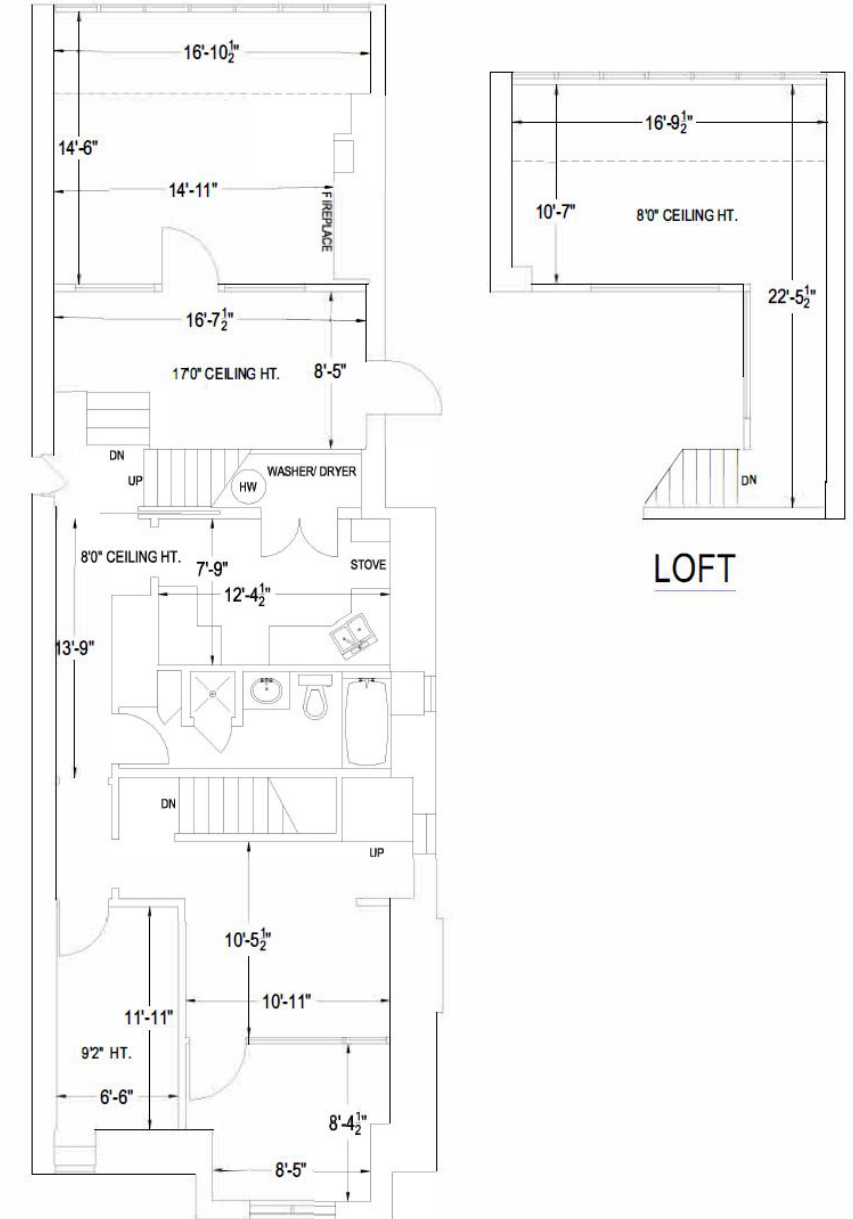
**GROUND - 1,262 SF**



**SECOND - 1,262 SF**

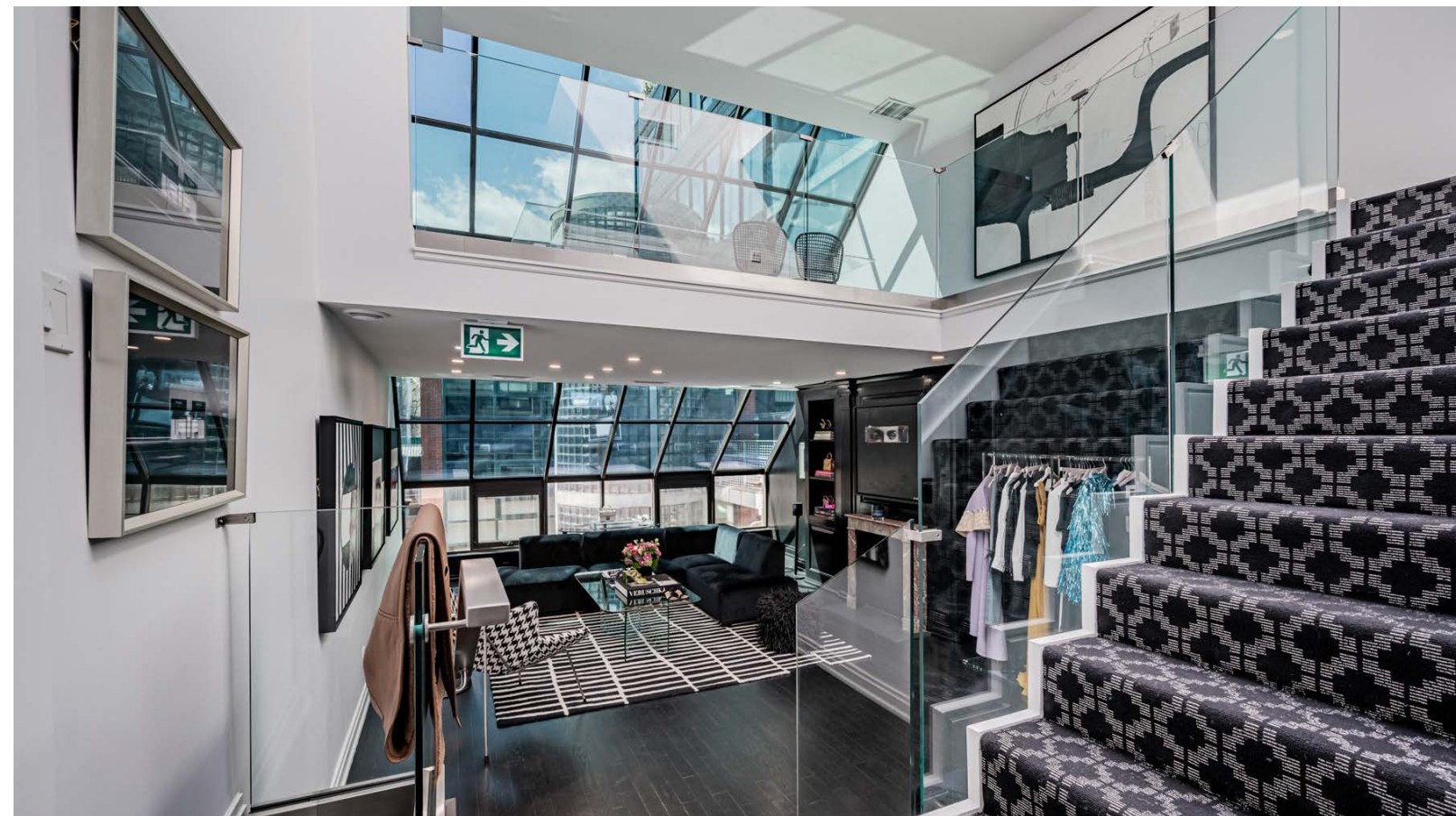


**THIRD - 1,516 SF**



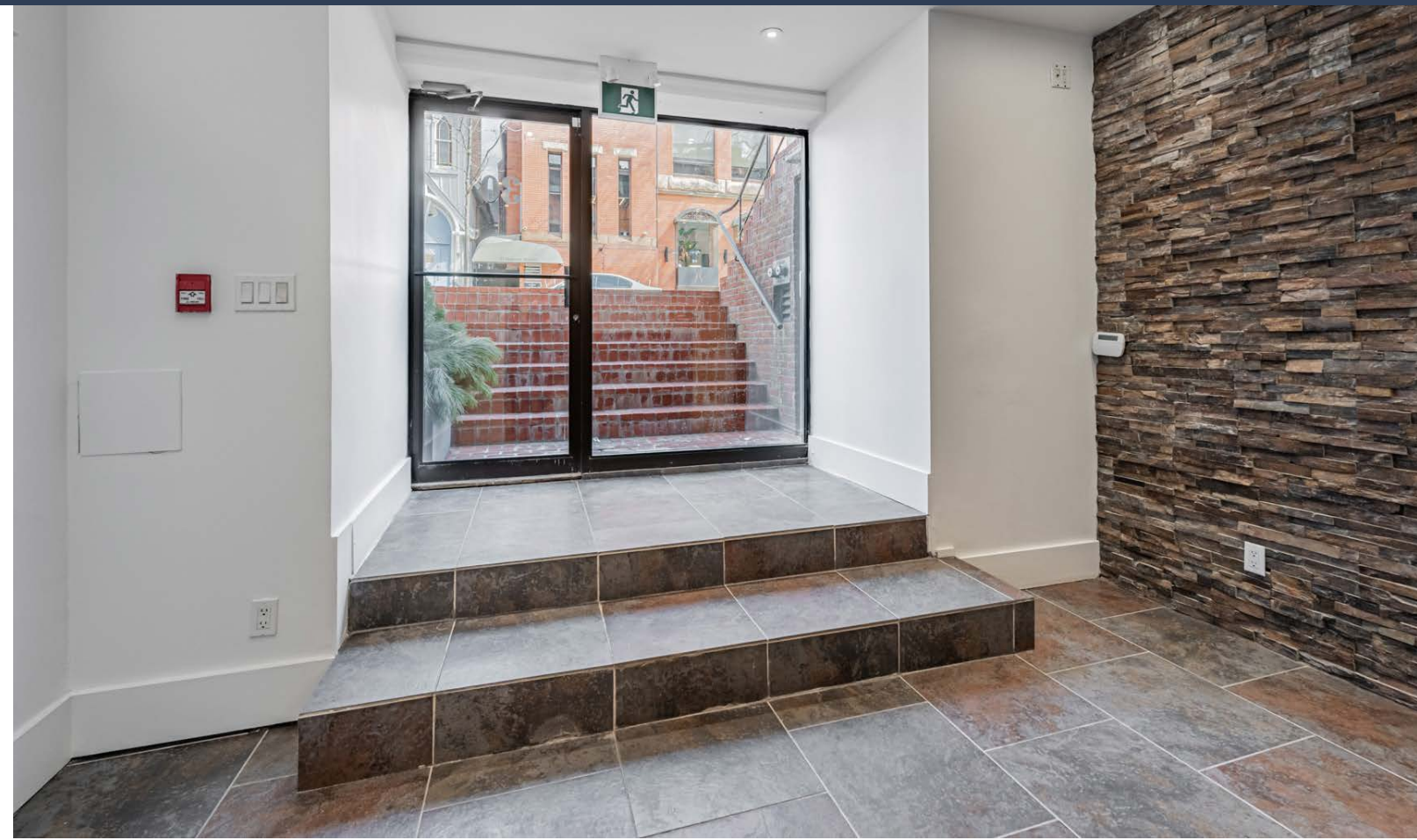


Ground, Second & Third Levels





Lower Level



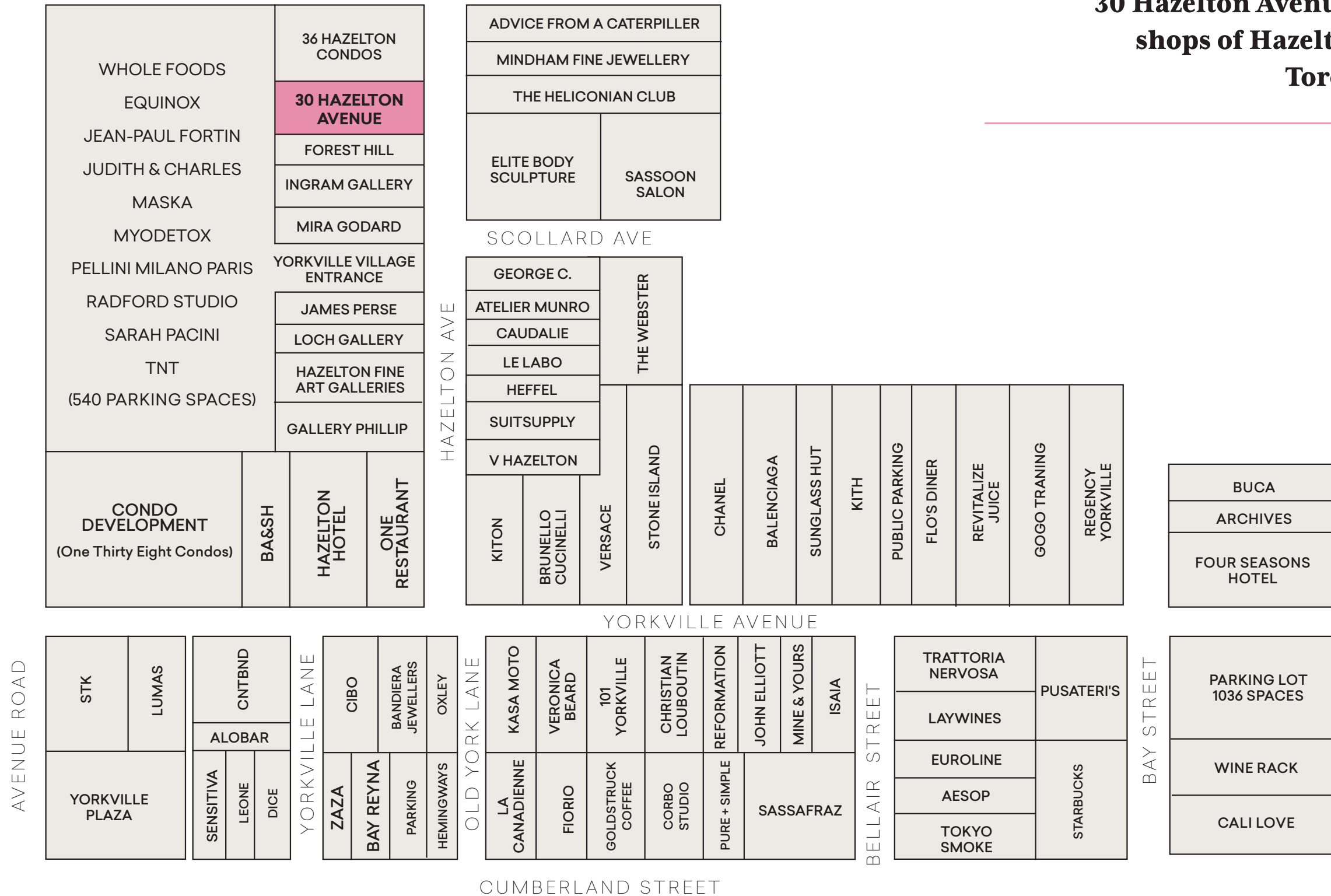




Located among the Charming Shops of Hazelton Avenue, in the Heart of Bloor-Yorkville







**30 Hazelton Avenue is situated among the charming shops of Hazelton in the heart of Bloor-Yorkville, Toronto's premier luxury retail node.**

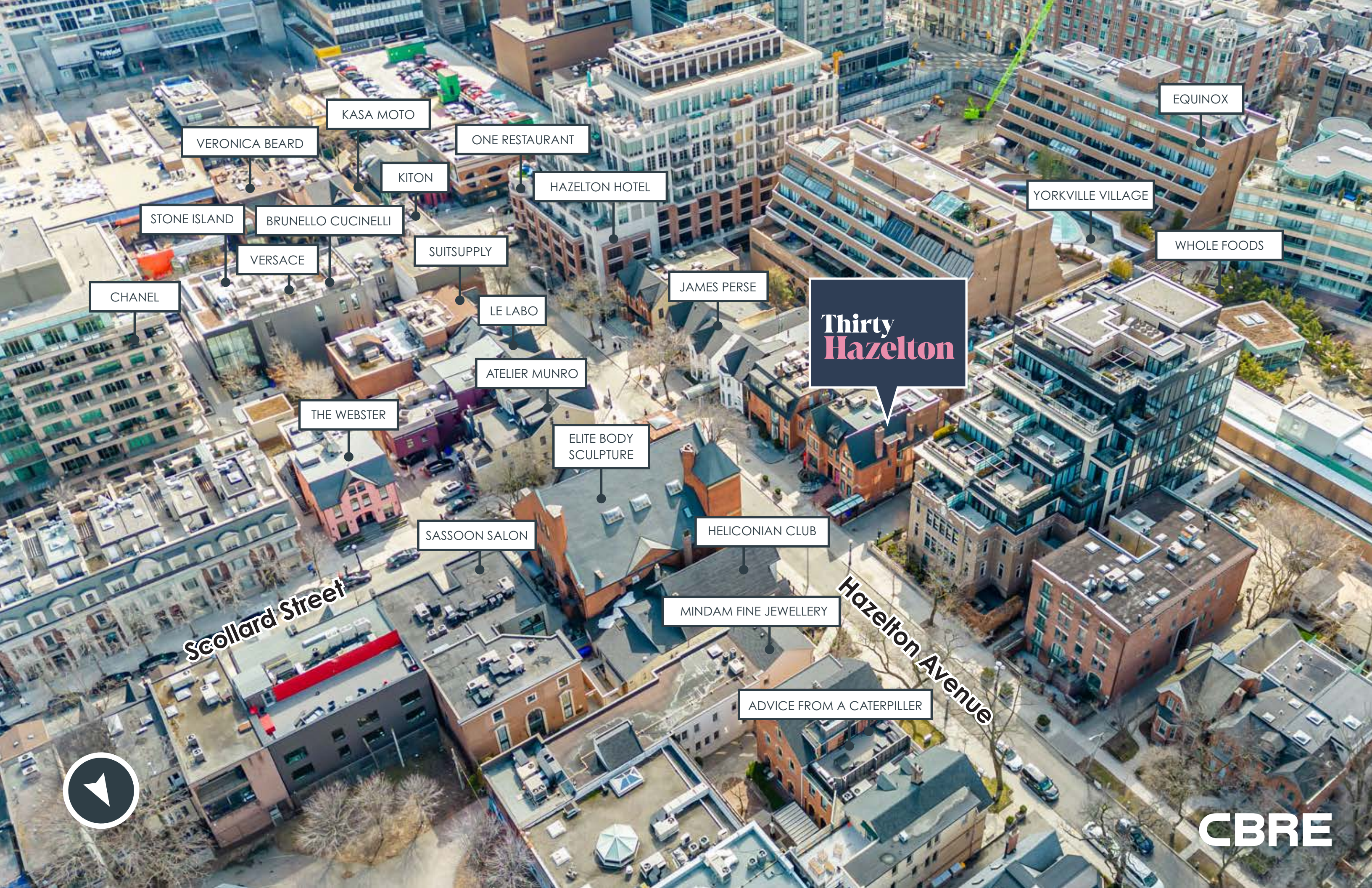
Hazelton Avenue is home to numerous luxury boutiques and art galleries, including The Webster, James Perse, Le Labo, Atelier Munro, Caudalie, Suitsupply, Ingram Gallery and Hazelton Fine Arts Galleries. Steps from the Property is an entrance to Yorkville Village, a curated high-end shopping centre with tenants including Whole Foods, Equinox and TNT.

Just south of the Property is Yorkville Avenue, where you will find luxury tenants including Chanel, Stone Island, Balenciaga, Brunello Cucinelli, Christian Louboutin, Versace and many others.



**Neighbourhood Video**





VERONICA BEARD

KASA MOTO

ONE RESTAURANT

EQUINOX

KITON

HAZELTON HOTEL

YORKVILLE VILLAGE

STONE ISLAND

BRUNELLO CUCINELLI

WHOLE FOODS

VERSACE

SUITSUPPLY

CHANEL

JAMES PERSE

**Thirty  
Hazelton**

LE LABO

ATELIER MUNRO

THE WEBSTER

ELITE BODY  
SCULPTURE

SASSOON SALON

HELICONIAN CLUB

*Scollard Street*

MINDAM FINE JEWELLERY

*Hazelton Avenue*

ADVICE FROM A CATERPILLER

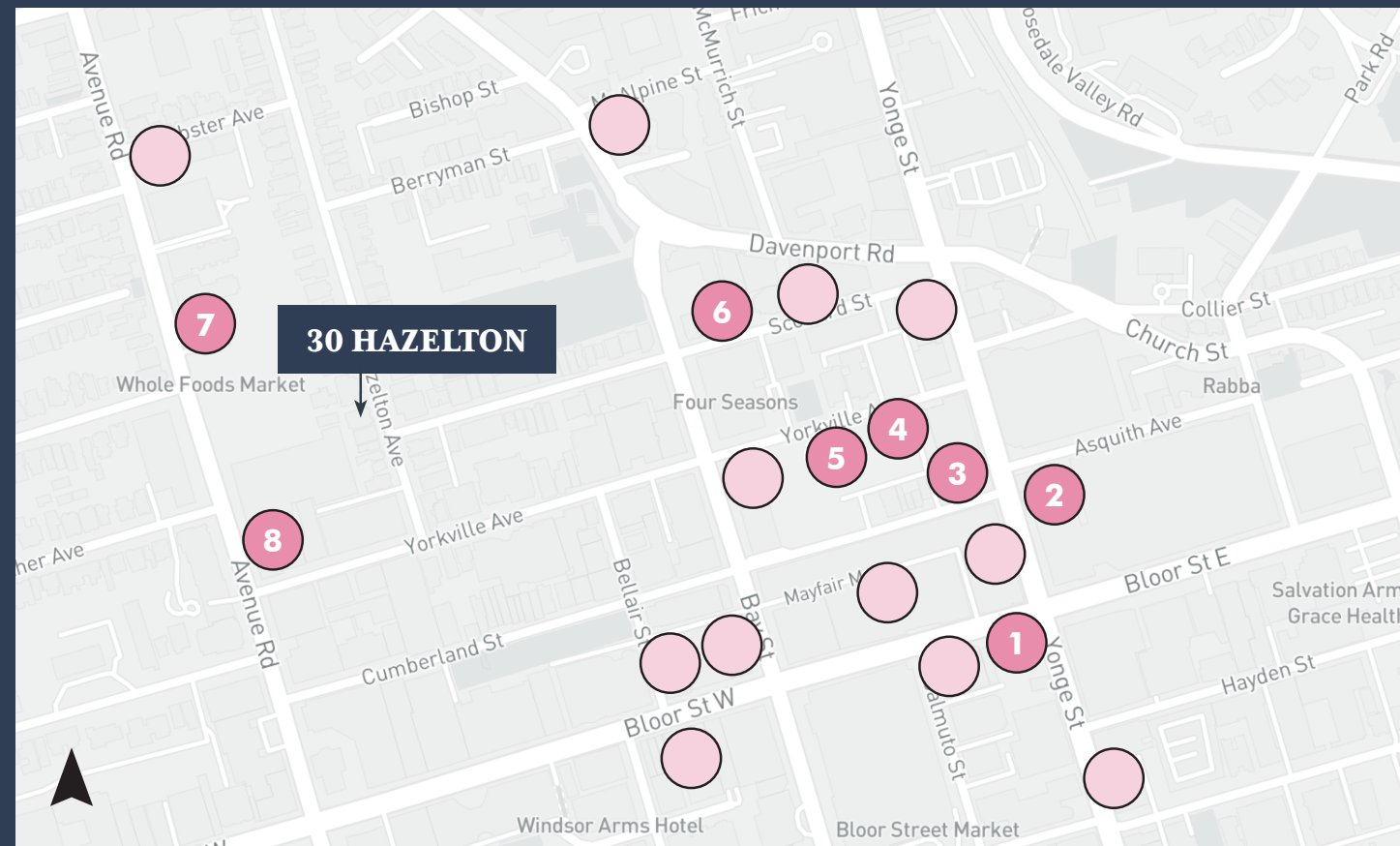


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# Canada's Most Exclusive Residential Market

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

- 1. The One
- 2. Adagio
- 3. 8 Cumberland
- 4. 11 YV
- 5. The Pemberton
- 6. 50 Scollard
- 7. 89 Avenue Road
- 8. 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 2018, hosting more than 28.1 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 48,099 as of 2022, projected to increase to 56,481 by 2027. As of 2022, the average household income was \$198,186, 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.



**48,099**

POPULATION

**82,937**

DAYTIME POPULATION

**17.4%**

POPULATION CHANGE  
(2022-2027)

**36.3**

MEDIAN AGE

**\$198,186**

AVERAGE HOUSEHOLD  
INCOME

(1km Radius)





# 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

**Alex Edmison\***

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

**Teddy Taggart\***

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

**Emily Everett**

Sales Representative  
647 943 4185  
emily.everett@cbre.com

\*Sales Representative

\*\*Broker

Visit our website at [www.urbanretailtoronto.com](http://www.urbanretailtoronto.com)

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