

TWENTY SIX

Bellair

STREET

RIGHT-SIZED RETAIL FOR LEASE IN THE HEART OF BLOOR-YORKVILLE

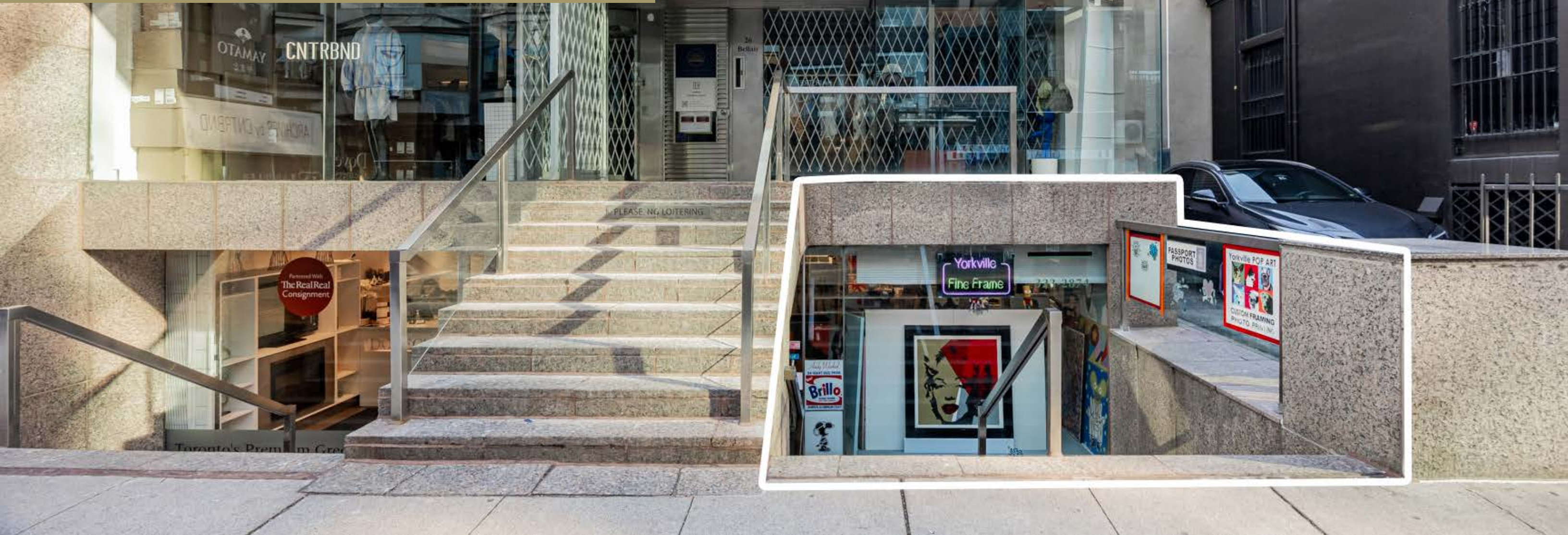


CBRE urban retail team

PROPERTY DETAILS

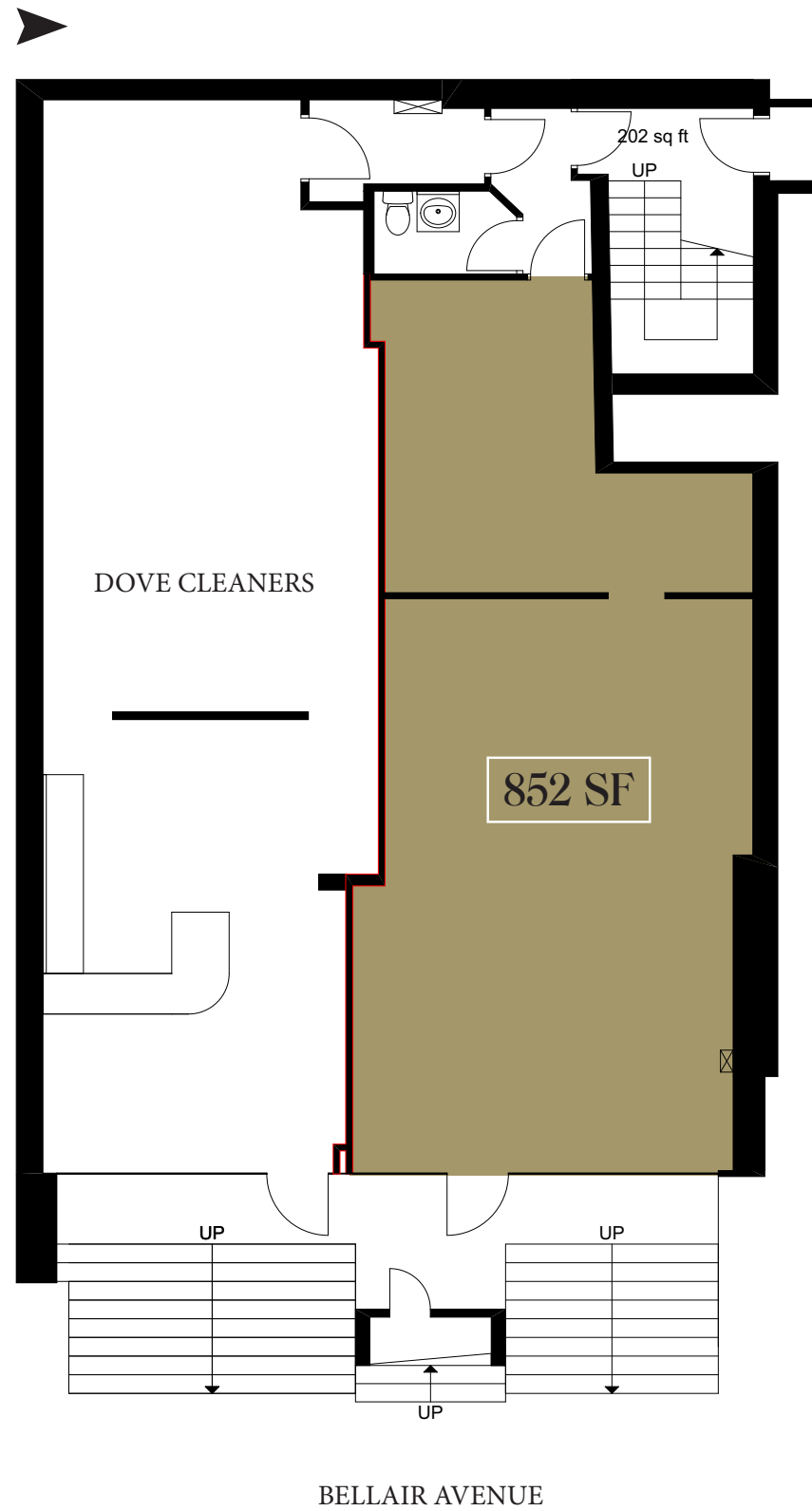
Address: 26 Bellair Street, Toronto
Size: 852 sq. ft.
Net Rent: \$65.00 per sq. ft.
TMI: \$39.07 per sq. ft.
Available: Immediately

- + Right-sized lower level space in the heart of Bloor-Yorville, an area recognized globally as one of the top shopping destinations in the world
- + Directly next door to Isaia and steps from KITH, John Elliott, Balenciaga, Chanel, Reformation, Aesop, CNTRBND and many others
- + Suitable for a variety of retail uses



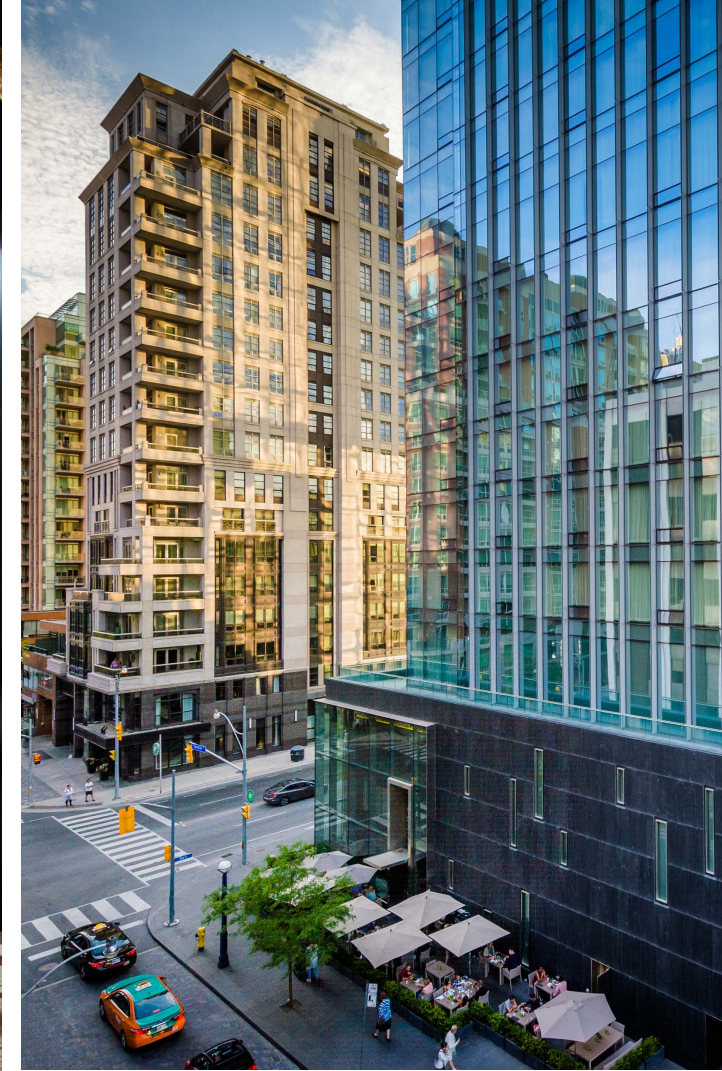
FLOOR PLAN

26 BELLAIR STREET | LOWER LEVEL



BLOOR yorkville BR

The Bloor-Yorkville node represents the pinnacle of Canadian high-street retail. The Yorkville and Cumberland area 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. Retail sales performance in this area often exceeds \$2,500 per sq. ft.

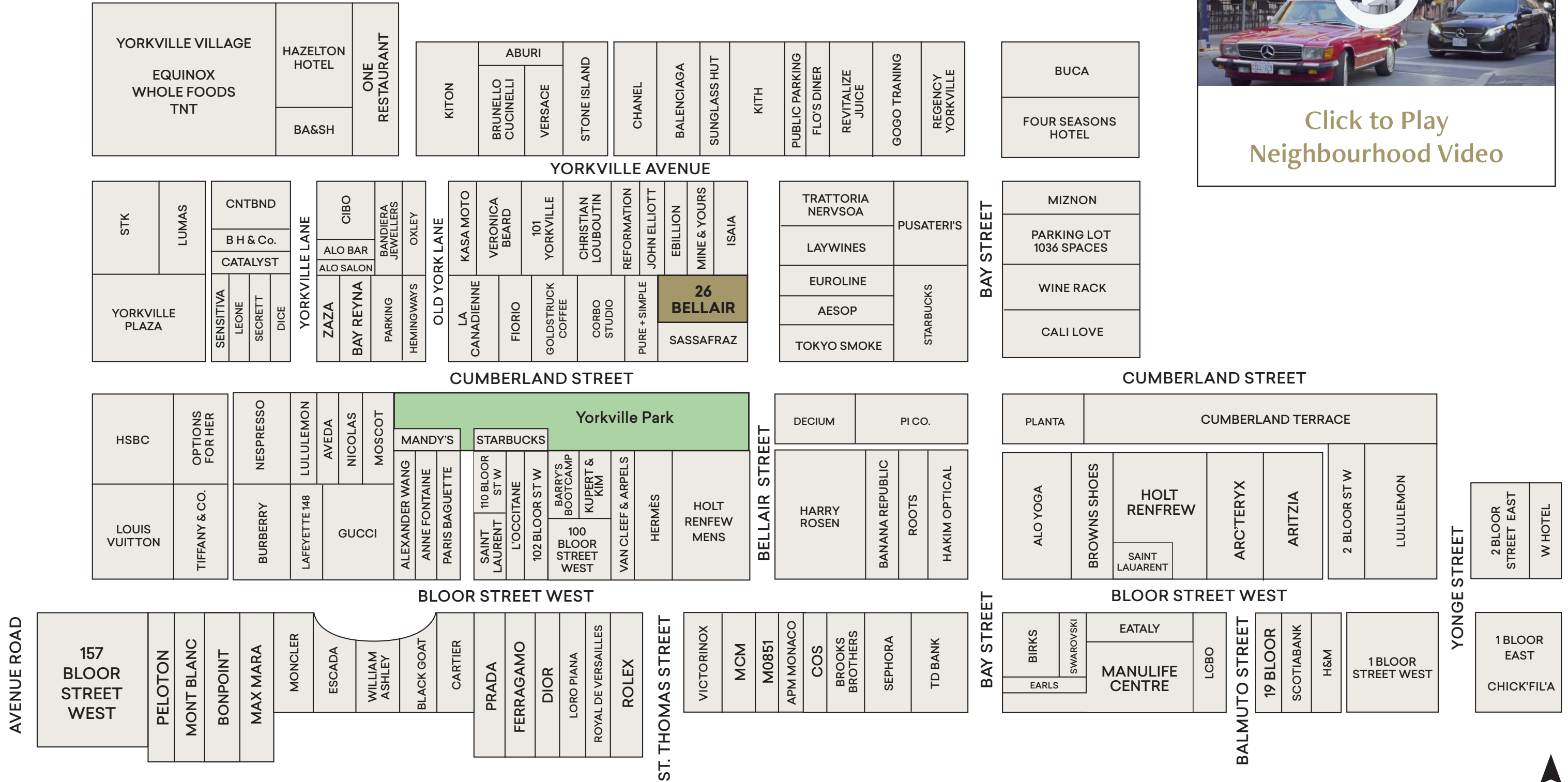




BLOOR-YORKVILLE STREETScape

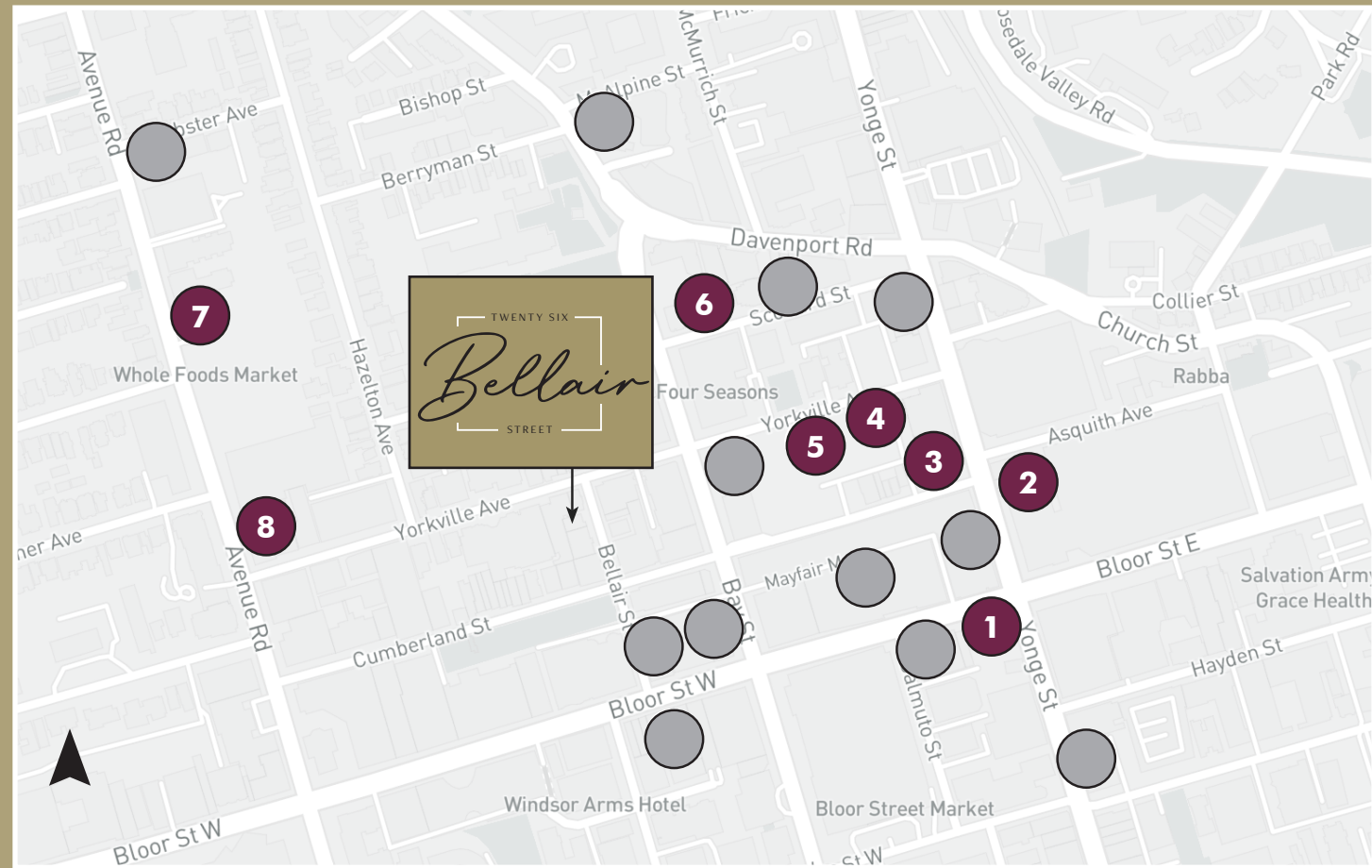


Click to Play
Neighbourhood Video



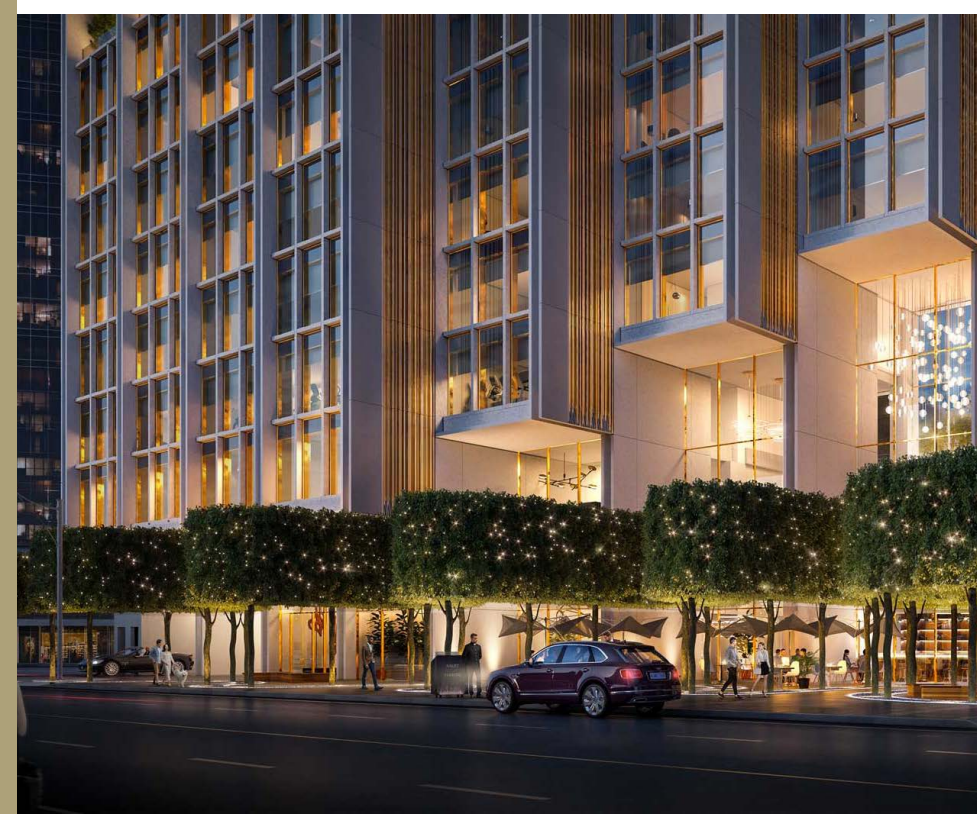
Canada's Most Exclusive Residential Market

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 475 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





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