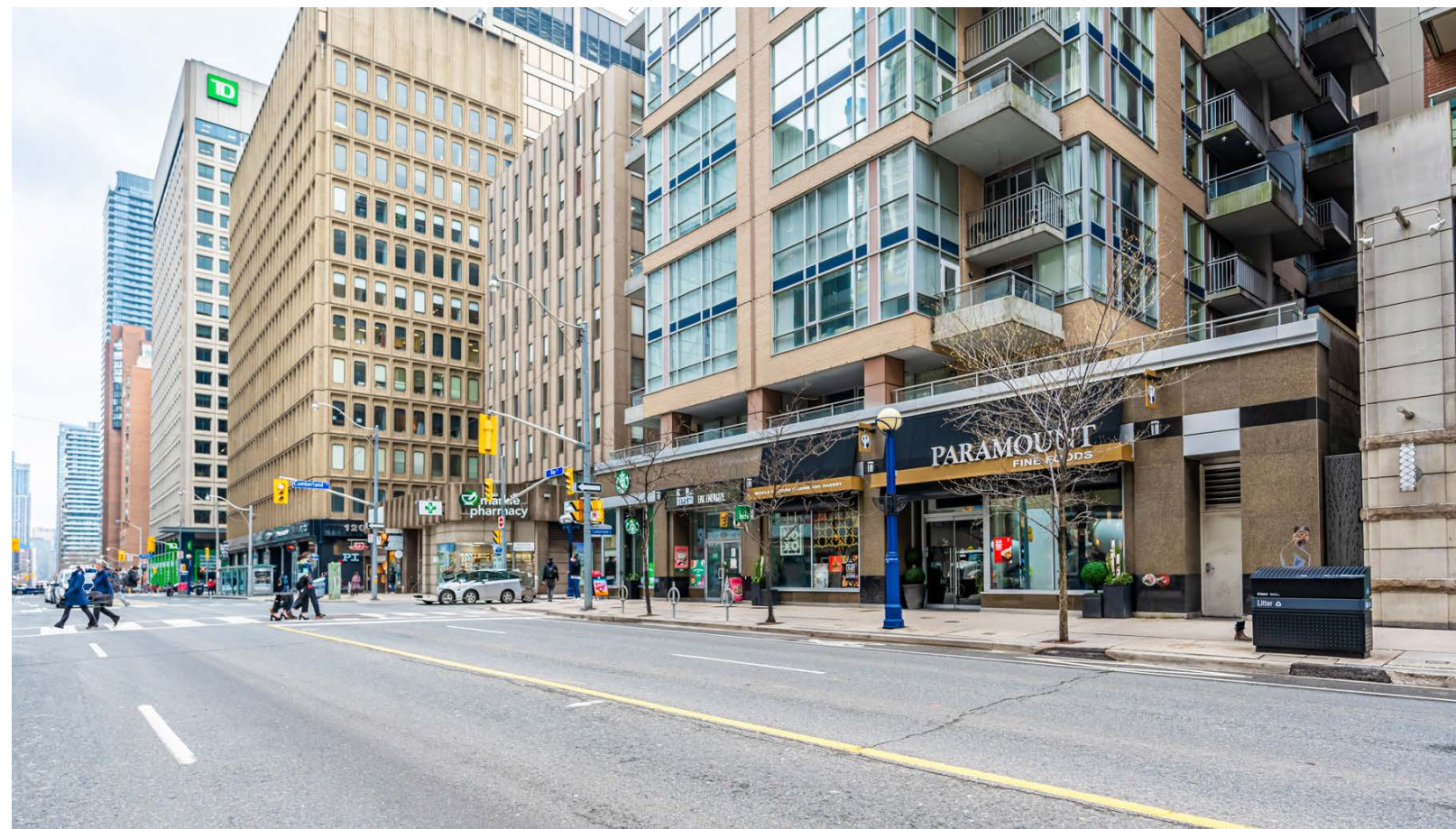


1250
Bay



High-Profile Retail for Lease
Steps from the Intersection of Bay & Bloor

CBRE



1250 Bay

Size 2,552 sq. ft.

Net Rent Please contact listing agents

TMI \$38.60 per sq. ft.

Available 30 days' notice

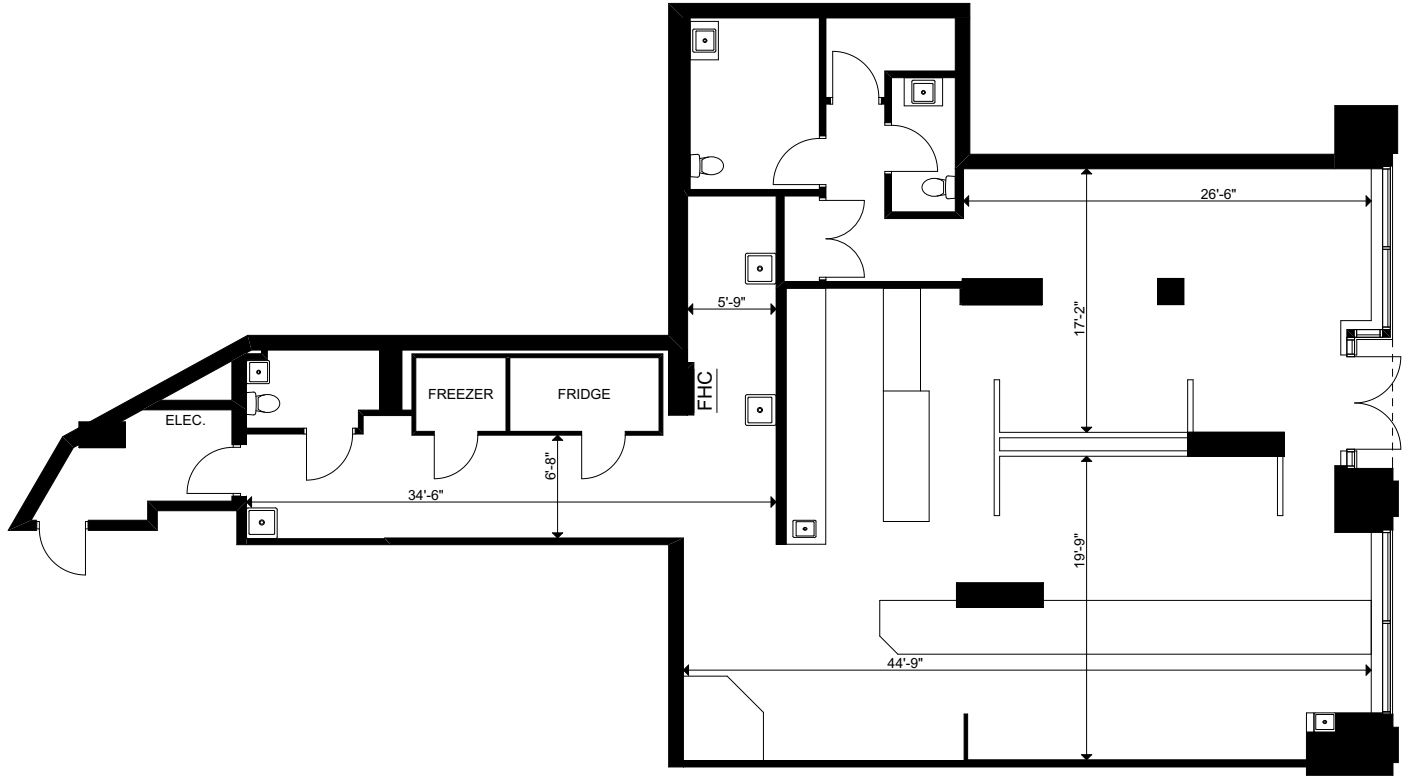
- Fully-fixture restaurant space located in the heart of Bloor-Yorkville
- Less than a 1-minute walk to the corner of Bloor and Bay and Bay Subway Station
- Incredible Bay Street frontage/exposure with unparalleled foot traffic
- Neighbouring retailers: Starbucks, Anine Bing, Miznon, Freshii and the Four Seasons Hotel



Interior Images



Floor Plan

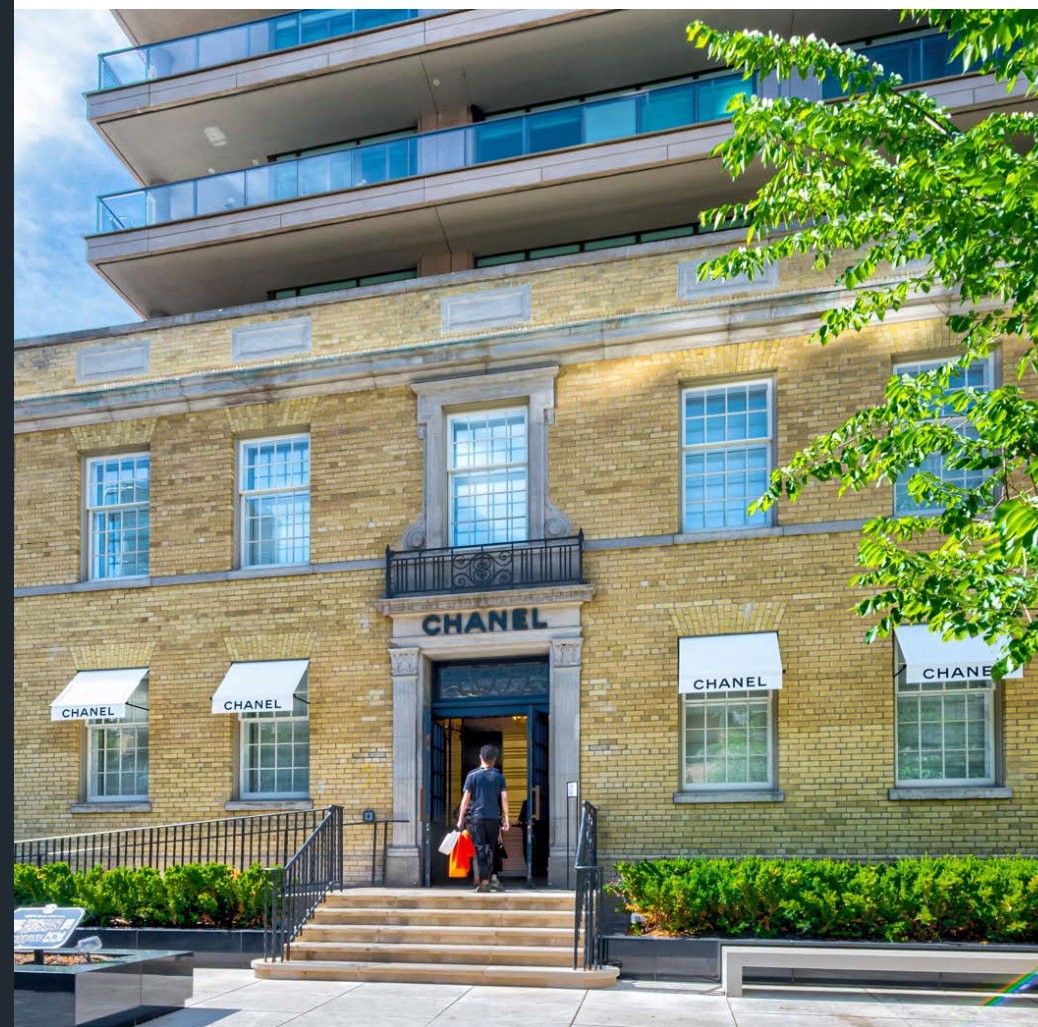


BAY STREET



BLOOR yorkville BR

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. The area boasts 2.3 million sq. ft. of retail space, 1.5 million of which is street-front. Retail sales performance in the neighbourhood often exceeds \$2,500 per sq. ft.



Bloor-Yorkville Streetscape



Click to Play
Neighbourhood Video

ABURI	BRUNELLO CUCINELLI	VERSACE	STONE ISLAND	CHANEL	BALENCIAGA	SUNGLASS HUT	KITH	PUBLIC PARKING	FLO'S DINER	REVITALIZE JUICE	GOGO TRAINING	REGENCY YORKVILLE
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ANINE BING	BUCA	TORONTO FIRE STATION	RANDY'S ROTI
FOUR SEASONS HOTEL			SOLO BACE HAIR SALON
			YORKVILLE CREPES

TORONTO REFERENCE LIBRARY

YORKVILLE AVENUE

STK	LUMAS	CNTBND	YORKVILLE LANE	CIBO	
YORKVILLE PLAZA	SENSITIVA	B H & Co.		ALO BAR	BANDIERA
		CATALYST		ALO SALON	OXLEY
	LEONE	SECRET	ZAZA	119 CORBO	
	DICE		BAY REYNA		
			PARKING		
			HEMINGWAYS		

KASA MOTO	VERONICA BEARD	101 YORKVILLE	CHRISTIAN LOUBOUTIN	REFORMATION	JOHN ELLIOTT	EBILLION	MINE & YOURS	ISAIA
LA CANADIENNE	FIORIO	GOLDSTRUCK COFFEE	SUSHI INN			ARCHIVES		
				CARRY	PURE+SIMPLE	YAMATO		
						SASSAFRAZ		

TRATTORIA NERVOA	PUSATERI'S
LAYWINES	
EUROLINE	1250 BAY
AESOP	FRESHII
TOKYO SMOKE	STARBUCKS

BAY STREET

OTTO	THE PEMBERTON CONSTRUCTION SITE	11 YORKVILLE	STARBUCKS
PETVALU		SWEAT & TONIC (FUTURE)	1 YORKVILLE
MIZNON		THE PILOT	PCL SITE OFFICE
AMADEUS PATISSERIE			8 CUMBERLAND

BALZAC'S COFFEE

ADAGIO CONSTRUCTION SITE

TIM HORTON'S

JACK ASTORS

SUBWAY STATION

2 BLOOR STREET EAST	W HOTEL
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CUMBERLAND STREET

HSBC	OPTIONS FOR HER	NESPRESSO	LULULEMON	AVEDA	NICOLAS	MOSCOT	Yorkville Park								
LOUIS VUITTON	TIFFANY & CO.	BURBERRY	LAFAYETTE 148	GUCCI			ALEXANDER WANG	ANNE FONTAINE	PARIS BAGUETTE	MANDY'S	STARBUCKS				
							SAINT LAURENT	L'OCCITANE	102 BLOOR ST W	BARRY'S BOOTCAMP	KUPERT & KIM	100 BLOOR STREET W	RICHEMONT	HERMÈS	HOLT RENFEW MENS

BELLAIR STREET

DECIUM	PICO.
HARRY ROSEN	BANANA REPUBLIC
	ROOTS
	HAKIM OPTICAL

CUMBERLAND STREET

CUMBERLAND TERRACE					
ALLO YOGA	PLANTA	HOLT RENFEW	ARC'TERYX	ARITZIA	SWAROVSKI
		SAINT LAURENT			FUTURE LULULEMON

BLOOR STREET WEST

BROOKS BROTHERS	PELTON	MONT BLANC	BONPOINT	MAX MARA	BVLGARI	MONCLER	ESCADA	WILLIAM ASHLEY	BLACK GOAT	CARTIER	PRADA	FERRAGAMO	DIOR	LORO PIANA	ROYAL DE VERSAILLES	ROLEX
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ST. THOMAS STREET

VICTORINOX	MCM	M0851	APM MONACO	COS	BROOKS BROTHERS	SEPHORA	TD BANK
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BAY STREET

BIRKS	SWAROVSKI	EATALY	LOBO
EARLS		MANULIFE CENTRE	

BALMUTO ST

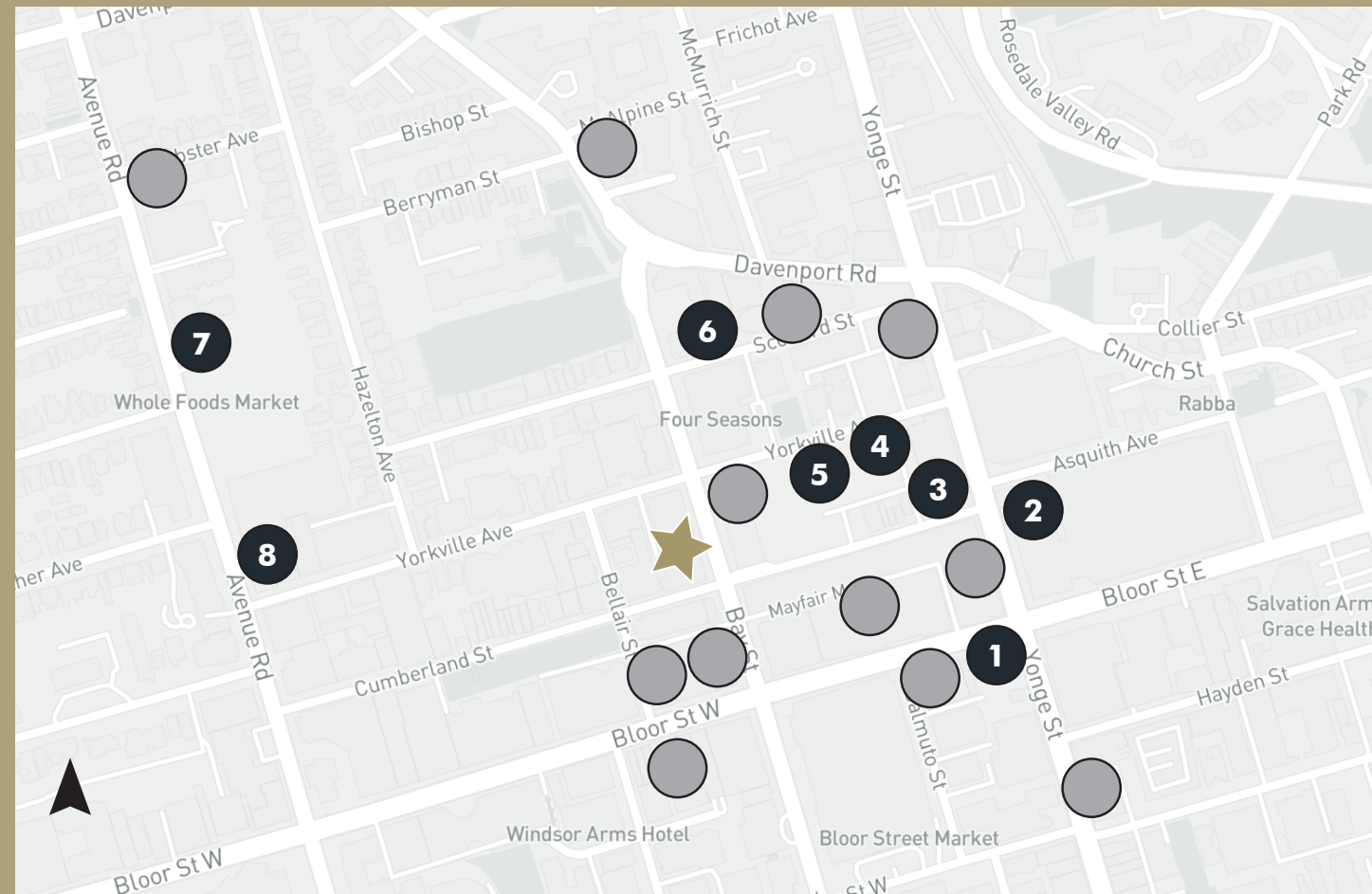
19 BLOOR	SCOTIABANK	15 BLOOR ST W	1 BLOOR WEST
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YONGE STREET

SCOTIA NIKE MANGO (FUTURE)
BALLROOM
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, a 91 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 647 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.

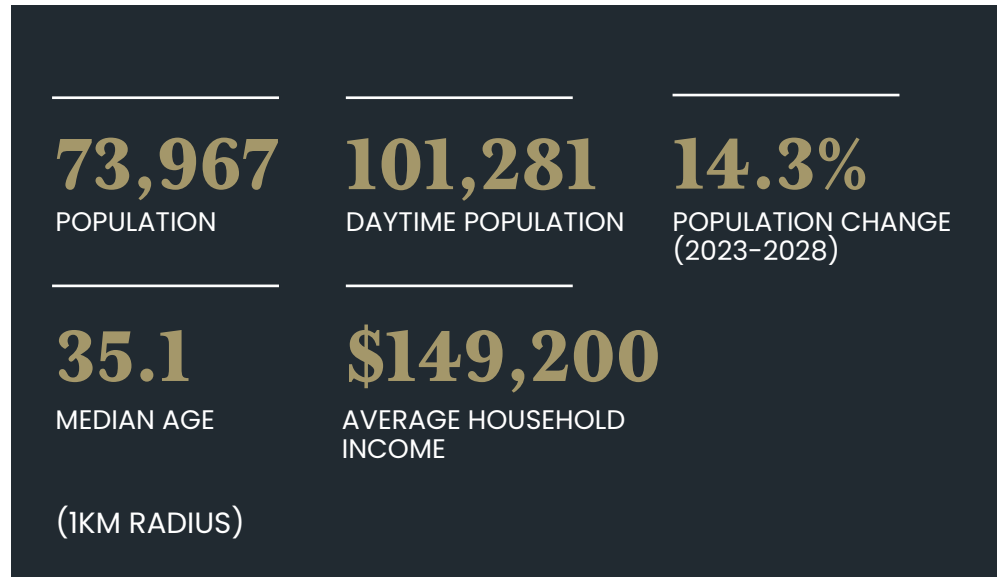


● UNDER CONSTRUCTION
3,046 INCOMING UNITS

● 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 sees 27.5 million visitors each year, generating \$6.5 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 73,967 as of 2023, projected to increase to 84,510 by 2028. As of 2023, the average household income was \$149,200, 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.



1250 Bay

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CBRE

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