

SLATE

FIFTY FIVE ST. CLAIR

Avenue west



CBRE



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Avenue west

ADDRESS: 55 St. Clair Avenue West, Unit 101

SIZE: 908 sq. ft.

NET RENT: \$60.00 per sq. ft.

TMI: \$25.91 per sq. ft.

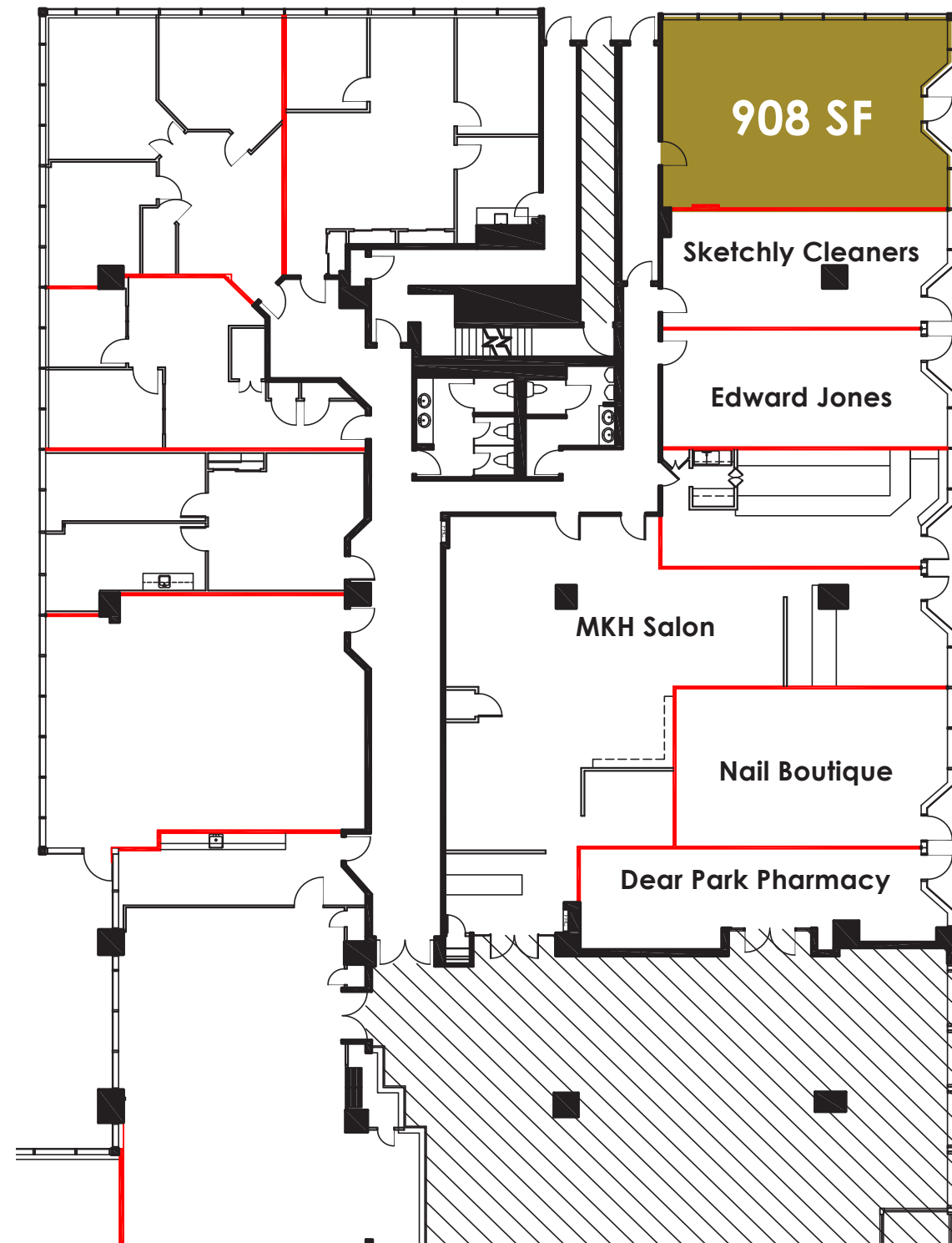
AVAILABLE: Immediately

- Corner retail opportunity on the ground floor of a 9-storey office building
- Existing restaurant infrastructure is in place
- Streetcar and subway access are steps away
- Next to the entrance to an underground public parking lot with 200 spaces
- Neighbouring tenants include Mary Be Kitchen, Rolex Head Office, Union Social Eatery, Grandma Loves You Sandwiches, Buca, IQ Foods, RBC



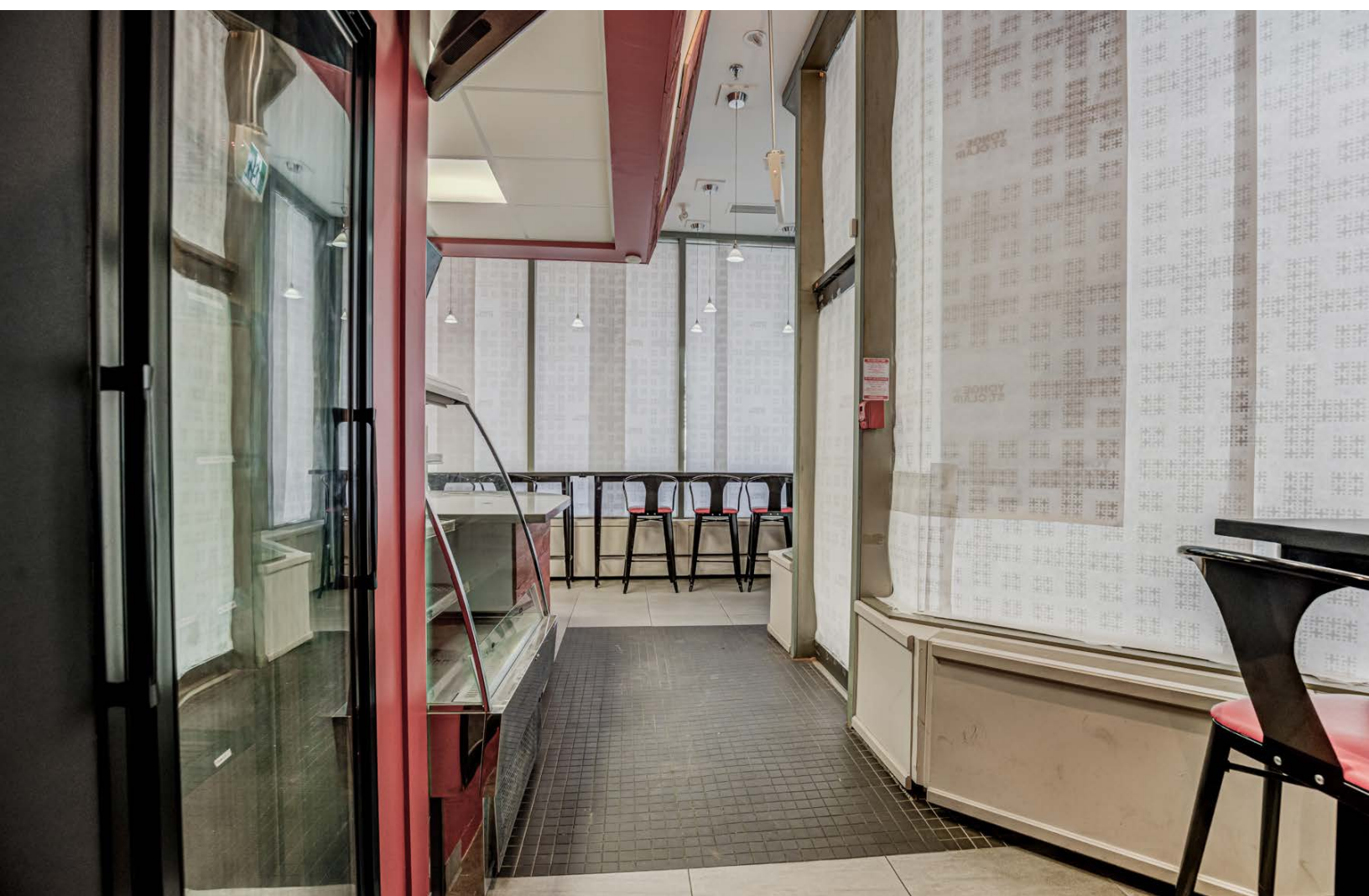
CBRE

55 ST. CLAIR AVENUE WEST FLOOR PLAN



ST. CLAIR AVE WEST





NOTABLE AREA DEVELOPMENTS



1. One Delisle



1 Delisle Avenue
Construction
371 units
44 storeys

2. The Clair



1421 Yonge Street
Pre-Construction
198 units
34 storeys

3. St. Clair Place



1485 Yonge Street
Pre-Construction
1,361 units
44,39,27,13 storeys

4. 1 St. Clair W



1 St. Clair West
Pre-Construction
340 units
49 storeys

5. 45 St. Clair W



45 St. Clair Ave W
Pre-Construction
629 units
50 storeys

6. The Notable



29 Pleasant Blvd.
Pre-Construction
409 units
50 storeys

7. 49 Jackes



49 Jackes Avenue
Pre-Construction
217 units
29 storeys

8. Yonge & Rosehill



1365 Yonge Street
Construction
239 units
17 storeys

9. The Hill Condos



1406 Yonge Street
Pre-Construction
542 units
50 storeys

10. Rosehill Tower



44 Jackes Ave
Construction
263 units
31 storeys

11. 11 Pleasant



11 Pleasant Blvd.
Pre-Construction
72 units
14 storeys

12. 1303 Yonge




1303 Yonge Street
Pre-Construction
102 units
10 storeys


27,364
TOTAL
POPULATION


10%
GROWTH RATE
(2015-2020)


34,610
DAYTIME
POPULATION


\$242,148
AVG. HOUSEHOLD
INCOME

*Within 1KM Radius (Statistics Canada)

NEIGHBOURING RETAILERS

POPEYES — Popeye's

petvalu — Pet Valu

BMO — BMO Bank of Montreal

Dollarama

Swiss Chalet

Dove Cleaners

Delisle Avenue

One Delisle Condo Development Site

Salon Scavo

iQ — IQ Foods

Grandma Loves You

RBC — RBC

BUCA

St. Clair Avenue West

Step Up Massage

Mary Be Kitchen

Union Social

CIBC

Holy Chuck

Topcuts

Bagel House

Book City

Condo Development

MARY BE KITCHEN

Boccone Deli

Pharmasave

Capocaccia

Balmoral Avenue

Barnsteiner's

Heath Street

Mr. Thai

Pizza Pizza

Tim Hortons

Shoppers Drug Mart — **SHOPPERS DRUG MART**

Yonge Street

Freedom Mobile

Legs Beautiful

Roots — **Roots**

Loblaws — **Loblaws**

Greenhouse Juice Co.

GoodLife FITNESS

TD **Rexall**

St. Clair Avenue East

Scotiabank.

Playa Cabana

pilot COFFEE ROASTERS

St. Clair Greetings

Olsson Optical

PLAYA CABANA

Pleasant Boulevard

Hero Certified Burgers — **HERO CERTIFIED BURGERS**

Eden Flower Shop

Rosehill Avenue

The Ten Spot — **THE TEN SPOT Beauty Bars**



THE FUTURE OF YONGE & ST. CLAIR *Slate Retail Repositioning*

2 St. Clair Avenue West

BEFORE



AFTER



Completed in 2019

The newly renovated retail podium features high-end food and beverage offerings including Buca and IQ Foods.

1 St. Clair Avenue East

BEFORE



AFTER



Completed in 2021

Revitalization of the podium and Scotiabank, with the repositioning of the ground and retail concourse.

2 St. Clair Avenue East

BEFORE



AFTER



Completed in 2017

Repositioned 30,000 sq. ft. of underutilized retail with high-traffic amenities including Loblaws, Greenhouse Juice, Starbucks, Rexall and TD Bank.

One Delisle (Yonge & Delisle)

BEFORE



AFTER



Expected Completion 2025

New 44-storey residential development designed by renowned architect Studio Gang, with 6,000 sq. ft. + of new retail.



Slate Portfolio

1.2 million sq.ft. of office space with over 5,400 office tenants

Advisors

Arlin Markowitz*
Executive Vice President
416 815 2374
arlin.markowitz@cbre.com

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

Jackson Turner**
Senior Vice President
416 815 2394
jackson.turner@cbre.com

Teddy Taggart*
Vice President
416 847 3254
teddy.taggart@cbre.com

Emily Everett
Sales Representative
416 943 4185
emily.everett@cbre.com

*Sales Representative **Broker



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