

— *one twenty eight* —

HAZELTON

Statement Ground Level Retail/Office for Sale in the Exclusive Yorkville Neighbourhood

Located at Hazelton Avenue & Davenport Road · 128 Hazelton Avenue, Toronto



CBRE urban retail team

— *one twenty eight* —

HAZELTON

Luxury Ground Level Retail/Office for Sale

SIZE

1,993 sq. ft.

PRICE

Please contact listing agents

OCCUPANCY

Immediately

PARKING

4 underground stalls

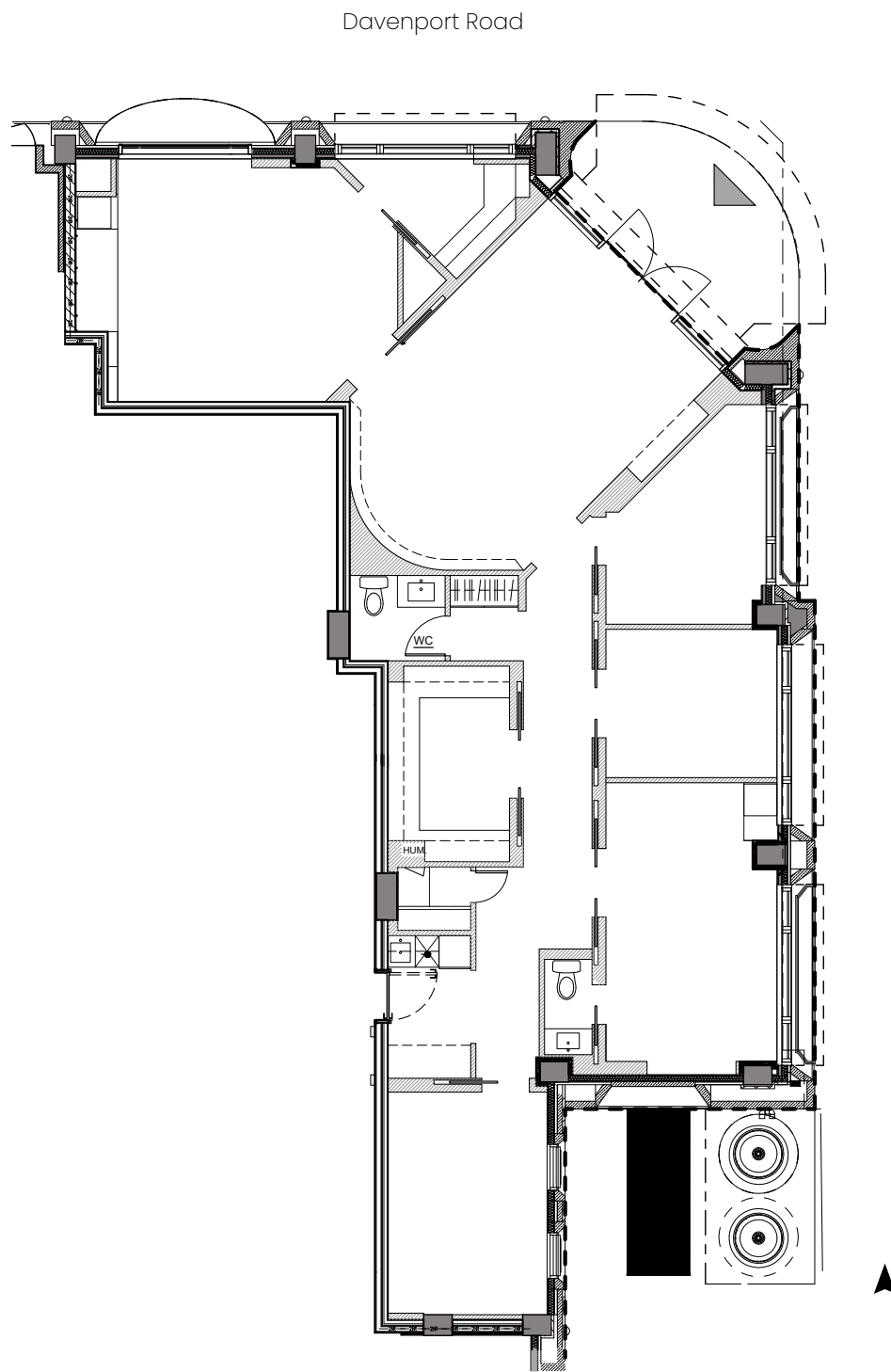
(two tandem)

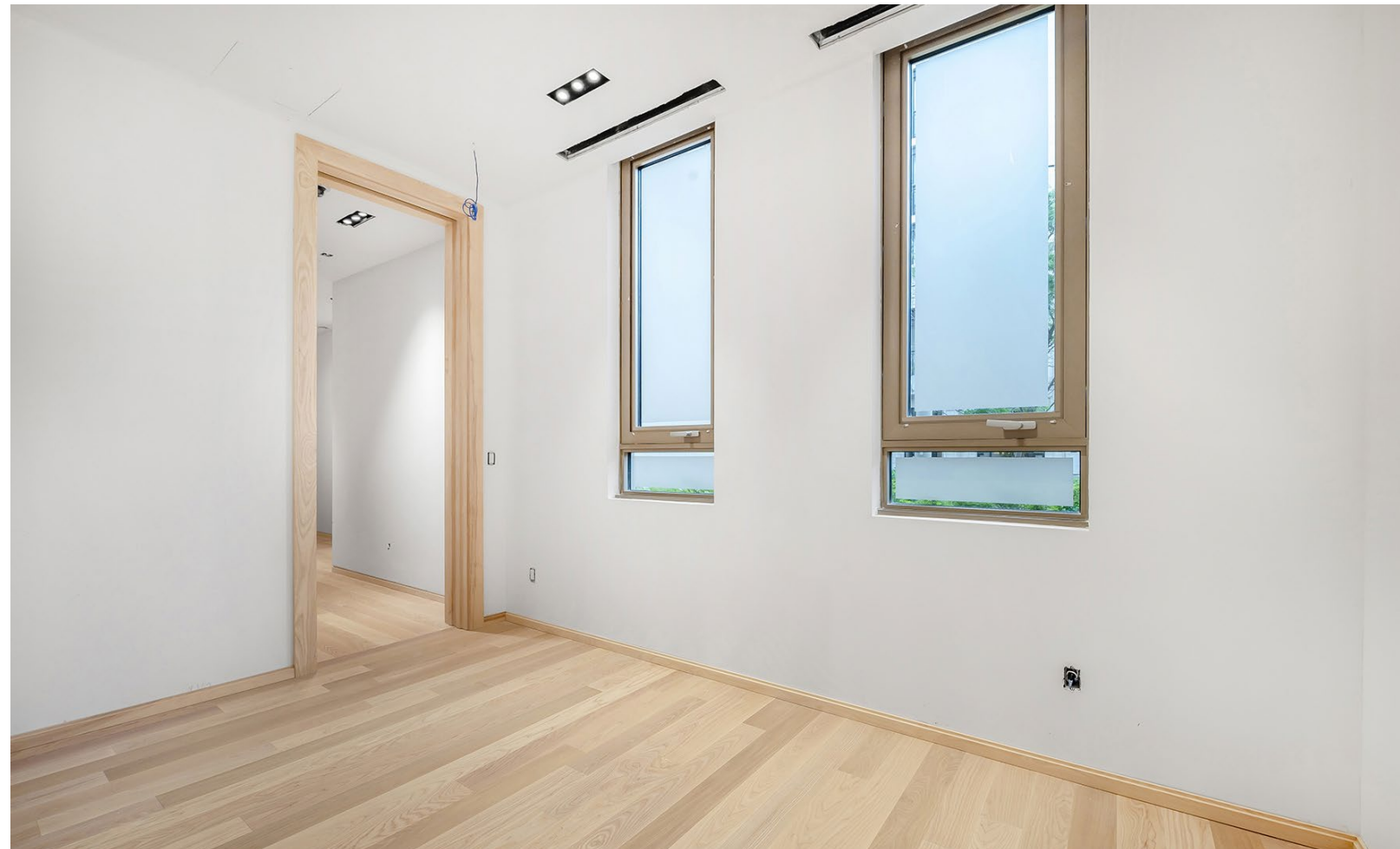
- Located on the ground level of a luxury boutique mid-rise condominium at the corner of Hazelton Avenue and Davenport Road in Toronto's prestigious Yorkville neighbourhood
- Incredible wraparound frontage
- Beautiful space with ample natural light and high ceilings
- Includes four parking spaces (two tandem) in a secured underground garage and storage locker

BIDS WILL BE REVIEWED ON OR AFTER JULY 24TH AT 3PM



FLOOR PLAN | 1,993 SF





Yorkville

AN EXCLUSIVE HAZELTON ADDRESS IN CANADA'S TOP LUXURY SHOPPING DESTINATION

Nestled on the corner of Hazelton Avenue and Davenport Road, 128 Hazelton Avenue offers an exclusive opportunity to establish your office or retail presence in the coveted Yorkville neighbourhood. Hazelton Avenue's tree-lined streets showcase beautifully restored Victorian homes, now housing a mix of upscale offices, boutiques and residential uses.

Hazelton Avenue leads directly into the heart of Yorkville, home to over 700 world-class designer boutiques, restaurants and hotels all nestled along cobblestone streets. From Chanel to local gems, the shopping scene caters to every taste.

Join the ranks of esteemed retailers, restaurants and office tenants in this one-of-a-kind neighbourhood.





FOUR SEASONS HOTEL

EATALY

BAY STATION
SUBWAY ENTRANCE

PARK HYATT

ROYAL ONTARIO MUSEUM

BLOOR STREET WEST

HAZELTON HOTEL

YORKVILLE VILLAGE

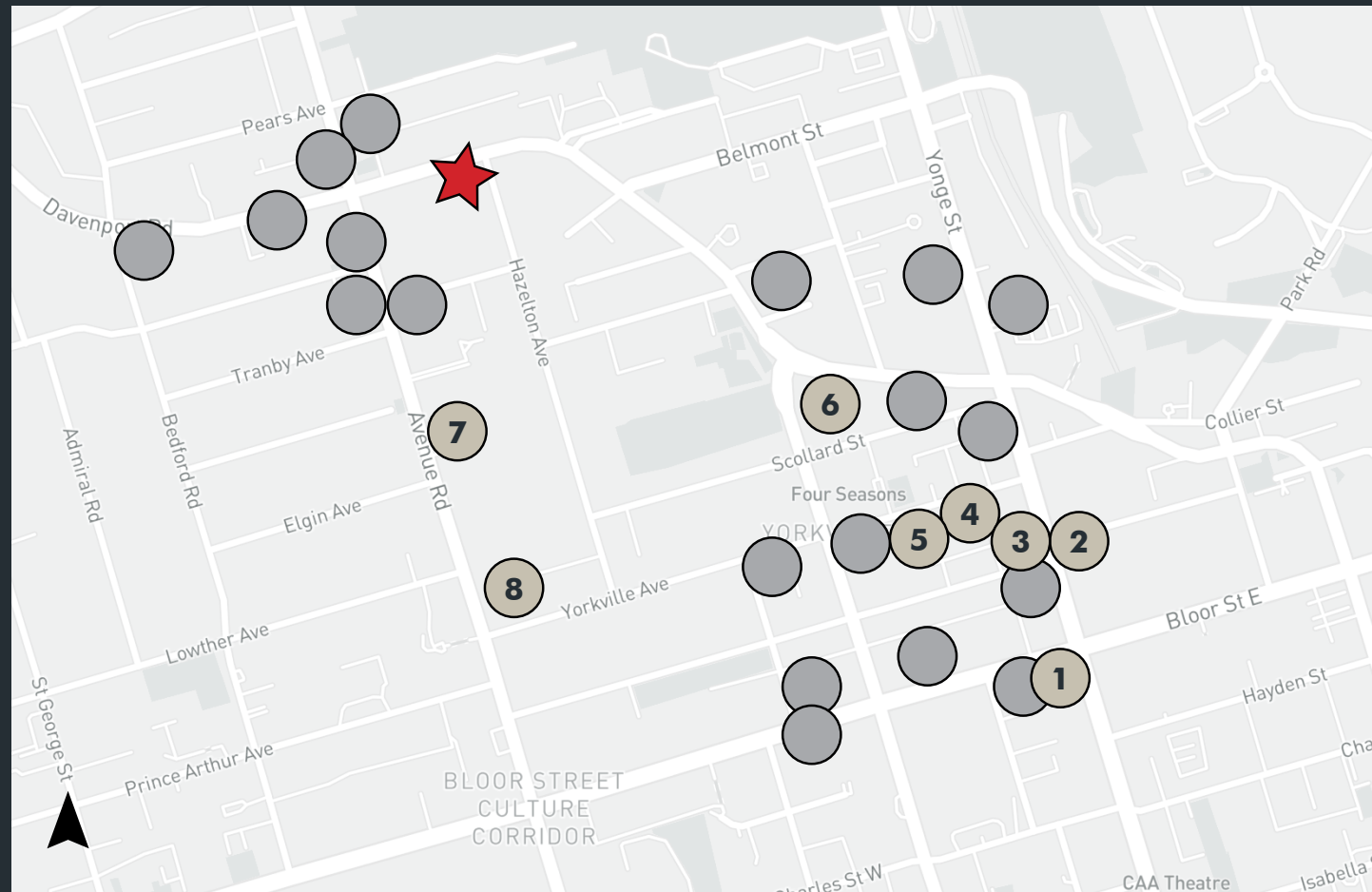
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HAZELTON

DAVENPORT ROAD

AVENUE ROAD

Canada's Most Exclusive Residential Market

Yorkville is experiencing dramatic intensification with a series of high-end residential developments in the immediate vicinity of The Property. There are 27 condominium projects in various stages of development totaling more than 12,800 units in this node. 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**
3,242 INCOMING UNITS

 **PRE-CONSTRUCTION**
9,569 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

54,777
POPULATION

69,123
DAYTIME POPULATION

14.5%
POPULATION CHANGE
(2023-2028)

38
MEDIAN AGE

\$214,067
AVERAGE HOUSEHOLD
INCOME

(1KM RADIUS OF 128 HAZELTON AVE)

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 day-time population by 181% (over 400,000 people) providing excellent support for retail locations and restaurants throughout downtown. Toronto sees 26.5 million visitors each year, generating \$8.4 billion for the local economy.

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 54,777 as of 2023, projected to increase to 62,736 by 2028. As of 2023, the average household income was \$214,067, well above the city of Toronto's average income of \$131,628. This demographic snapshot of the surrounding area is highly representative of the affluent individuals with disposable income for both investment and consumer spending.



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