

Two St. Clair

Avenue East

AT YONGE + ST. CLAIR



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SIZE: 1,058 sq. ft.

NET RENT: \$60.00 per sq. ft.

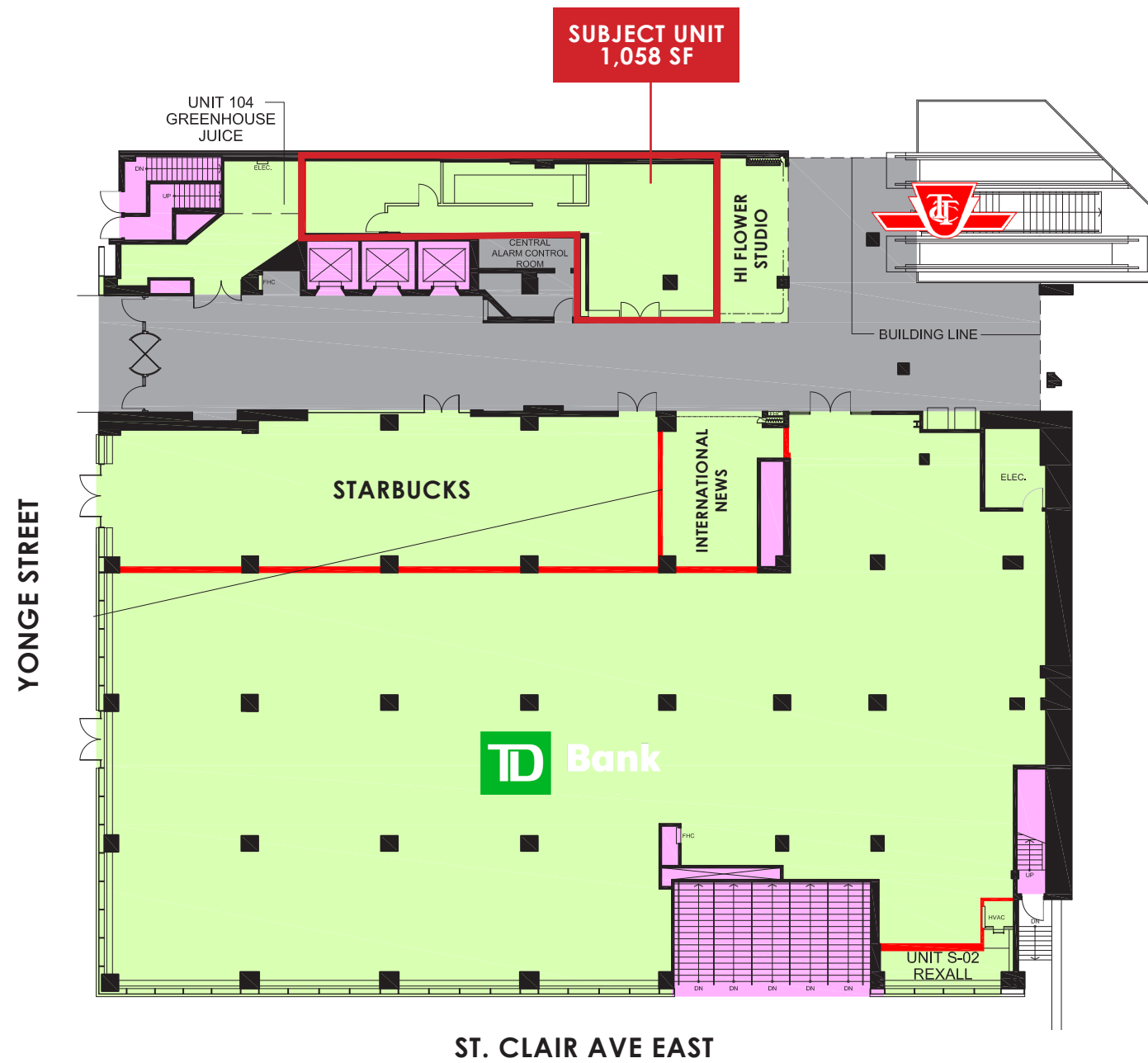
TMI: \$28.42 per sq. ft.

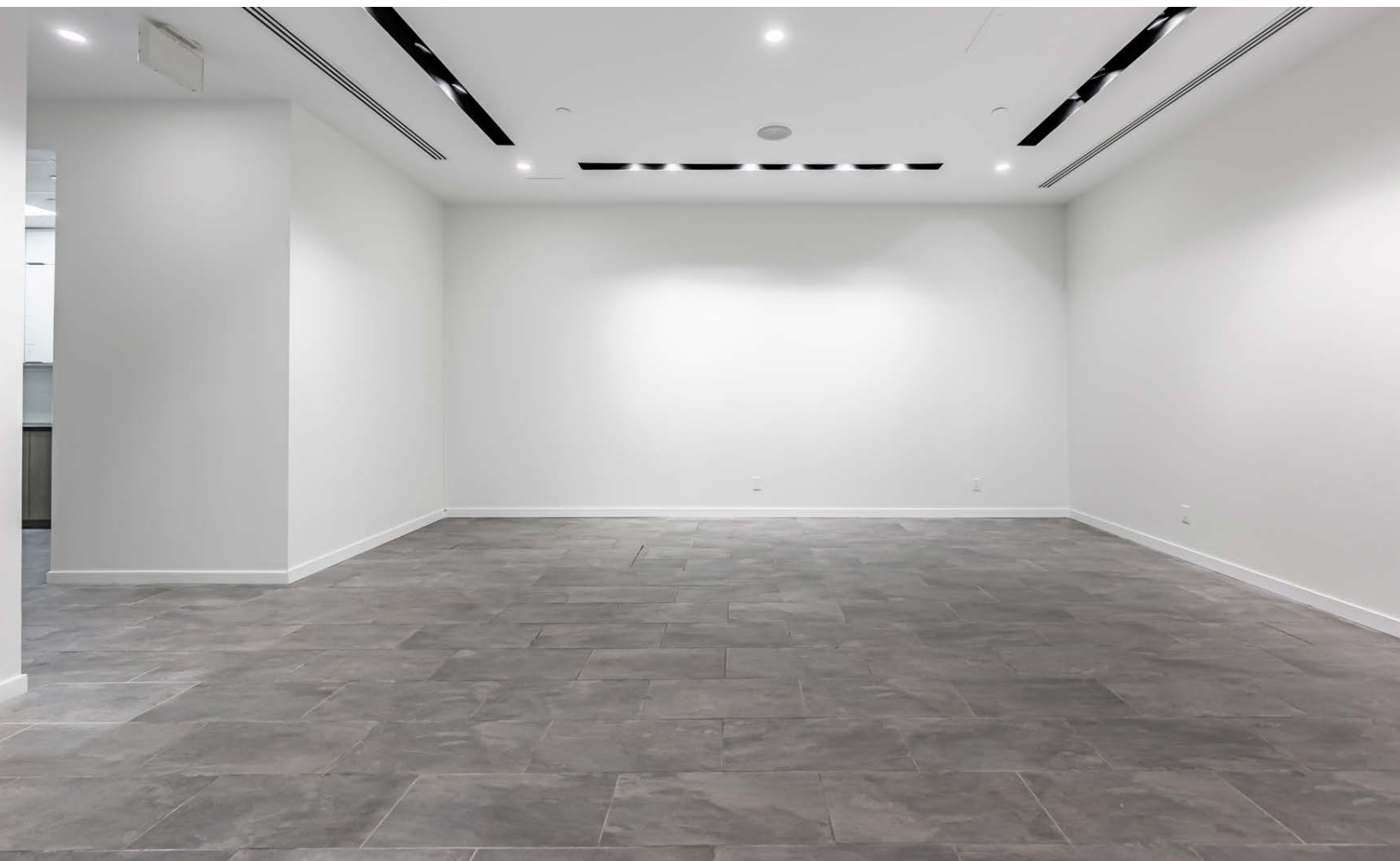
AVAILABLE: Immediately

- Right-sized retail unit across from Starbucks and Loblaws
- Building has direct access to St. Clair subway station
- Incredible foot traffic as TTC riders must pass through to enter the station
- Ideal for a variety of retail uses



2 ST. CLAIR AVENUE EAST FLOOR PLAN





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



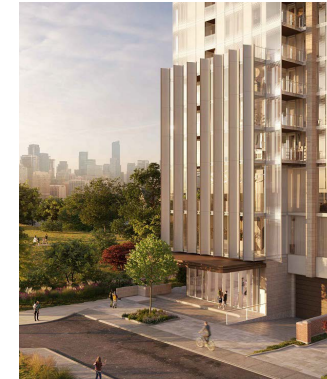
45 St. Clair Ave W
Pre-Construction
629 units
50 storeys

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



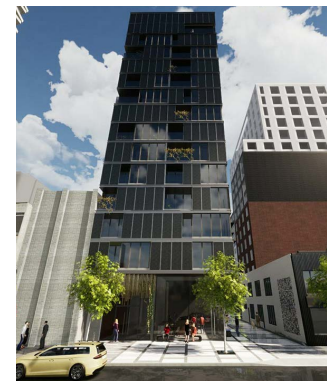
1406 Yonge Street
Pre-Construction
542 units
50 storeys

10. Rosehill Tower



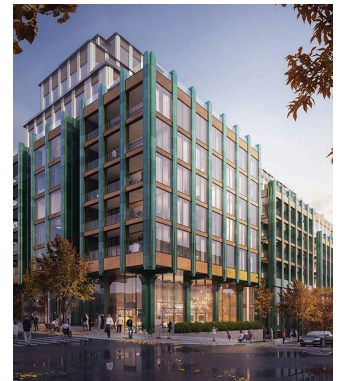
44 Jackes Ave
Construction
263 units
31 storeys

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

Yonge Street

Salon Scavo

iQ — IQ Foods

Grandma Loves You

RBC — RBC

BUCA

St. Clair Avenue West

Step Up Massage

Mary Be Kitchen

MARY BE KITCHEN

Union Social

Holy Chuck

Topcuts

Bagel House

Book City

Condo Development

Boccone Deli

Pharmasave

Capocaccia

Balmoral Avenue

Barnsteiner's

Heath Street

Mr. Thai

Pizza Pizza

Tim Hortons

Shoppers Drug Mart — **SHOPPERS DRUG MART**

Freedom Mobile

Legs Beautiful

Roots — **Roots**

Loblaws — **Loblaws**

2 St. Clair Ave E

Greenhouse Juice Co.

GoodLife FITNESS

TD

Rexall

St. Clair Avenue East

Scotiabank.

Playa Cabana

pilot COFFEE ROASTERS

PLAYA CABANA

St. Clair Greetings

Olsson Optical

Pleasant Boulevard

Hero Certified Burgers — **HERO CERTIFIED BURGERS**

Eden Flower Shop

Rosehill Avenue

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





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