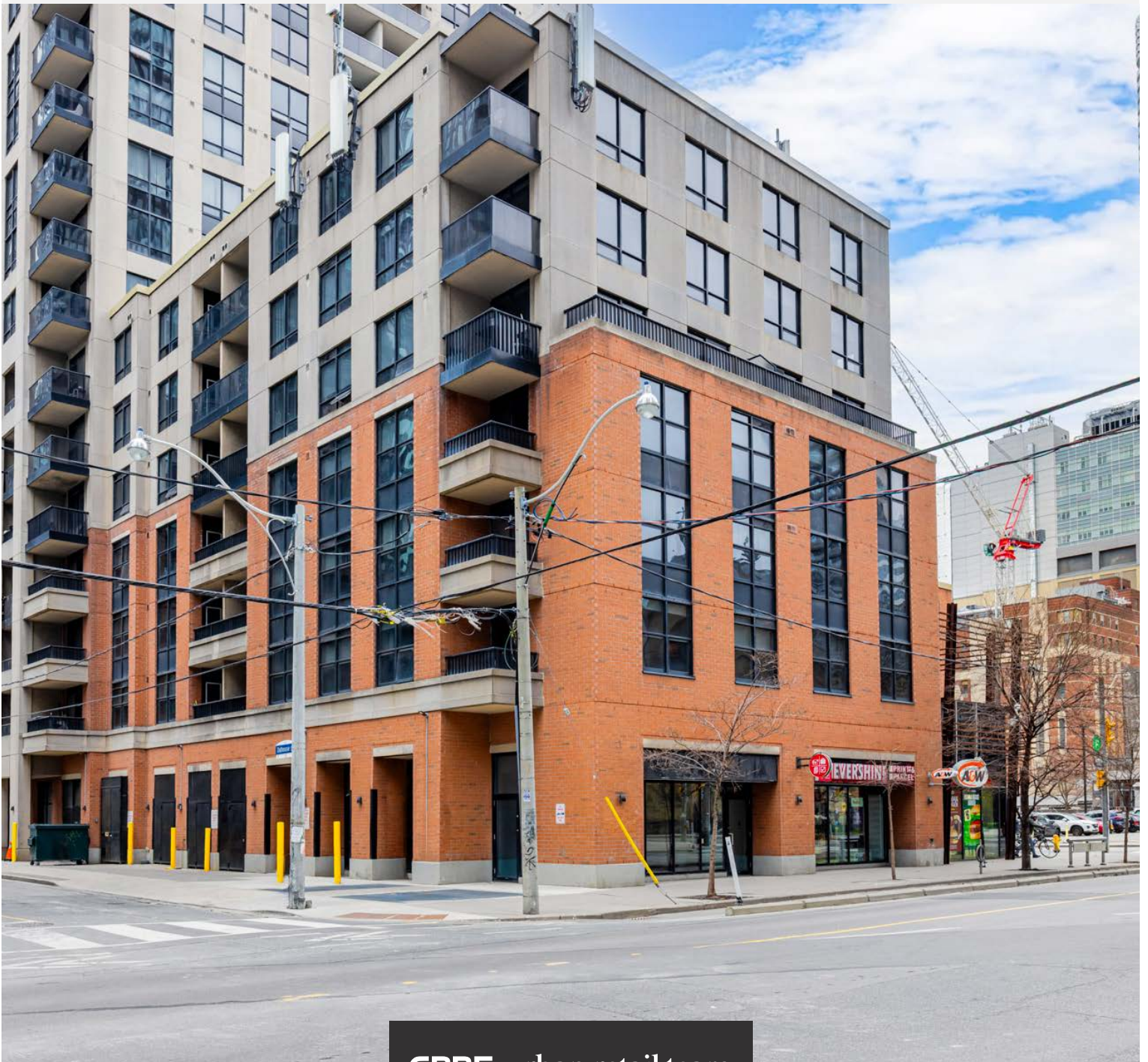


CORNER RETAIL FOR LEASE

67 SHUTER

STEPS FROM THE EATON CENTRE & YONGE-DUNDAS SQUARE



CBRE urban retail team

CORNER RETAIL FOR LEASE

67 SHUTER

Address: 67 Shuter Street, Toronto

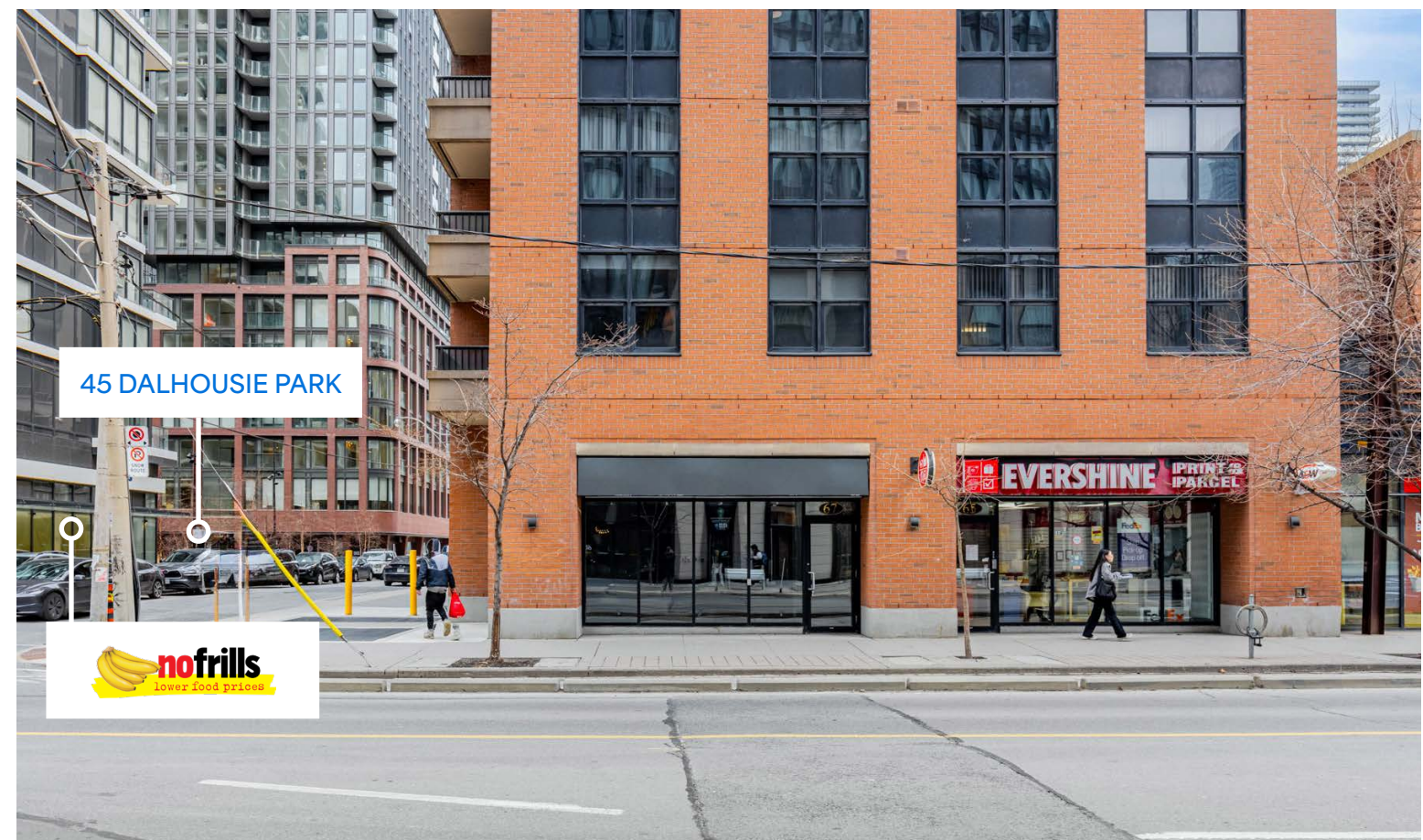
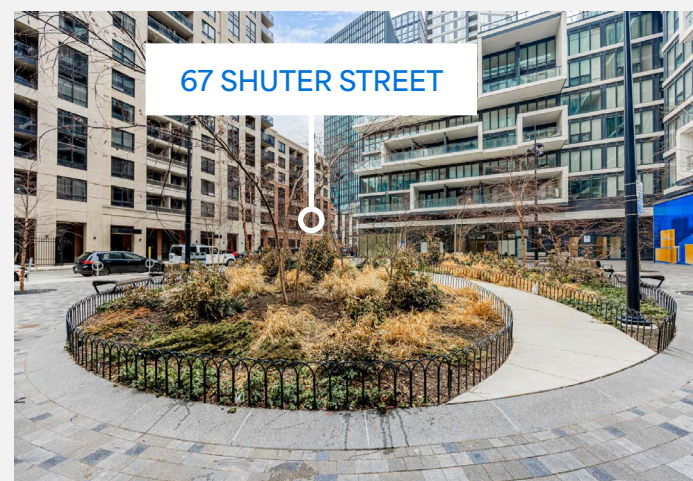
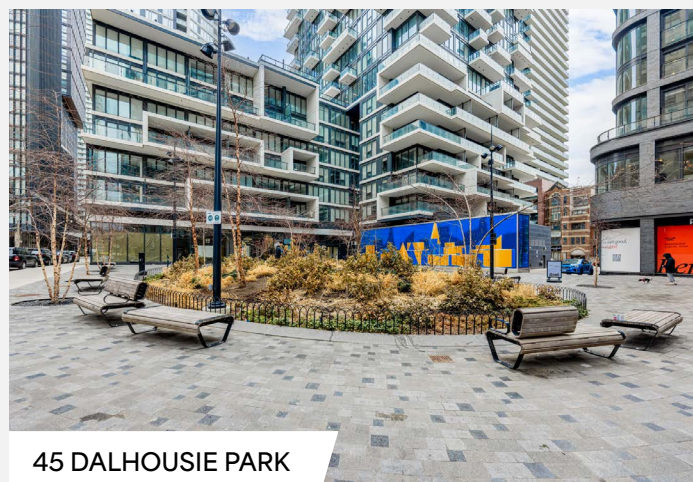
Size: 968 sq. ft.

Net Rent: \$58.00 per sq. ft.

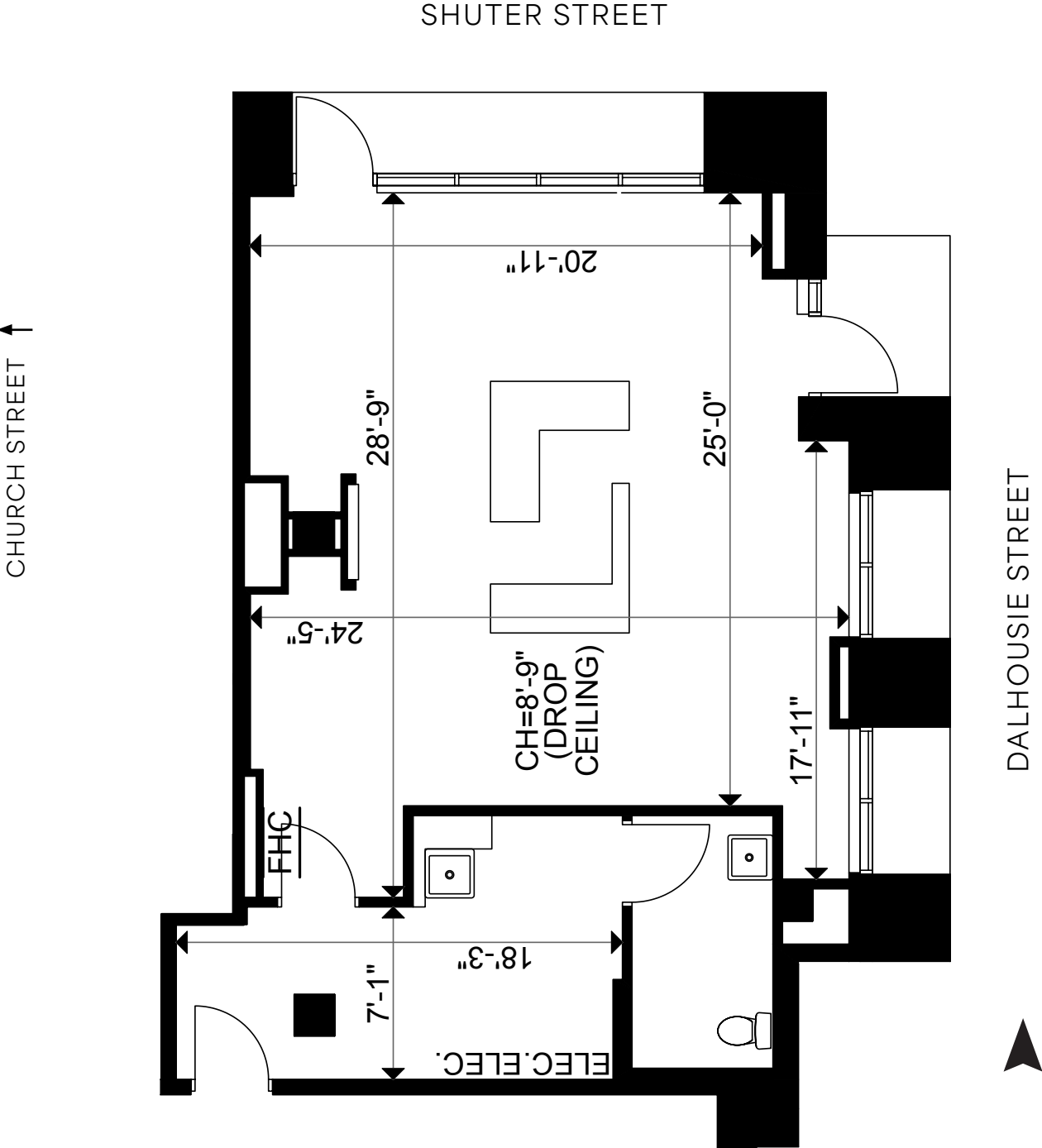
TMI: \$15.78 per sq. ft.

Available: Immediately

- Right-sized retail unit on the ground level of a 388-unit purpose-built rental building at the corner of Church and Shuter
- Situated in a rapidly expanding, densely populated urban area
- Directly across the street from a future No Frills grocery store
- Ideally located steps to Massey Hall, Yonge-Dundas Square, The Eaton Centre and Toronto Metropolitan University
- Neighbouring tenants include A&W, Subway, Mast Coffee and Henry's Camera



FLOOR PLAN | 968 SF



67 SHUTER

67 Shuter Street is located in the heart of Toronto's vibrant downtown core. The property is ideally situated within a stone's throw to key landmarks including The Eaton Centre, Toronto Metropolitan University, Massey Hall, and Yonge-Dundas Square.

KEY TRAFFIC GENERATORS

Toronto Eaton Centre is the city's top tourist attraction with over 52 million visitors annually. It is the busiest shopping centre in North America in terms of annual pedestrian count. It is consistently one of the top five performing malls in Canada.

Yonge-Dundas Square is often compared to NYC's Time Square, and is the central hub of downtown Toronto. The square hosts community celebrations, promotions and concerts and sees over 250 events each year with an average of 1,000,000+ event attendees each year.

Toronto Metropolitan University (formally Ryerson University) offers more than 100 undergraduate and graduate programs and is home to over 45,000 students.

DEMOGRAPHIC SNAPSHOT



**Total
Population**
77,203



**Daytime
Population**
219,988

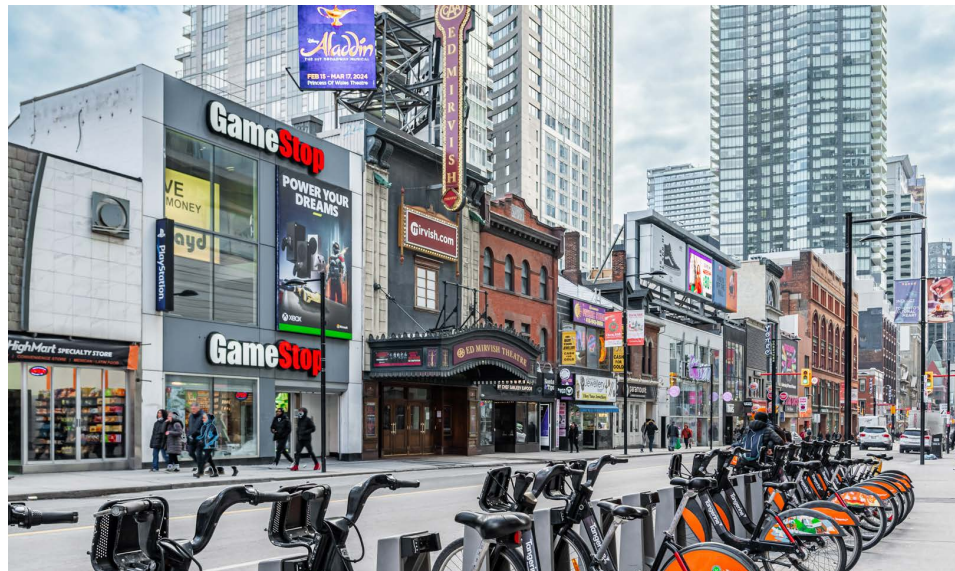


**Population
Change**
19.5% (2024-2029)



**Avg. Household
Income**
\$111,349

**2024 Demographics within a 1 km Radius of 67 Shuter Street*



Neighbouring Developments

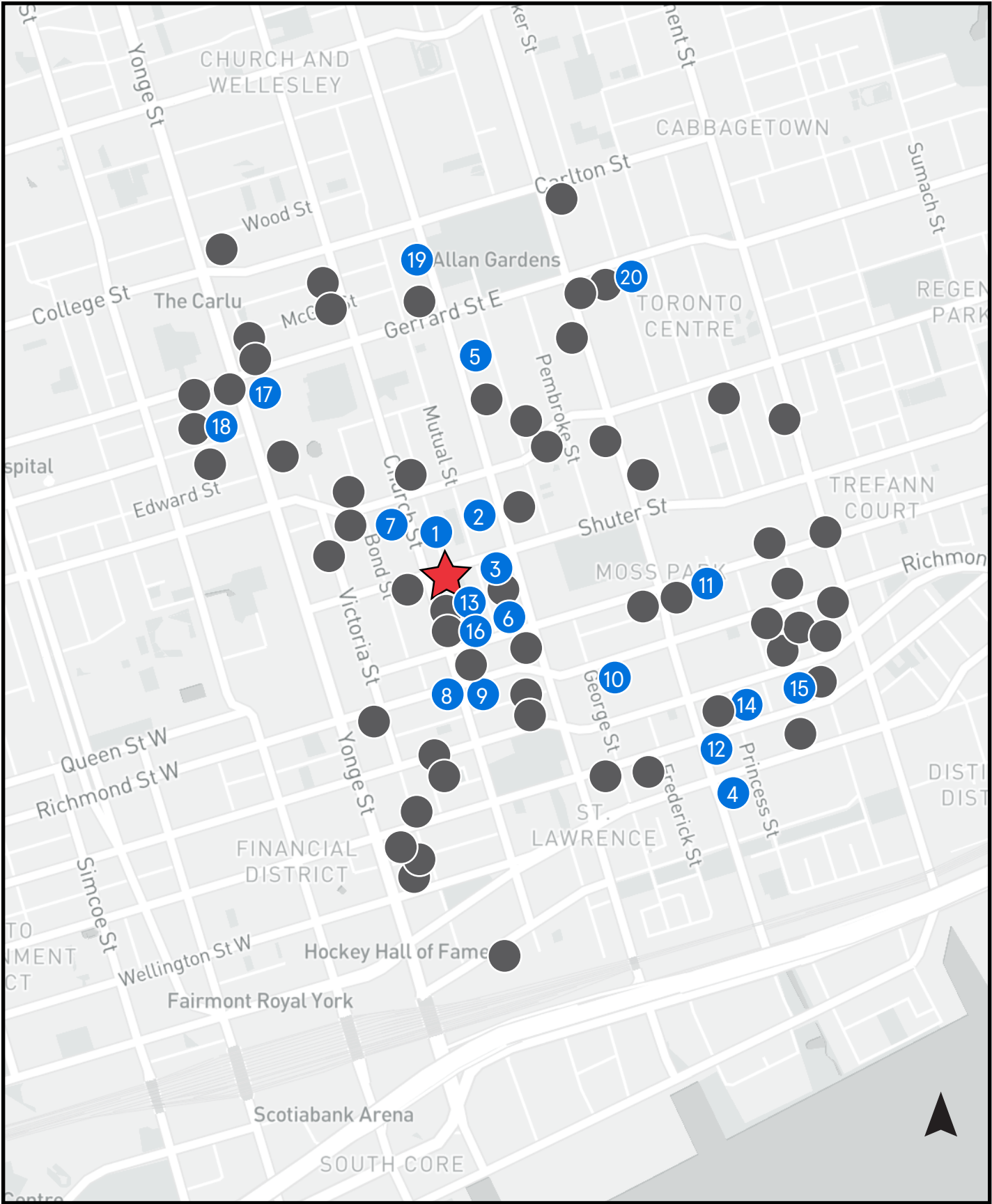
Within 1 km

There are currently 20 developments under construction/recently complete within a 1 km radius of 67 Shuter Street totaling 12,362 residential units. There are nearly 60 developments in the pre-construction phase that will bring in an additional 26,300 units to this already highly dense area.

COMPLETE/UNDER CONSTRUCTION
12,362 NEW RESIDENTIAL UNITS

PRE-CONSTRUCTION
26,360 NEW RESIDENTIAL UNITS

#	Condo	Status	Units
1	199 Church	Recently Complete	484
2	Ivy Condos	Recently Complete	235
3	Garden District	Recently Complete	234
4	Time & Space	Recently Complete	1,586
5	PRIME Condos	Recently Complete	596
6	Queen Central	Under Construction	369
7	252 Church	Under Construction	681
8	Alias	Under Construction	592
9	The Saint	Under Construction	418
10	Celeste Condos	Under Construction	516
11	ROQ City	Under Construction	859
12	The Whitfield	Under Construction	484
13	Elm-Ledbury	Under Construction	542
14	The Grainger	Under Construction	925
15	Bauhaus Condos	Under Construction	219
16	88 Queen	Under Construction	747
17	Concord Sky	Under Construction	1,407
18	8 Elm	Under Construction	819
19	JAC Condos	Under Construction	489
20	The Georgian	Under Construction	124







Advisory Team

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 Associate
647 943 4185
emily.everett@cbre.com

CBRE

*Sales Representative **Broker

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