

# THE FOREST HILL CONDOS



## 859-871 Eglinton Avenue West • Retail For Sale

Transit-Connected Retail at the Corner of Bathurst & Eglinton in the Heart of Forest Hill





# THE FOREST HILL CONDOS

CBRE Limited (the "Advisors") are pleased to offer for sale 859-871 Eglinton Avenue West, Toronto (the "Property" or the "Site"), an unparalleled real estate opportunity in **Toronto's prestigious Forest Hill neighbourhood.**

859-871 Eglinton Avenue West offers the opportunity to acquire **~11,000 sq. ft. of ground level retail** in a brand new luxury condo at the corner of Bathurst Street and Eglinton Avenue West. The Property is **100% leased and has two brand new 10-year leases to AAA tenants.** The Property has **direct access to Forest Hill Station.**





# Property Details

Address: 859-871 Eglinton Avenue West, Toronto

Price: \$10,995,000

Size: Starbucks: 3,058 sq. ft.  
Dollarama: 7,695 sq. ft.  
**Total: 10,753 sq. ft.**

Frontage: ~185 ft.

NOI: \$552,940

Property Taxes: \$49,348.47 (2025 est.)

 [CLICK FOR VIDEO](#)





# THE FOREST HILL CONDOS



## Property Highlights



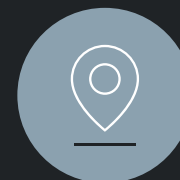
### 100% Leased to AAA Tenants

Two, brand new 10-year term leases to **Starbucks and Dollarama**



### Direct Access to Forest Hill Station

The building features **direct access to Forest Hill Station**, a brand new underground light rail transit (Eglinton Crosstown LRT) station making it accessible from anywhere in the city. The Property is only one station away from Line 1 of the subway system (Eglinton West Station) and three stops from Yonge and Eglinton (Eglinton Station). Access to Allen Road is less than a 5-minute drive away.



### Exceptional Location with Unparalleled Demographics

The Property is situated at a prominent corner of Eglinton and Bathurst in the **heart of Forest Hill**, one of the nations most affluent neighbourhoods. The area boasts highly favourable demographics with an **average household income of over \$270,000**, ensuring a steady flow of potential customers.



### Stunning Brand New Development

Located on the ground level of The Forest Hill Condominiums, a brand-new 390-unit luxury condo by **CentreCourt**, the **fastest growing and top performing residential developer in the GTA**.





# Starbucks Tenant Overview

Tenant:	Starbucks
Leasable Area:	3,058 sq. ft.
Lease Commencement:	April 1, 2024
Lease Expiry Date:	March 31, 2034
Options to Renew:	4 x 5 years

## Starbucks (starbucks.ca)

Starbucks Canada is a subsidiary of the global coffeehouse chain Starbucks Corporation, which was founded in Seattle in 1971. The first Starbucks store in Canada opened in 1987 in Vancouver, marking the brand's expansion beyond the United States. As of 2023, Starbucks Canada operates over 1,500 locations across the country, offering a range of products including coffee, teas, pastries, and food items.







# Dollarama Tenant Overview

Tenant:	Dollarama
Leasable Area:	7,695 sq. ft.
Lease Commencement:	June 1, 2025
Lease Expiry Date:	May 31, 2035
Options to Renew:	2 x 5 years

## Dollarama (dollarama.com)

Dollarama is a Canadian discount store chain founded in 1992, headquartered in Montreal, Quebec. It offers a wide range of products, including household items, party supplies, food, and seasonal goods, primarily priced at \$4 or less. As of 2023, Dollarama operates over 1,400 locations across Canada, making it one of the largest dollar store chains in the country. As of December 2024, Dollarama as a market cap of \$39.43 Billion.





# The Location

859-871 Eglinton Avenue West is surrounded by Toronto’s most exclusive residential neighbourhoods. The Property itself sits in Forest Hill, one of the nation’s most affluent neighbourhoods. With Wychwood, Summer Hill and Rosedale to the south-east and Lawrence Park to the north, the Property is surrounded by a wealth of Toronto’s highly affluent population who prefer to live in luxurious, spacious single-family homes. These neighbourhoods have become a hub for professionals and families seeking to occupy a well-established family oriented neighbourhood while still remaining a short commute to the Financial Core.

The Property is situated in the northern end of Forest Hill at the main intersection of Eglinton Avenue West and Bathurst Street. Here you will find a number of small boutiques, art galleries, everyday essentials, restaurants and cafes including St. Urbain Bagel, Shoppers Drug Mart, Rexall, Scotiabank, Nortown Foods, Baskin Robbins and Petroff Gallery to name a few.



20,832

POPULATION



270,632

AVG. HOUSEHOLD  
INCOME



5.8%

POPULATION  
CHANGE (2019-2024)



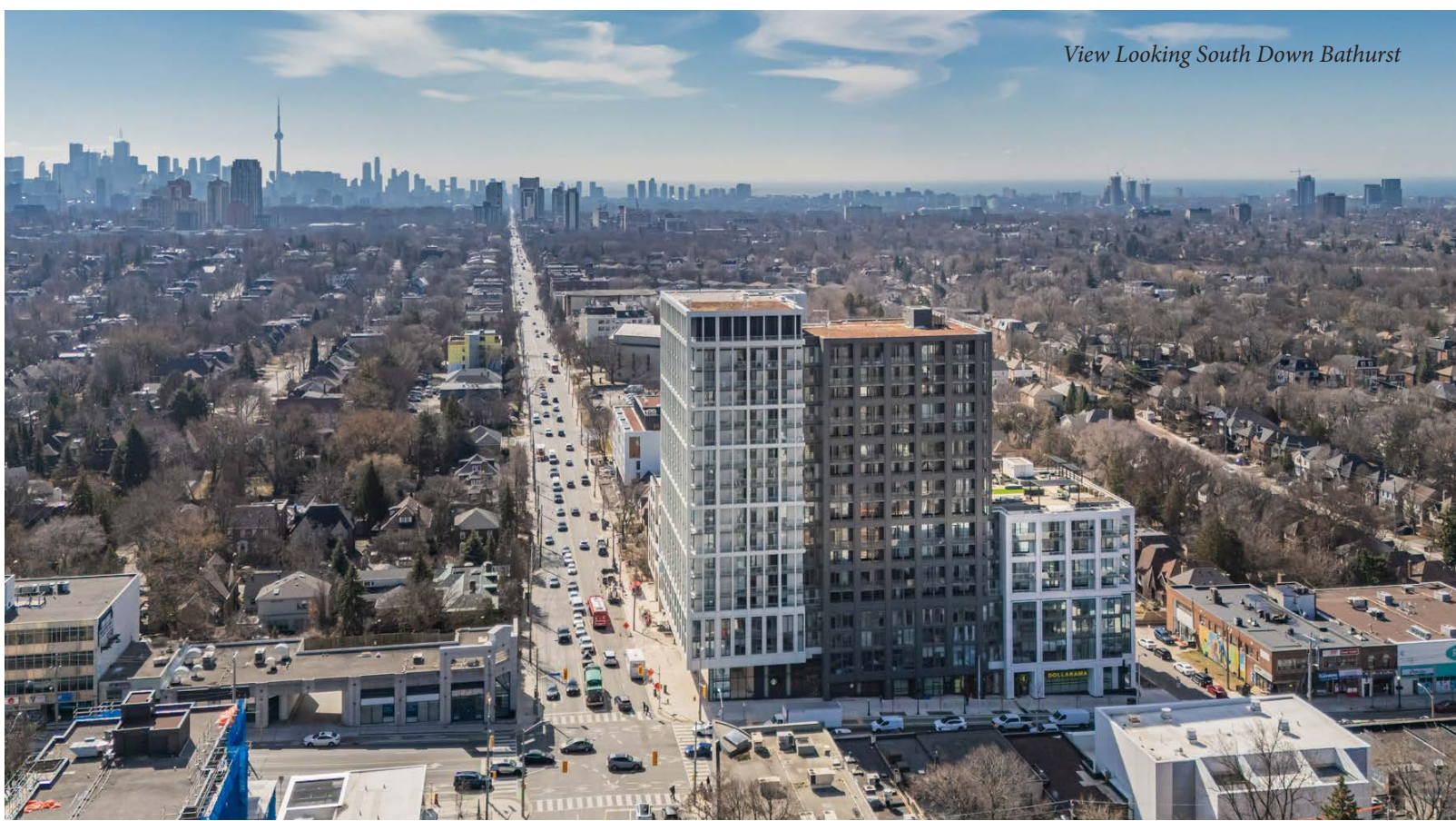
40.8

MEDIAN AGE

\*2024 Demographics within 1km of The Property



Eglinton Avenue West Streetscape





# Transit Connectivity

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