

# Lower Level 16 Cumberland

Retail for Lease in the Heart of Bloor-Yorkville



**CBRE** urban retail team





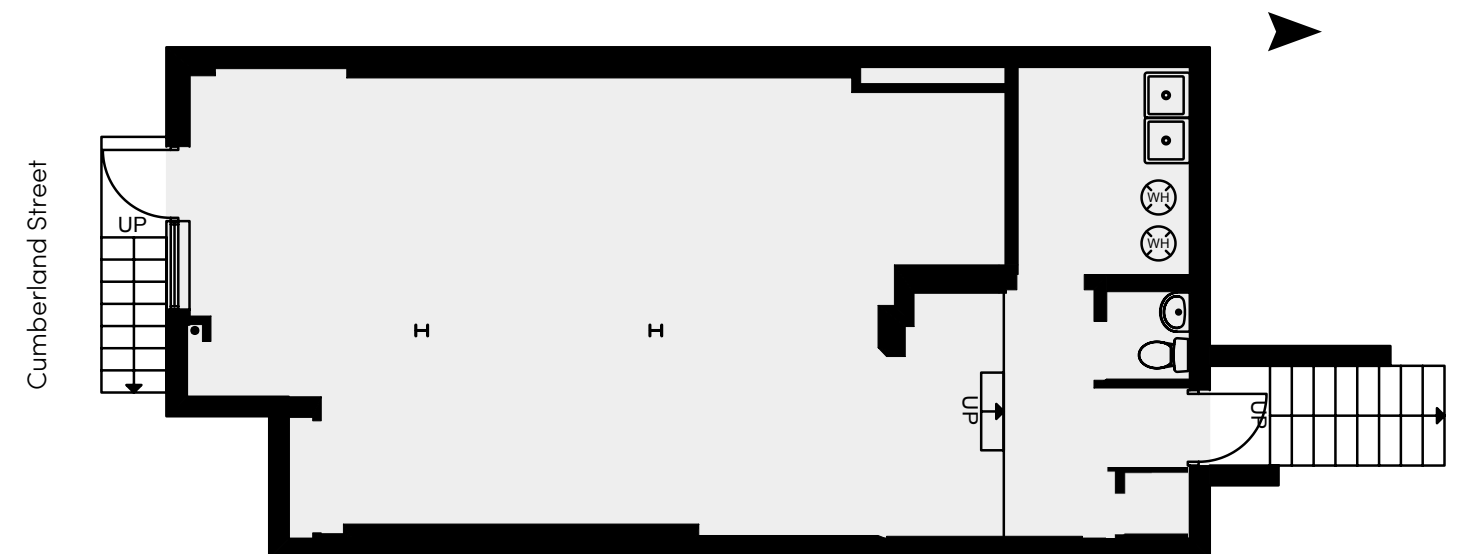
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## Property Details

Address:	B - 16 Cumberland Street, Toronto
Size:	1,013 sq. ft.
Net Rent:	\$3,500 / month
TMI:	\$1,500 / month
Available:	Immediately

- Right-sized lower level space in the heart of Bloor-Yorkville, an area recognized globally as one of the top shopping destinations in the world
- Recently renovated space with a washroom and rear door that leads out to parking (includes 1 parking space)
- Suitable for a variety of retail uses such as a nail salon, spa, pet store, etc.



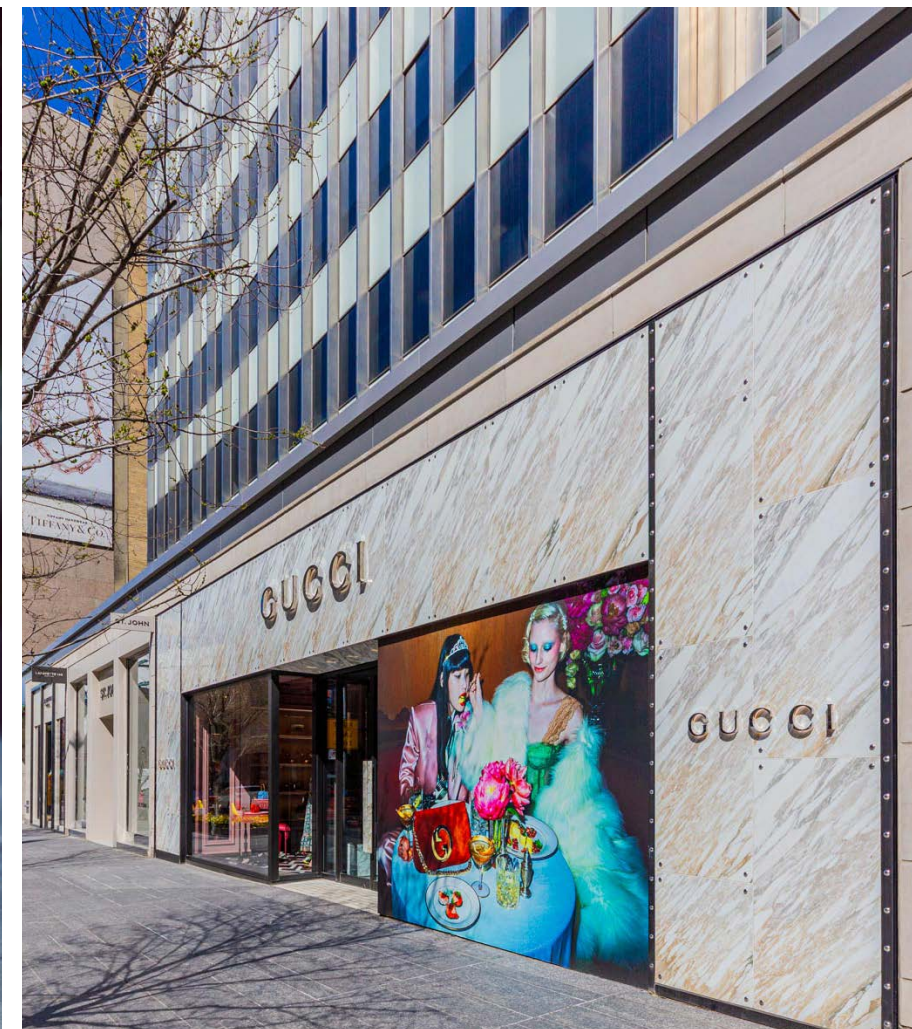
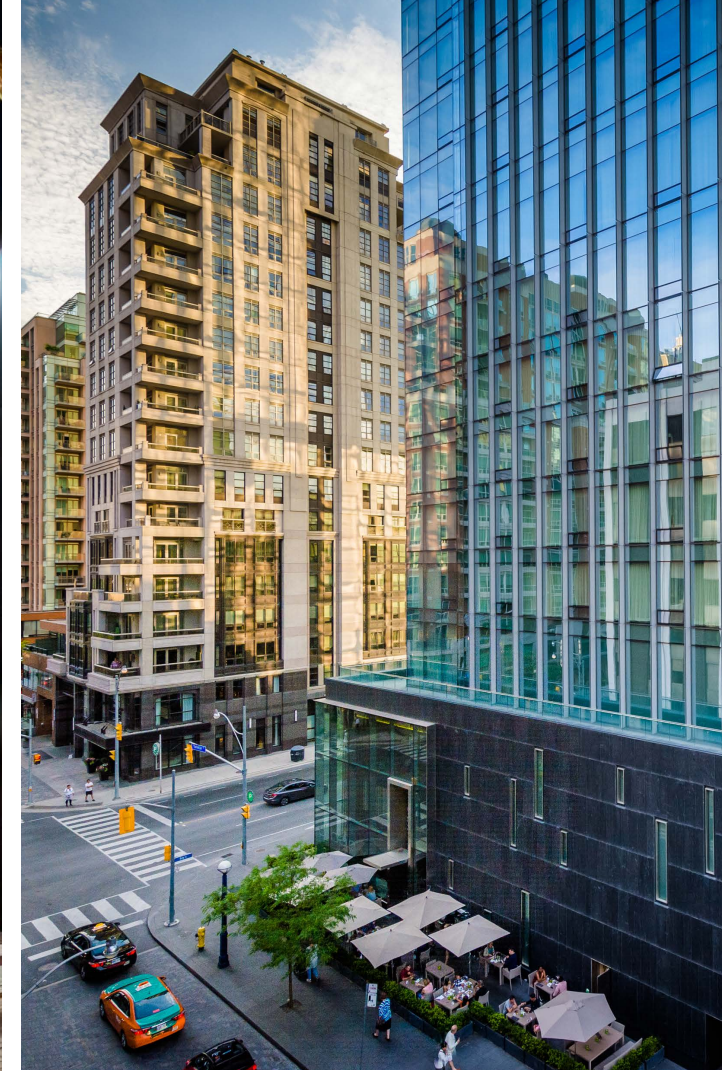






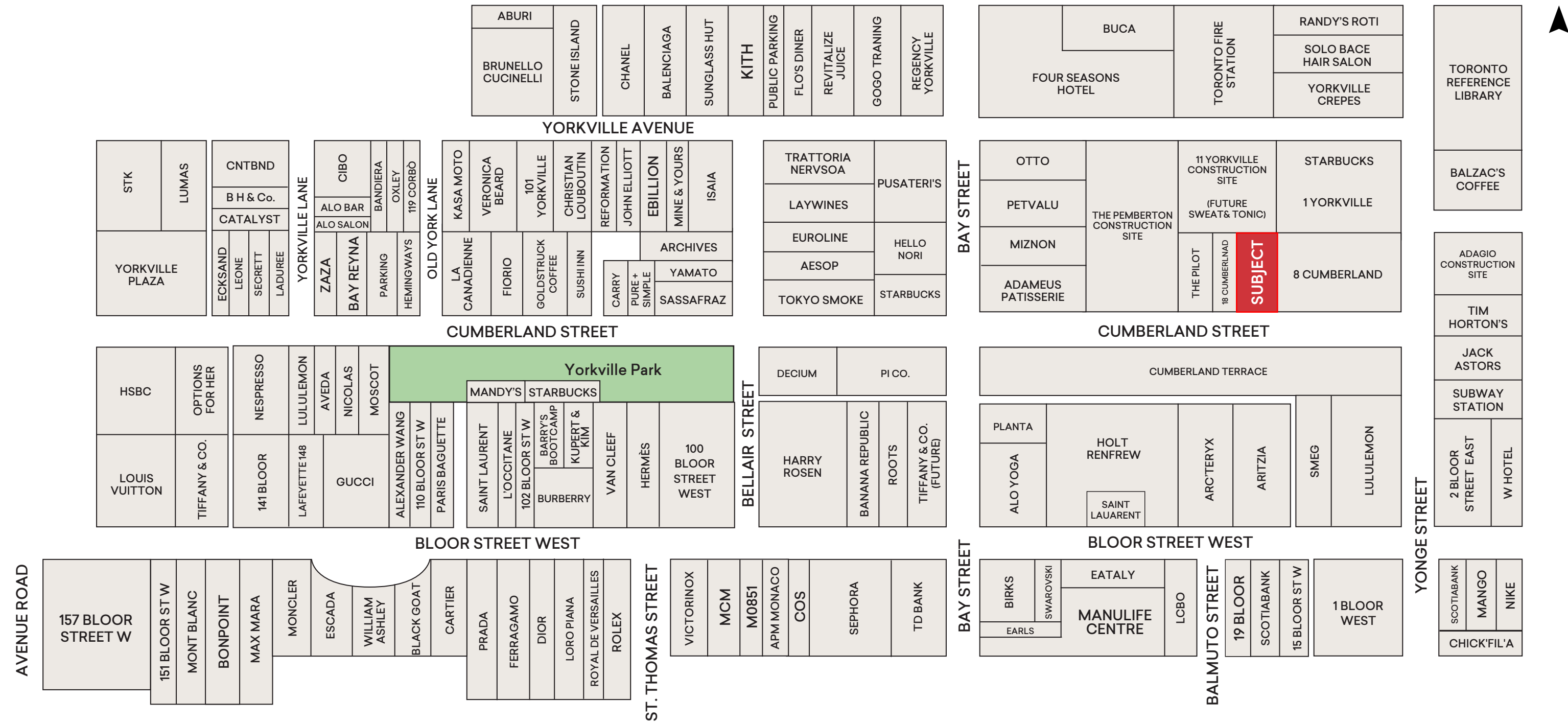
# BLOOR *yorkville* R

The Bloor-Yorkville node represents the pinnacle of Canadian high-street retail. The Yorkville and Cumberland area is recognized internationally as one of the top ten shopping destinations in the world, with high-end fashion uses dominating the street front. The area provides residents and tourists with the country's most prestigious selection of luxury and aspirational retailers and holds the highest net rental rates in Canada. The area boasts 2.3 million sq. ft. of retail space, 1.5 million of which is street-front. Retail sales performance in this area often exceeds \$2,500 per sq. ft.



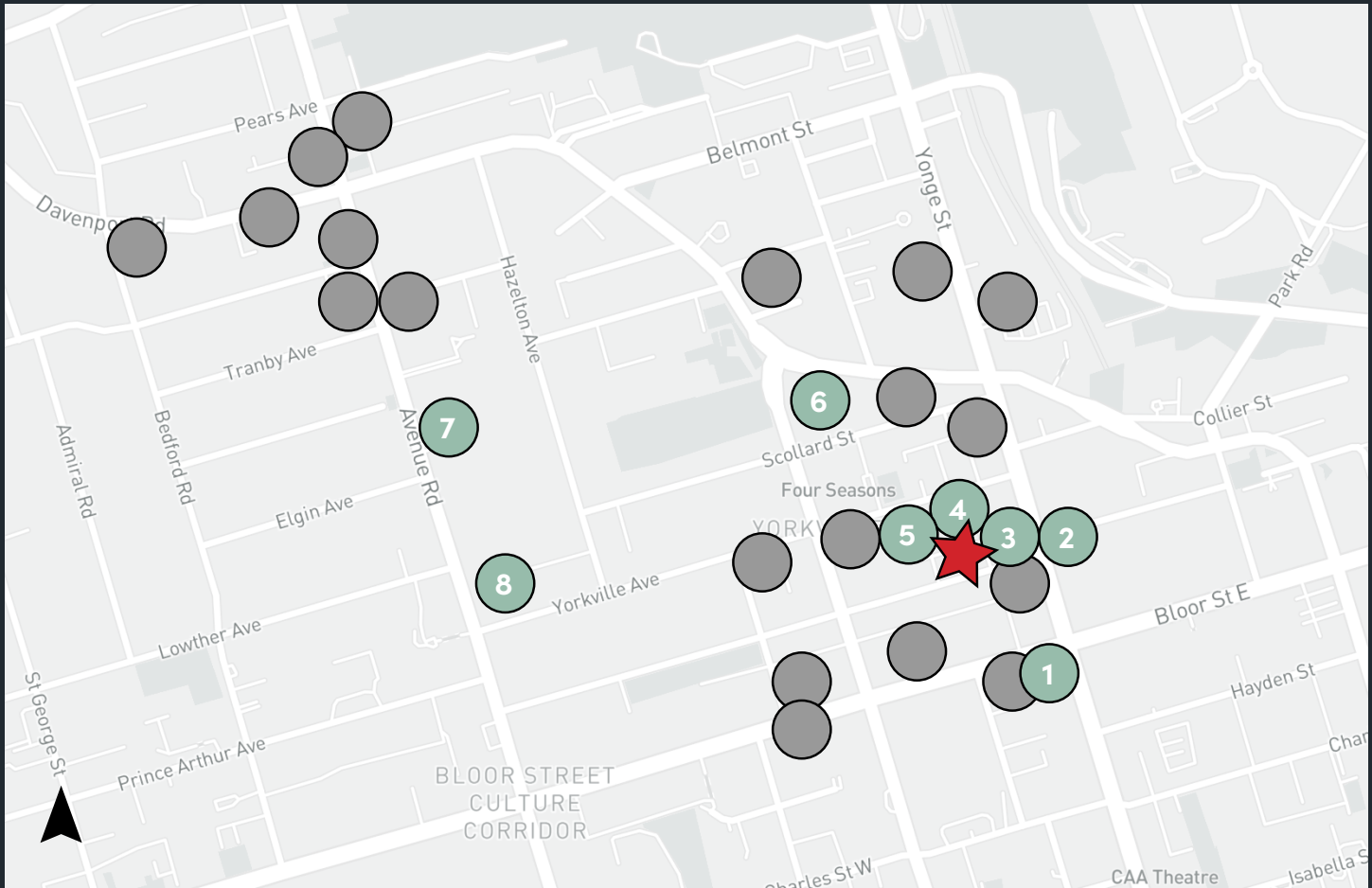


# Bloor-Yorkville Streetscape



# 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

<b>77,100</b> POPULATION	<b>166,110</b> DAYTIME POPULATION	<b>14.3%</b> POPULATION CHANGE (2023-2028)
<b>35.0</b> MEDIAN AGE	<b>\$149,256</b> AVERAGE HOUSEHOLD INCOME	
(1KM RADIUS)		

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 daytime 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 16 Cumberland supports a total population of 77,100 as of 2023, projected to increase to 77,100 by 2028. As of 2023, the average household income was \$149,256, 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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