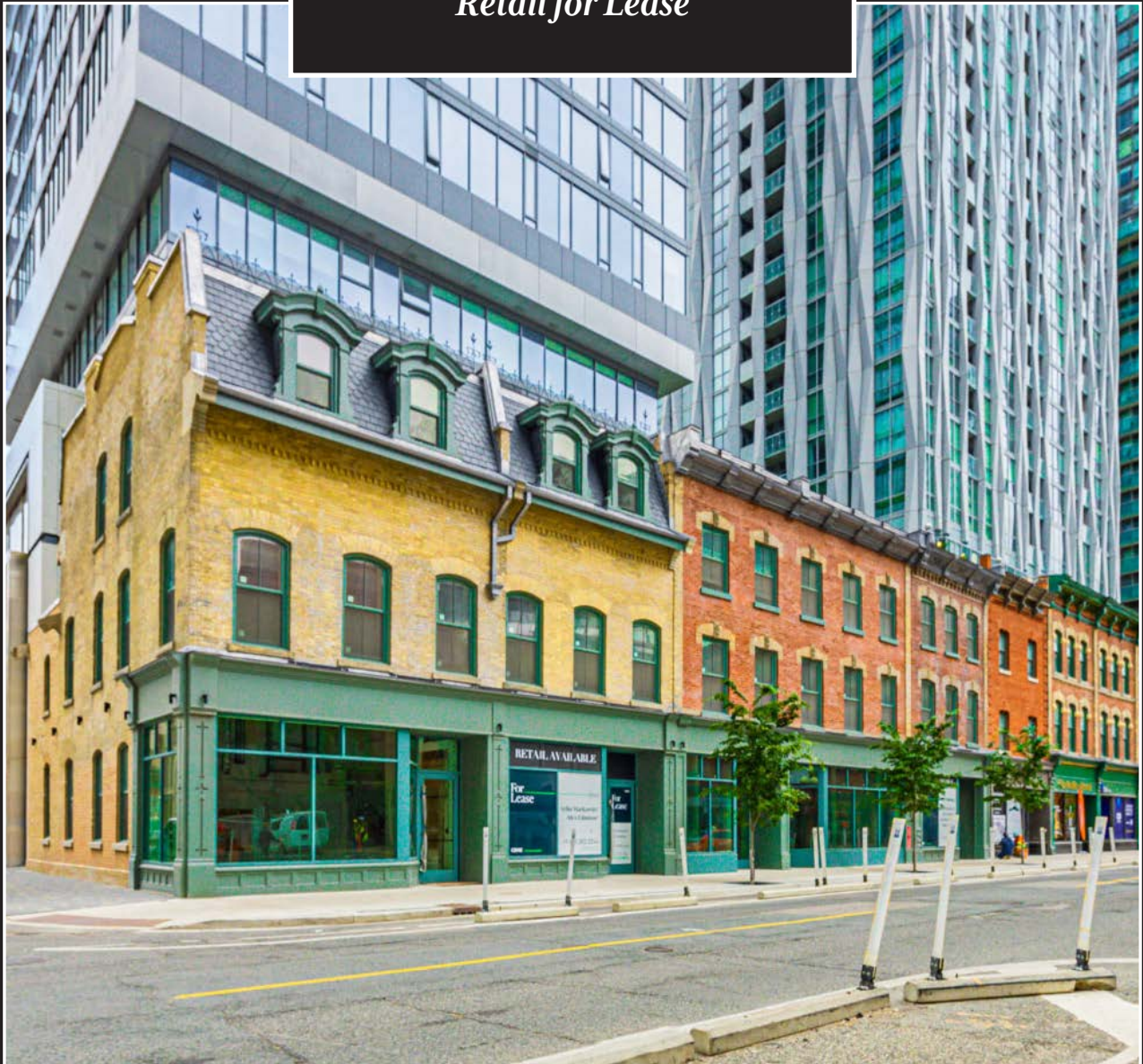


826-830  
**Yonge**

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*Retail for Lease*



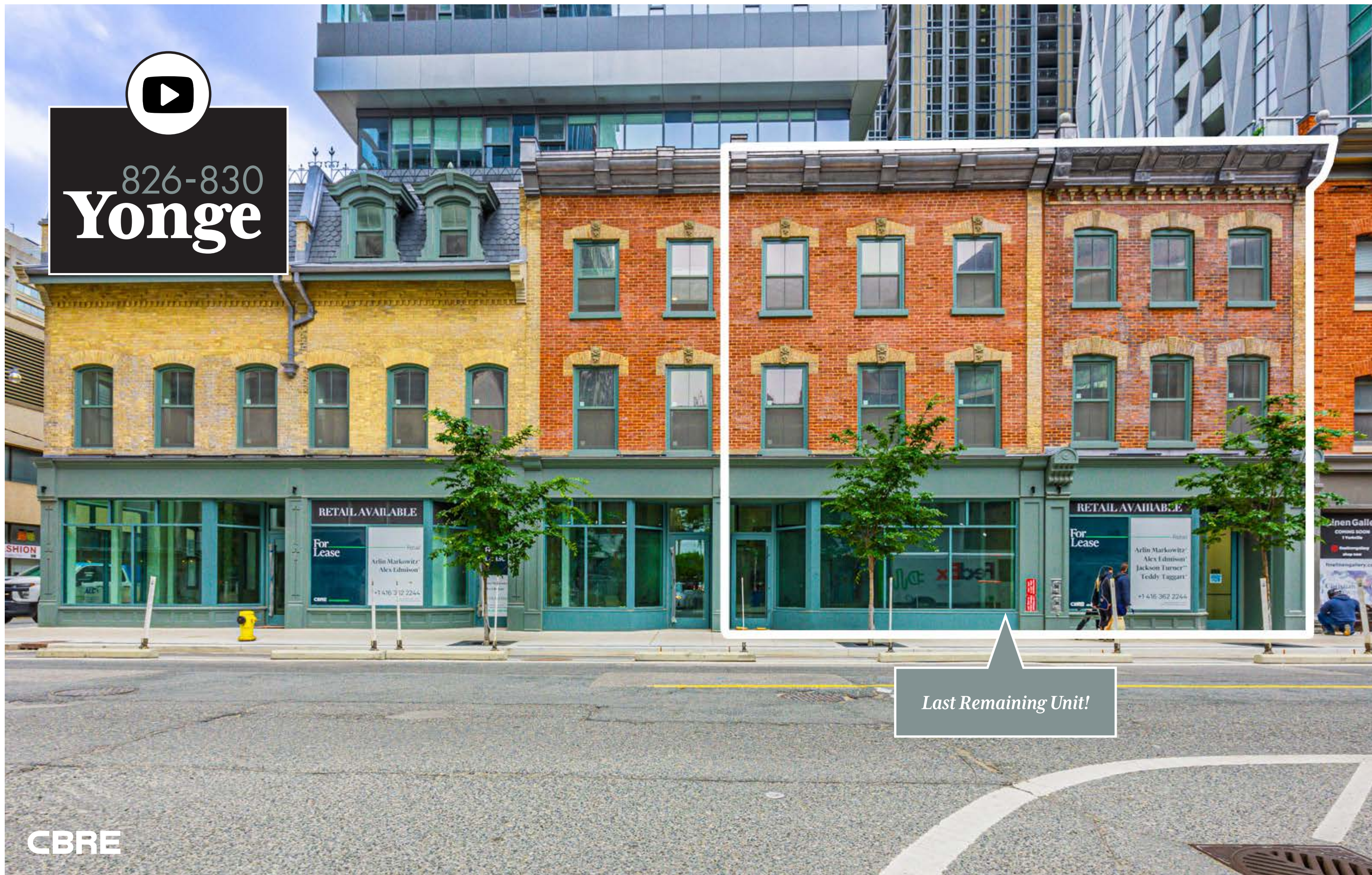
**Flagship Retail for Lease at the Corner of Yonge & Cumberland**  
*Steps to Bloor Street West / One Unit Remaining!*

**CBRE**





826-830  
**Yonge**



*Last Remaining Unit!*





826-830  
Yonge

# Property Details

Address:	826 - 830 Yonge Street, Toronto
Size:	Retail 1: 1,210 sq. ft. <del>Retail 2: 978 sq. ft.</del> <b>UNDER CONTRACT</b> <del>Retail 3: 2,697 sq. ft.</del> <b>UNDER CONTRACT</b>
Ceiling Height:	22 ft.
Possession:	Immediately
Net Rent:	Please contact listing agents
TMI:	TBD

- Prime retail units on the ground level of Great Gulf and Phantom's highly anticipated 51-story mixed-use condominium building
- Features a meticulously restored triple-height brick façade
- Surrounded by a number of new residential and retail developments
- Steps to the intersection of Bloor West & Yonge Street and Bloor-Yonge subway station, the busiest station in the entire city, handling over 200,000 passengers on an average weekday



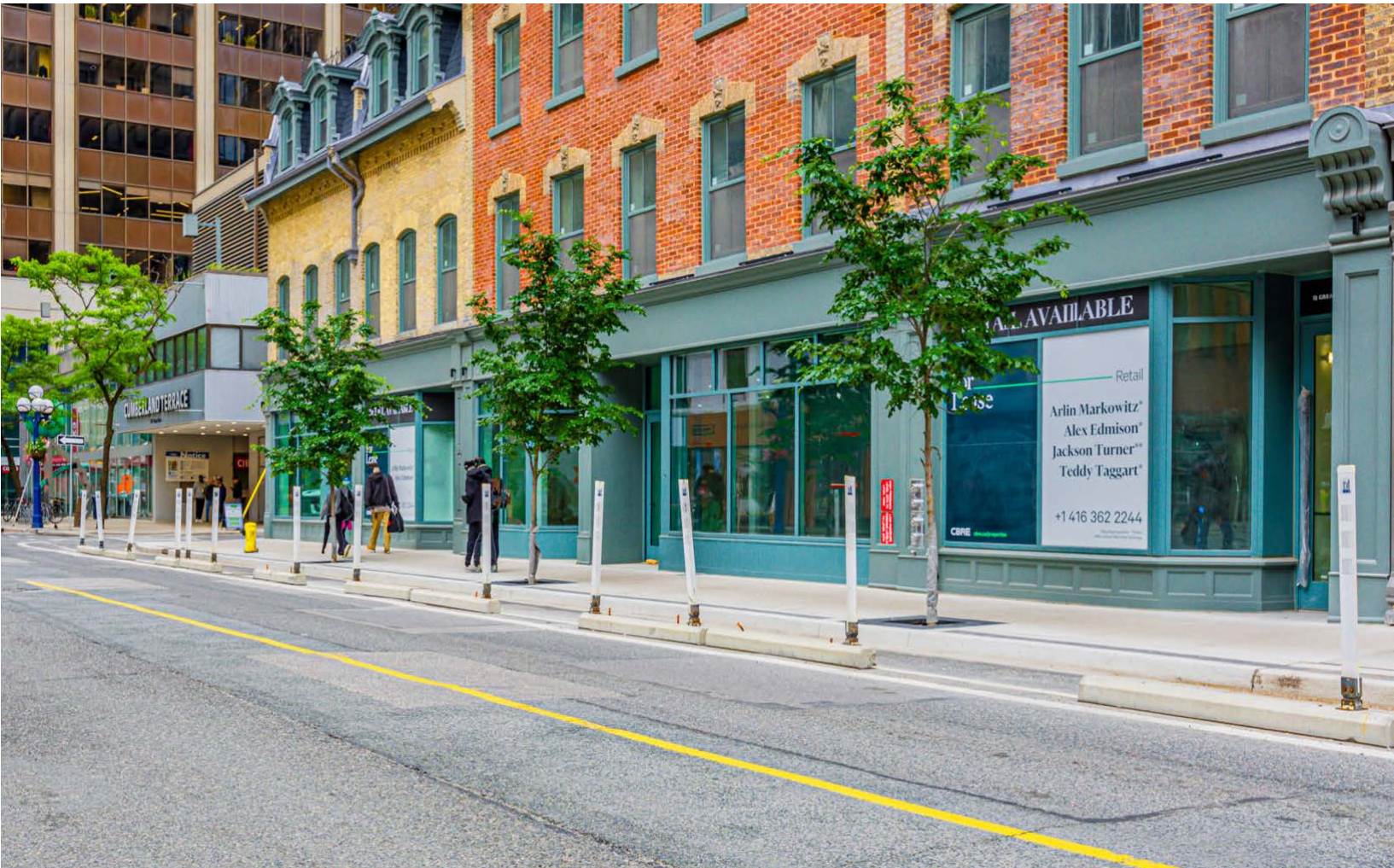


# Floor Plan



CUMBERLAND STREET

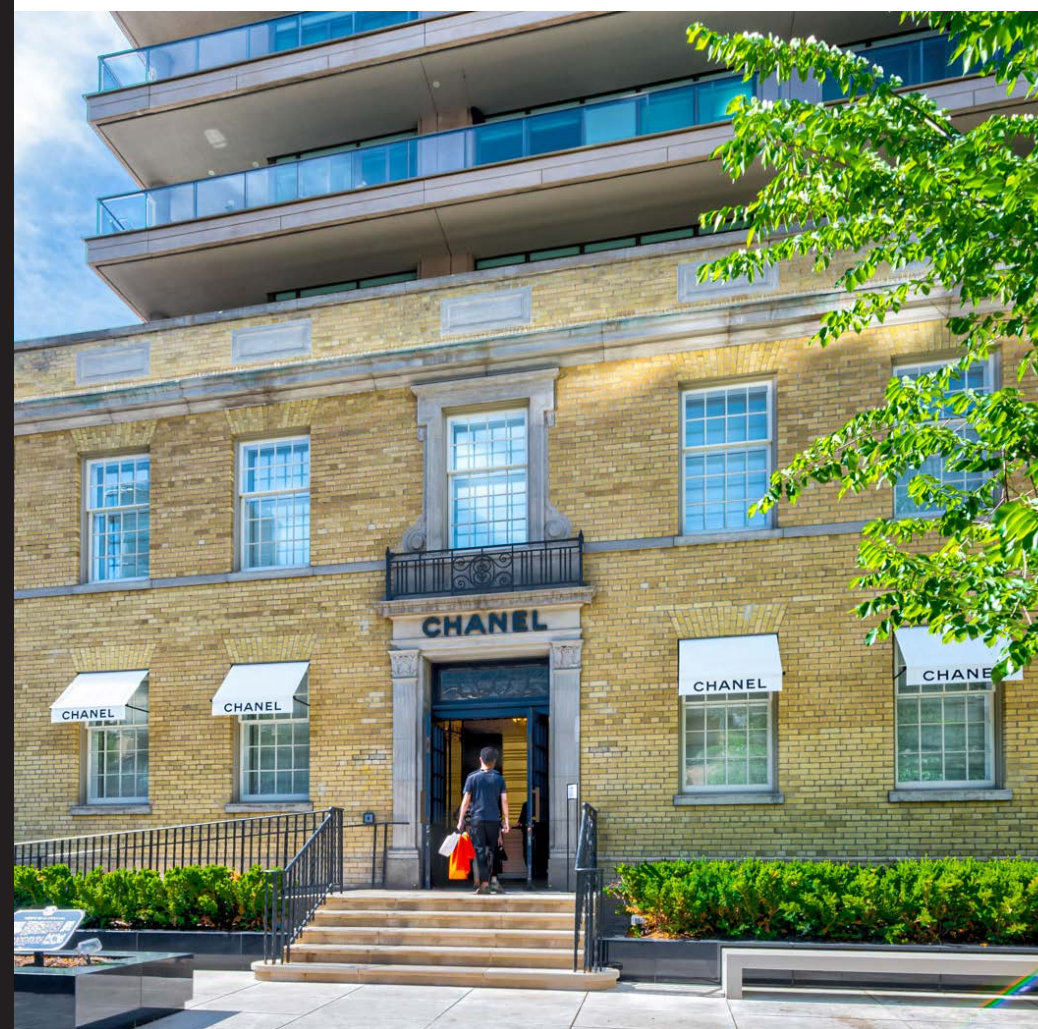
YONGE STREET





# BLOOR *yorkville* R

The Bloor-Yorkville node represents the pinnacle of Canadian high-street retail. The neighbourhood 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. Annual retail sales performance in this area often exceeds \$2,500 per sq. ft.





AVENUE ROAD

BROOKS BROTHERS	PELTON	MONT BLANC	BONPOINT	MAX MARA	BVLGARI	MONCLER	ESCADA	WILLIAM ASHLEY	BLACK GOAT	CARTIER	PRADA	FERRAGAMO	DIOR	LORO PIANA	ROYAL DE VERSAILLES	ROLEX

ST. THOMAS STREET

MOOMOO	MCM	89 BLOOR	APM MONACO	COS	SEPHORA	TD BANK

BAY STREET

BIRKS	SWAROVSKI	EATALY		LCBO
		MANULIFE CENTRE		
EARLS				

BALMUTO ST

19 BLOOR	SCOTIABANK	15 BLOOR ST W	1 BLOOR WEST
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YONGE STREET

SCOTIA NIKE MANGO
BALLROOM
CHICK'FIL'A



Click to Play  
Neighbourhood Video

# Bloor-Yorkville Streetscape

STK	LUMAS	BANG & OLFUSEN			
YORKVILLE PLAZA		B H & Co.			
		CATALYST			
		ECKSAND	LEONE	SECRETT	LADUREE

YORKVILLE LANE

ZAZA	BAY REYNA	CIBO		BANDIERA	OXLEY	119 CORBÒ
		ALO BAR	ALO SALON			
PARKING		HEMINGWAYS				

OLD YORK LANE

LA CANADIENNE	FIORIO	KASA MOTO	VERONICA BEARD	101 YORKVILLE	CHRISTIAN LOUBOUTIN	REFORMATION	JOHN ELLIOTT	EBILLION	MINE & YOURS	ISAIA
				GOLDSTRUCK COFFEE	SUSHI INN	ARCHIVES				
						CARRY	PURE + SIMPLE	YAMATO		
						SASSAFRAZ				

CUMBERLAND STREET

HSBC	OPTIONS FOR HER	NESPRESSO	HARRY ROSEN FLAGSHIP (FUTURE)		Yorkville Park														
					MANDY'S		STARBUCKS												
LOUIS VUITTON	TIFFANY & CO.	144 BLOOR ST W	LAFAYETTE 148	LUCA FALONI	GUCCI	ALEXANDER WANG	LADERACH	PARIS BAGUETTE			SAINT LAURENT	L'OCCITANE	ELEVENTY	BARRY'S BOOTCAMP	KUPERT & KIM	BURBERRY	VAN CLEEF & ARPELS	HERMÈS	100 BLOOR STREET WEST





UNIVERSITY OF TORONTO

ROYAL ONTARIO MUSEUM

MUSEUM  
M

EATALY

FOUR SEASONS HOTEL

PARK HYATT

BAY  
M

HOLT RENFREW

BLOOR-YONGE  
M

HAZELTON HOTEL

YORKVILLE VILLAGE

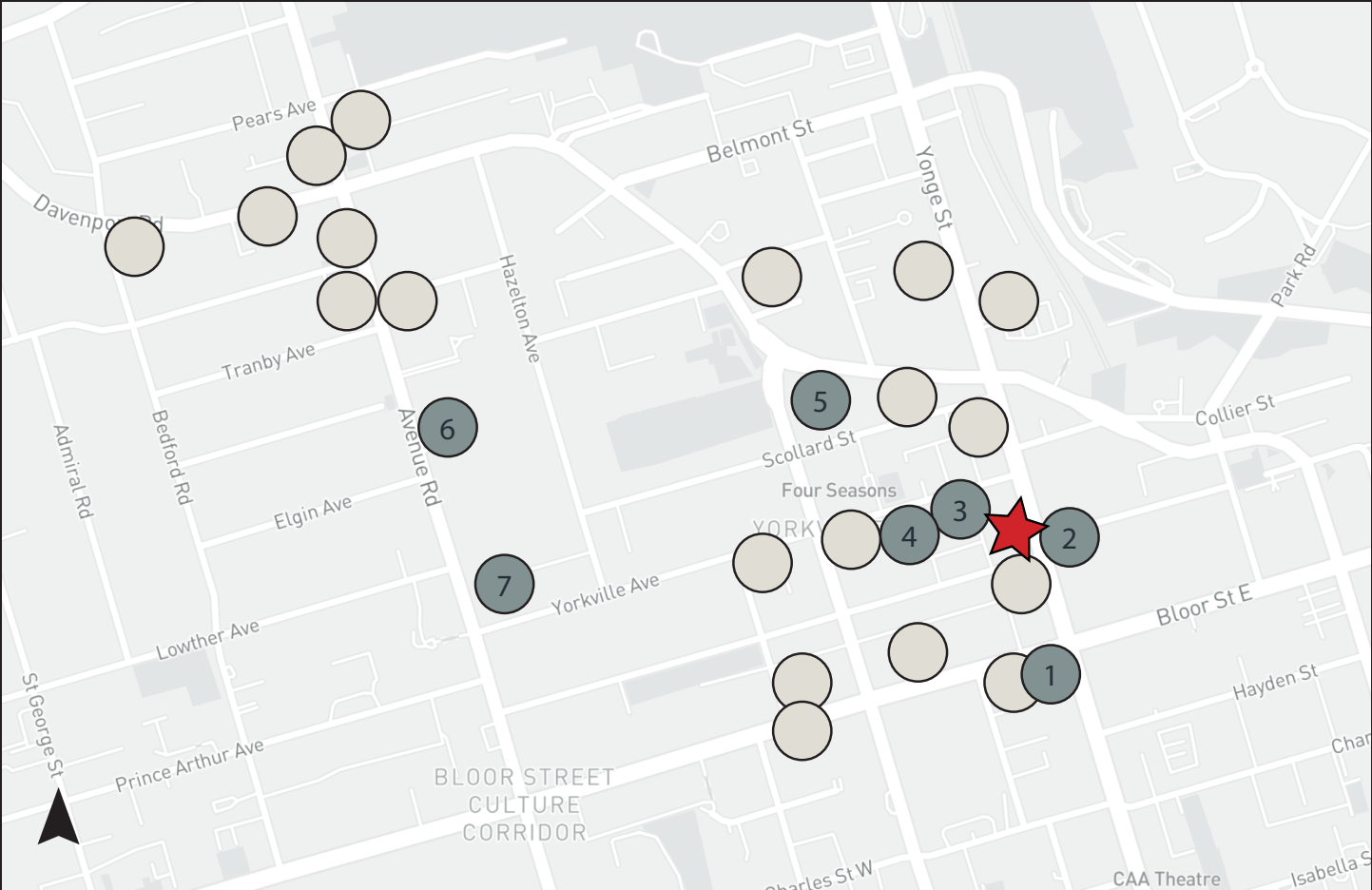
TORONTO REFERENCE LIBRARY

826-830  
**Yonge**



# 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. 11 YV

4. The Pemberton

5. 50 Scollard

6. 89 Avenue Road

7. One Thirty Eight

★

826-830 Yonge Street

## Demographic Snapshot

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.

Bloor-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 57,021 as of 2022, projected to increase to 67,769 by 2027. As of 2022, the average household income was \$182,095 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.



57,021

POPULATION

101,187

DAYTIME POPULATION

18.8%

POPULATION CHANGE  
(2022-2027)

36.7

MEDIAN AGE

\$182,095

AVERAGE HOUSEHOLD  
INCOME

(1km Radius)



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**CBRE**

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