

STATION HOUSE

ON BLOOR

EXCEPTIONAL RETAIL FOR LEASE AT BLOOR & DUFFERIN



CBRE

WELCOME TO STATION HOUSE

A thriving resident community at your storefront.

A new, connected urban community at one of Toronto's most important west-end intersections — bringing more than 1,100 purpose-built rental homes, curated retail, public space, amenities and transit connectivity together at Bloor & Dufferin.

Station House comprises two distinct components:

- **STATION I:** 284 suites in a 12-storey boutique mid-rise
- **STATION II:** 856 suites across two towers of 34 and 38 storeys

TOTAL RESIDENTIAL UNITS: 1,140 purpose built rental suites



STATION HOUSE

COMMUNITY

2

3

1

4

1 STATION I

A 12-storey heritage-inspired boutique mid-rise featuring 284 residential suites, anchored by a Shoppers Drug Mart, establishing a daily-needs retail draw. **Only two prime retail spaces remain available, at 2,100 sq. ft. and 2,007 sq. ft.,** both offering patio potential.

2 STATION II

856 residential suites across two towers (34 and 38 storeys). **Multiple prime retail units are available ranging from 3,100 to 14,772 sq. ft.,** with most units offering patio potential and views **overlooking the new public park.**

3 CROATIA PARK

A brand-new 38,000 sq. ft. city park, designed as a vibrant neighbourhood focal point with multi-use amenities, including a natural play area, outdoor exercise equipment, a stage, plaza, and story circle. The park will naturally attract local residents, families, and visitors throughout the day, creating a steady stream of prospective customer traffic.

4 ASSEMBLY LANE

A pedestrian-first street with cafés and local retail, framed by residences and preserved historic façades.

RETAIL LEASING HIGHLIGHTS



Prime Location at Bloor & Dufferin

Situated in vibrant Bloordale Village, Station House is the centerpiece of Bloor Crossing, a master-planned community featuring six mixed-use buildings with approximately 2,000 units.



Built-In & High-Volume Customer Base

Direct access to an estimated ~4,000 residents on-site upon completion. Key traffic drivers, including a national anchor tenant, Shoppers Drug Mart, and a brand-new city park, ensure a continuous flow of daily visitors.



Unmatched Transit & Accessibility

Immediate access to Dufferin Station (Line 2), serving over 26,000 daily subway boardings and over 40,000 daily bus riders. Boasts an impressive 97 Walk Score and 95 Transit Score for maximum foot traffic.



STATION I
AVAILABLE RETAIL
FOR LEASE



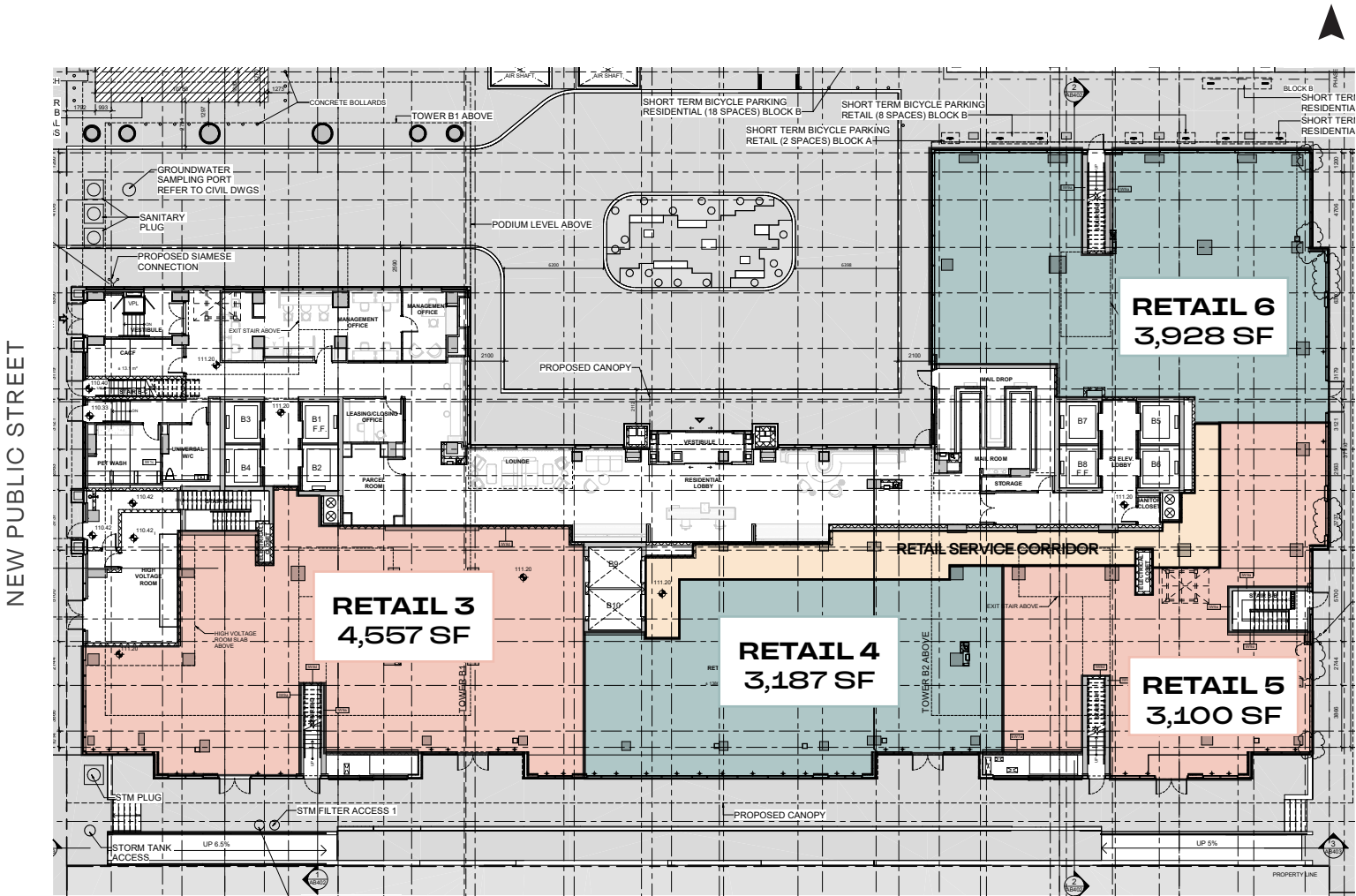
STATION I - Artists' Rendering



STATION I - August 2026



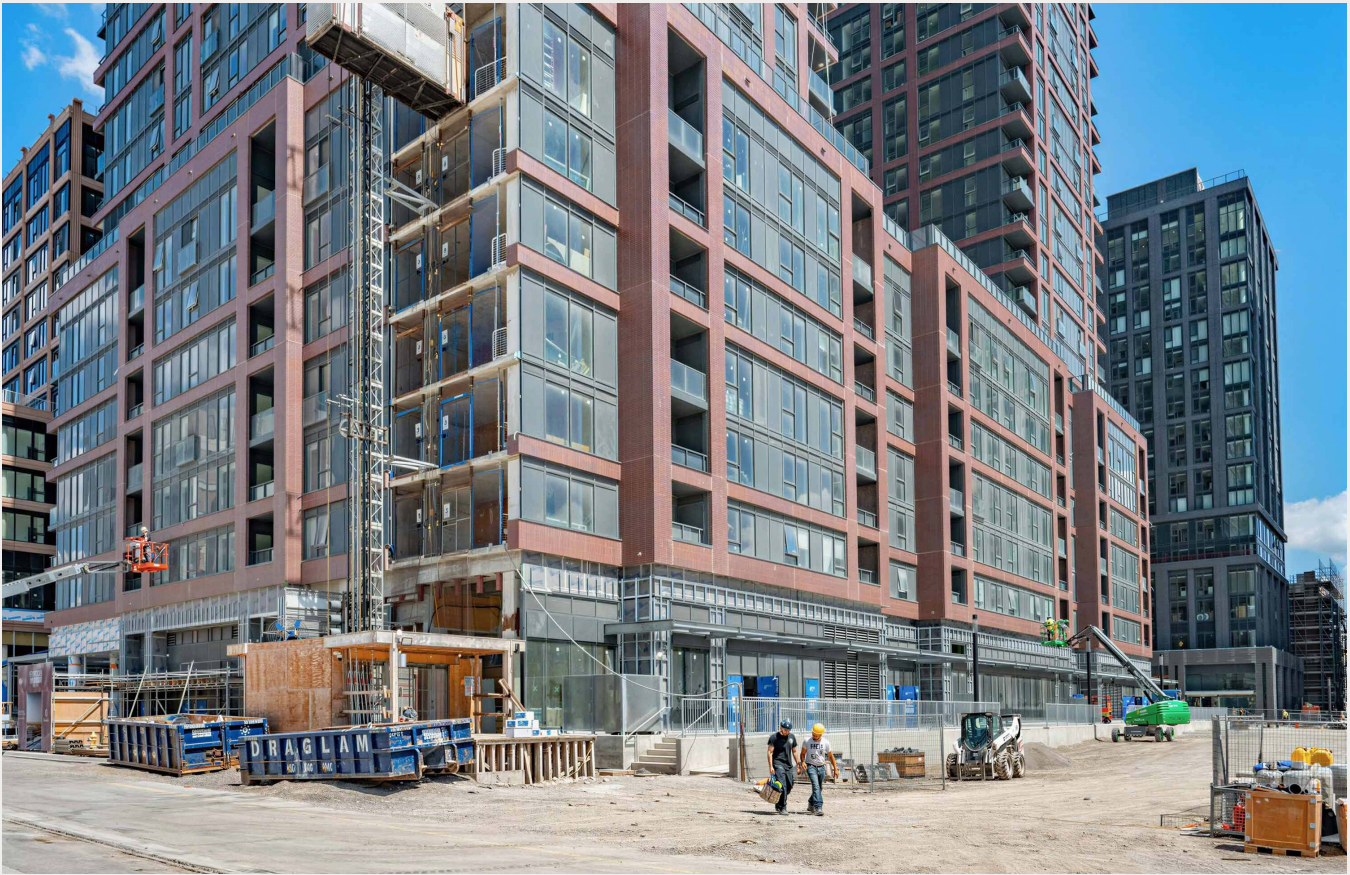
STATION II
AVAILABLE RETAIL
FOR LEASE



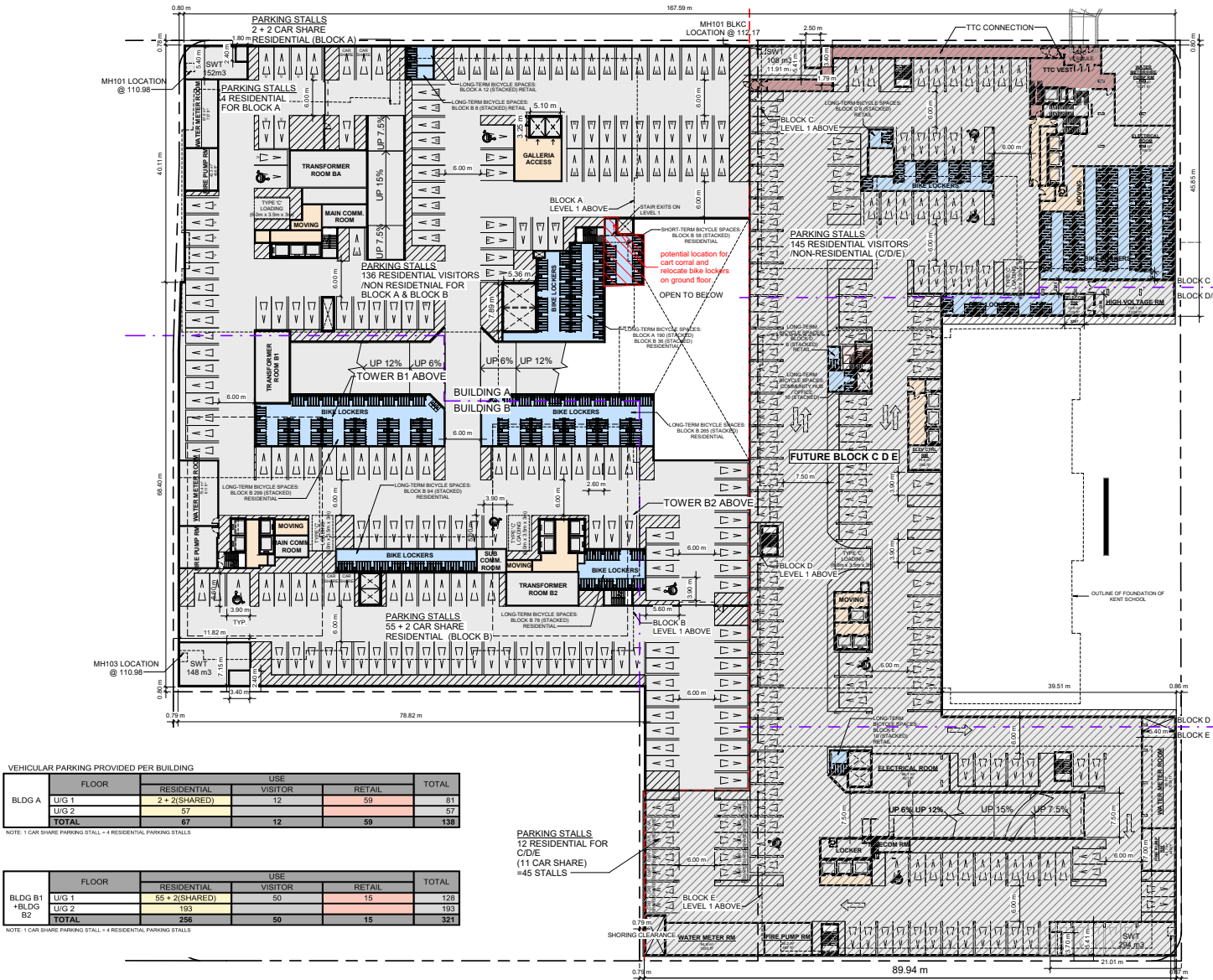
STATION II - Artists' Rendering



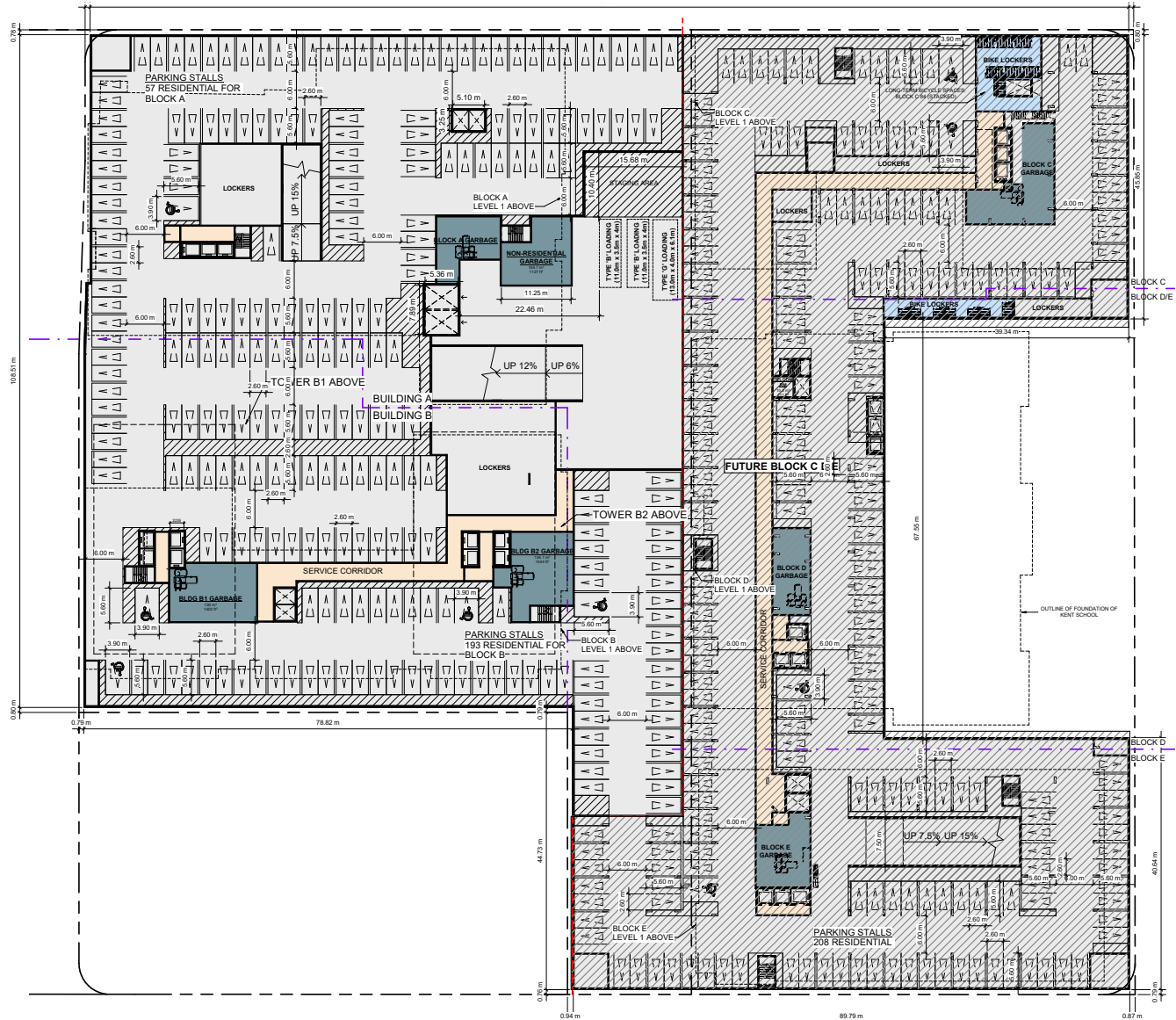
STATION II - August 2026



P1 LEVEL PARKING

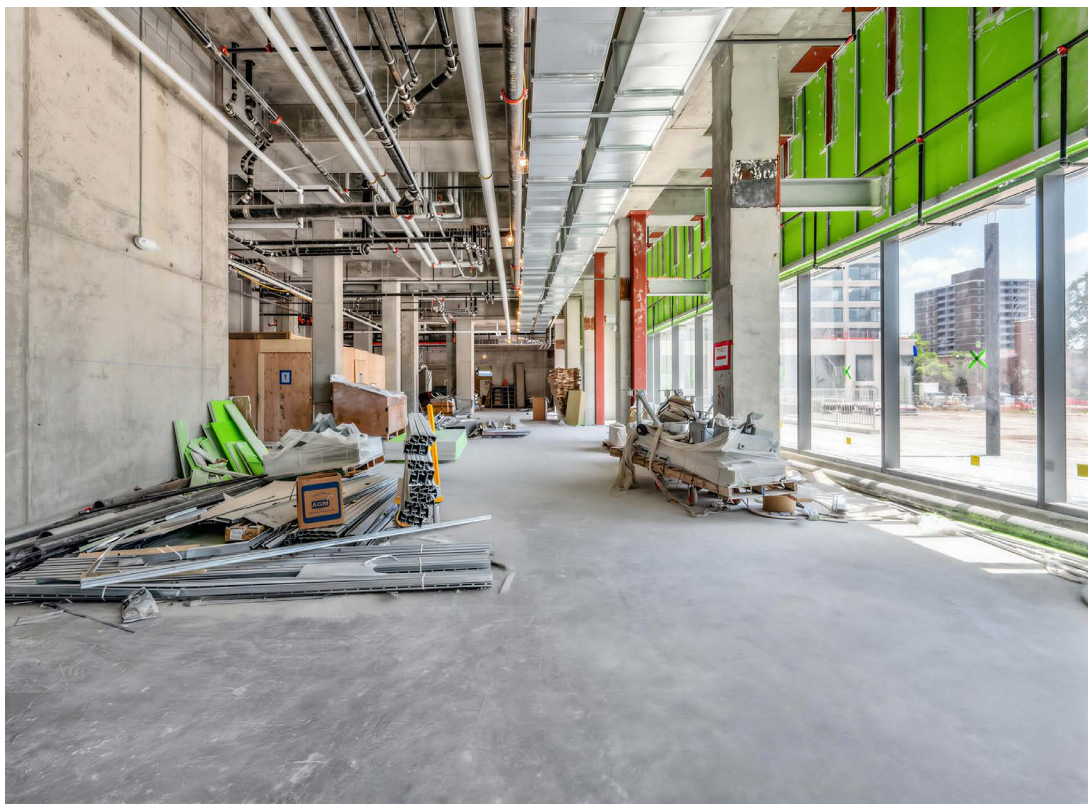


P2 LEVEL PARKING





Station House I & II Photos August 2026



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