



# *Flagship Retail For Lease*

1235-1255 BAY STREET





Bloor Street Office Inventory: 8.8M SF  
Office Vacancy Rate: 2.0%



## AREA OVERVIEW








Welcome to Bay & Yorkville, a premier retail location in the centre of Bloor-Yorkville, Canada's most affluent neighbourhood and must-see destination for both locals and tourists.

Spanning an entire Bay Street block from Cumberland Street to Yorkville Avenue, 1235 & 1255 Bay Street offers a flagship retail retrofit opportunity situated in the heart of Yorkville.

Located directly across the street from the Four Season Hotel, Café Boulud and Pusateri's Fine Foods, this one-of-a-kind opportunity is a mere 100 metres from the Bloor Street West, home to Holt Renfrew, numerous high-end retailers and Canada's first Eatly.

## DEMOGRAPHICS

Bloor-Yorkville Trade Area | Statistics Canada, 2019

-  **3,895**  
POPULATION
-  **46**  
MEDIAN AGE
-  **\$321,266**  
AVERAGE HOUSEHOLD INCOME
-  **14,618**  
DAYTIME POPULATION
-  **\$314,875**  
AVERAGE HOUSEHOLD ANNUAL SPEND
-  **97**  
TRANSIT SCORE
-  **100**  
WALK SCORE





## PROPERTY DETAILS

<b>SIZE:</b>	Lower Level	5,032 SF	} 5,350 SF
	Unit S-101	318 SF	
	Unit S-102	3,530 SF	
	Unit S-103	658 SF	
	Unit S-104	973 SF	
	Unit S-105	3,497 SF	
	Unit N-101	2,498 SF	
	Unit N-102	1,668 SF	

**AVAILABILITY:** Q1 2021

**TERM:** 10 Years

**NET RENT:** Contact Listing Agent

**ADDITIONAL RENT:** \$26.00 PSF (est. 2020)





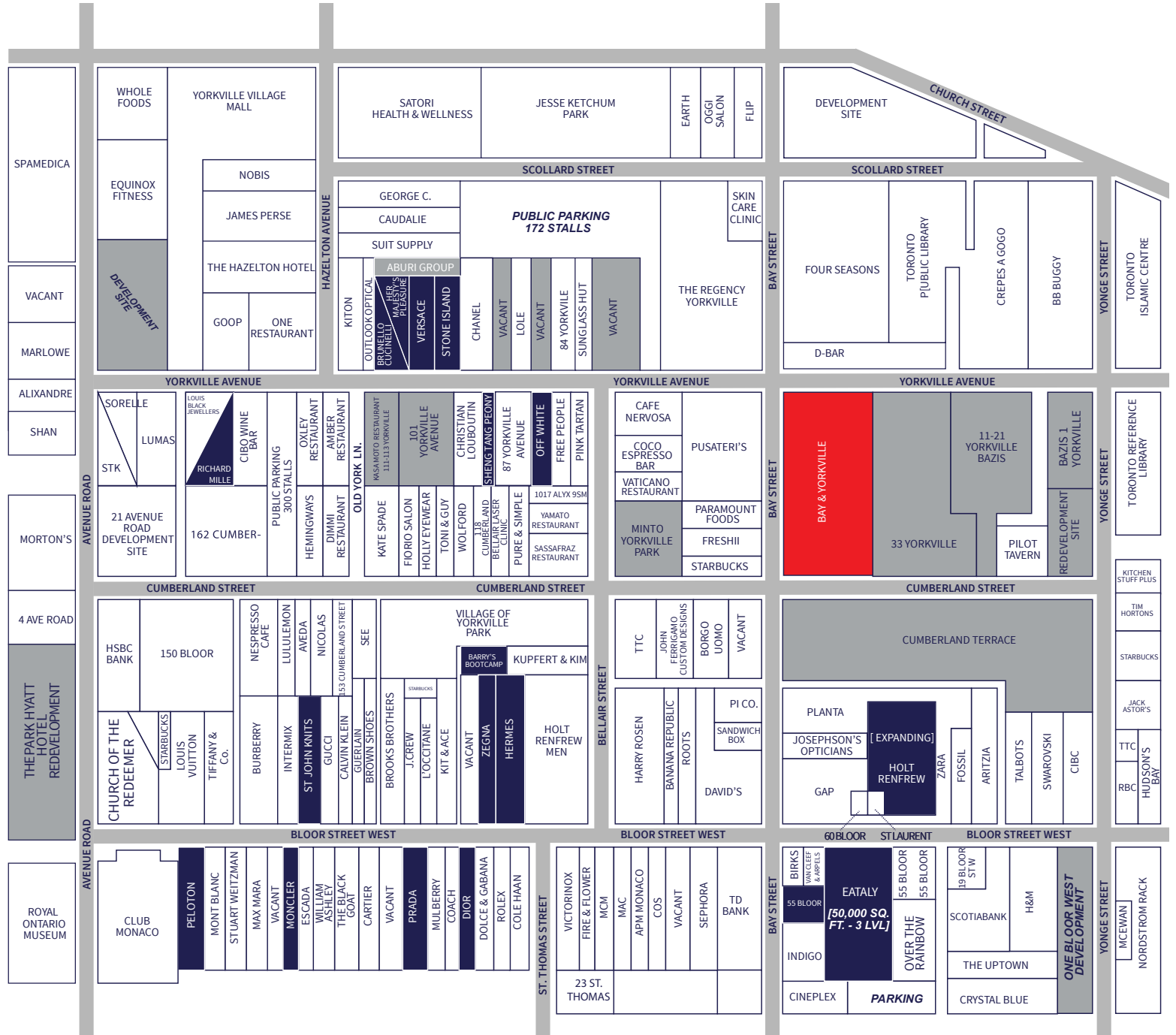
## HIGHLIGHTS

- Signature retail opportunities located in the heart of Yorkville.
- Steps from world-class shopping on Bloor Street.
- Stunning new retail façade planned with unparalleled frontage.
- Flexible demising options to accommodate various retail uses.
- Brand new mechanical and electrical systems.
- Neighbouring tenancies include Pusateri's Fine Foods, Planta, and Café Boulud at the Four Seasons Hotel.





# BLOOR-YORKVILLE



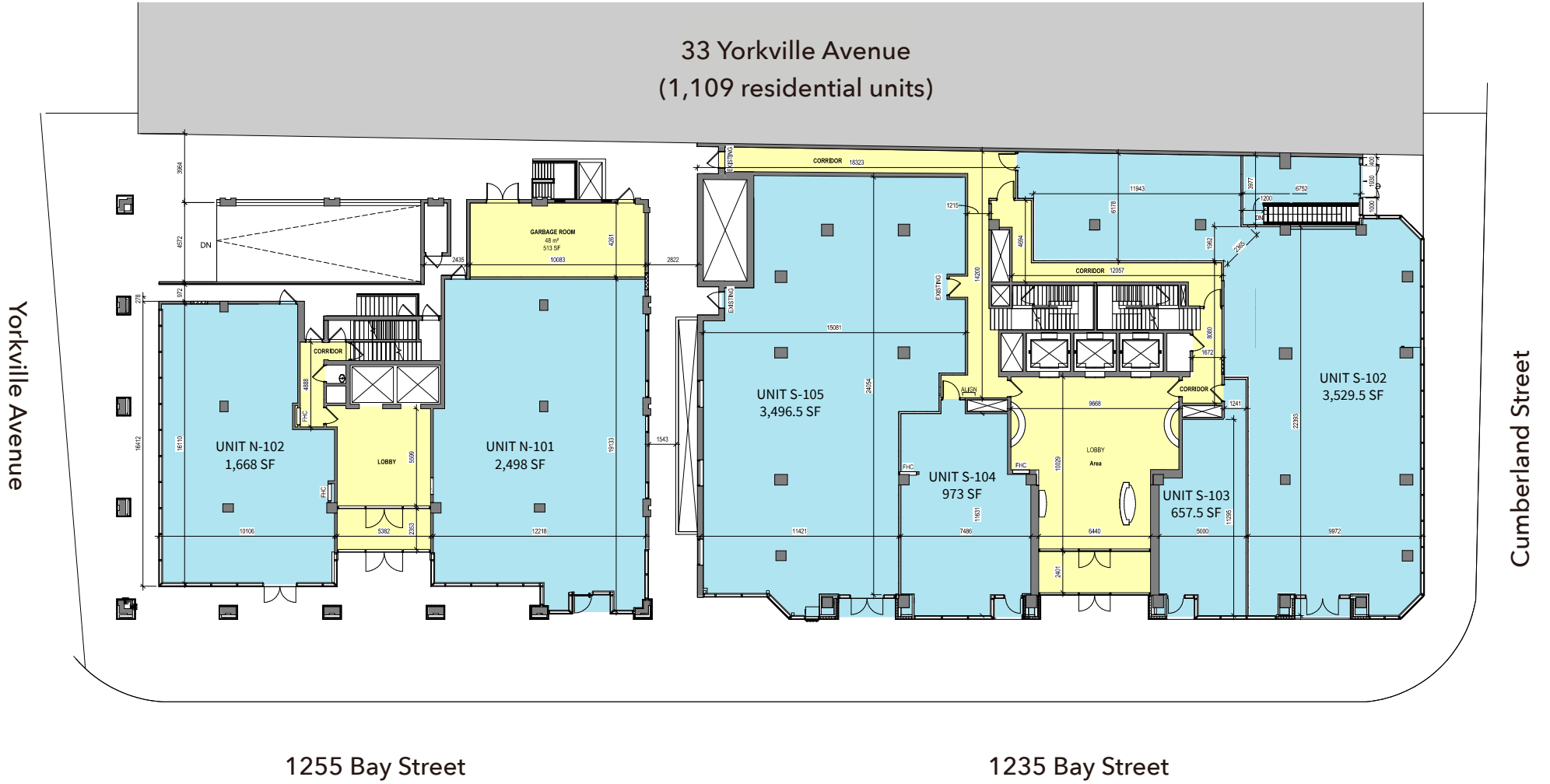
**Opportunity**  
(1235-1255 Bay St)

**Development**  
(under construction)

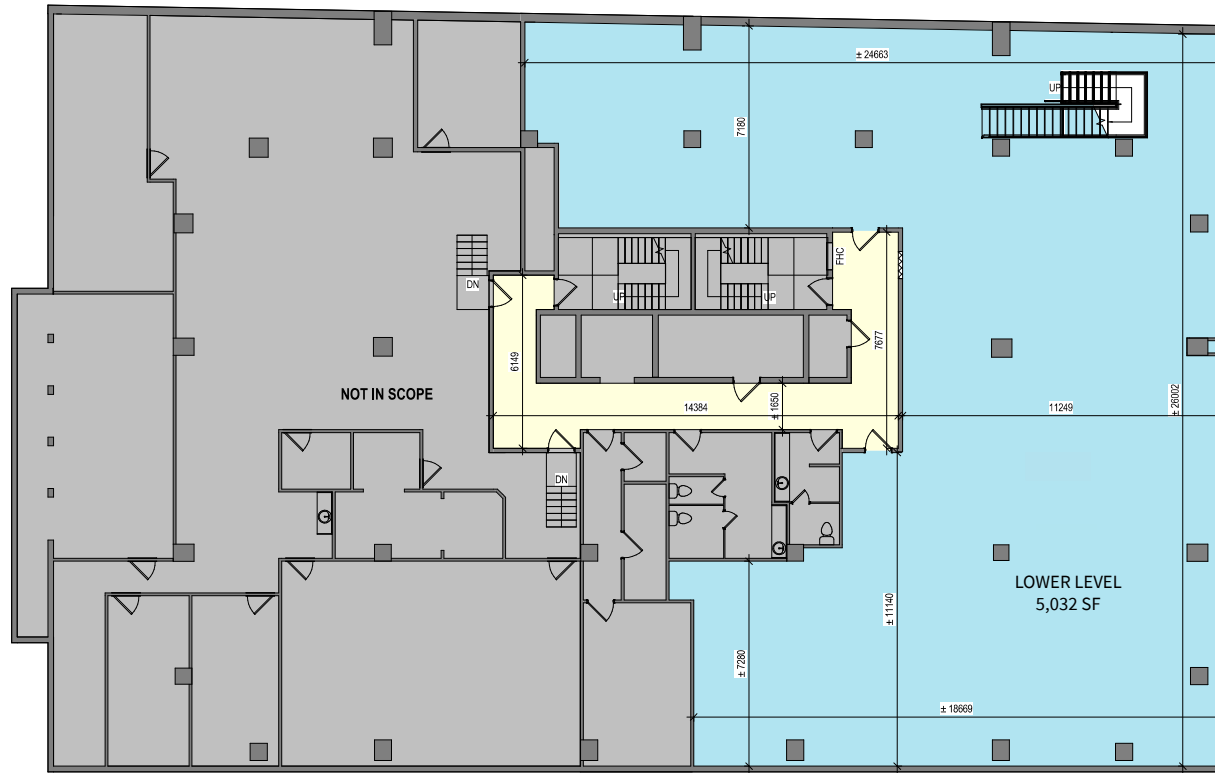
**New Retail Tenants**  
(last 18 months)



# GROUND LEVEL



# LOWER LEVEL



Cumberland Street

Bay Street





## For Leasing Inquiries:

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\* Sales Representative