

Bloor West Village  
*Retail*  
For Sale/Lease

**2112 Bloor Street West**







## Overview

Jones Lang LaSalle Real Estate Services Inc. (“JLL” and/or the “Advisor”) is pleased to offer for lease or sale a 100% condo-titled interest in the ground floor retail level of The PICNIC Condominiums (The High Park Phase II), located at 2112 Bloor Street West, Toronto, ON (the “Property”, or “2112 Bloor Street West”).

Boasting approximately 110 feet of uninterrupted frontage on Bloor Street West, the Property provides significant pedestrian and vehicular exposure on one of Toronto’s most recognizable high streets.

With a limited supply of commercial space offering similar sized floorplates, high ceiling heights, high quality exterior finishing, the Property offers tenants, owner-users or value-add investors the opportunity to acquire premium corner retail or office space on one of Toronto’s most highly coveted and rapidly intensifying urban arterials.





## Property details

<b>BUILDING AREA</b>	Unit A: 1,562 SF
	Unit B: 1,701 SF
	<b>Total: 3,263 SF</b>
<b>AVAILABLE</b>	Immediately
<b>ASKING PRICE</b>	Unit A: \$ 1,800,000
	Unit B: \$2,250,000
	<b>Total: \$4,050,000</b>
<b>NET RENT</b>	Contact Listing Agents
<b>ADDITIONAL RENT</b>	\$12.00 (est. 2020)



## Highlights

- New construction with superior asset quality
- 110 FT of combined frontage providing significant exposure along Bloor Street West
- Highly desirable location in close proximity to High Park
- Steps from Runnymede and High Park Stations on the Bloor-Danforth Subway Line
- Patio potential for Unit B





## Neighbouring retail

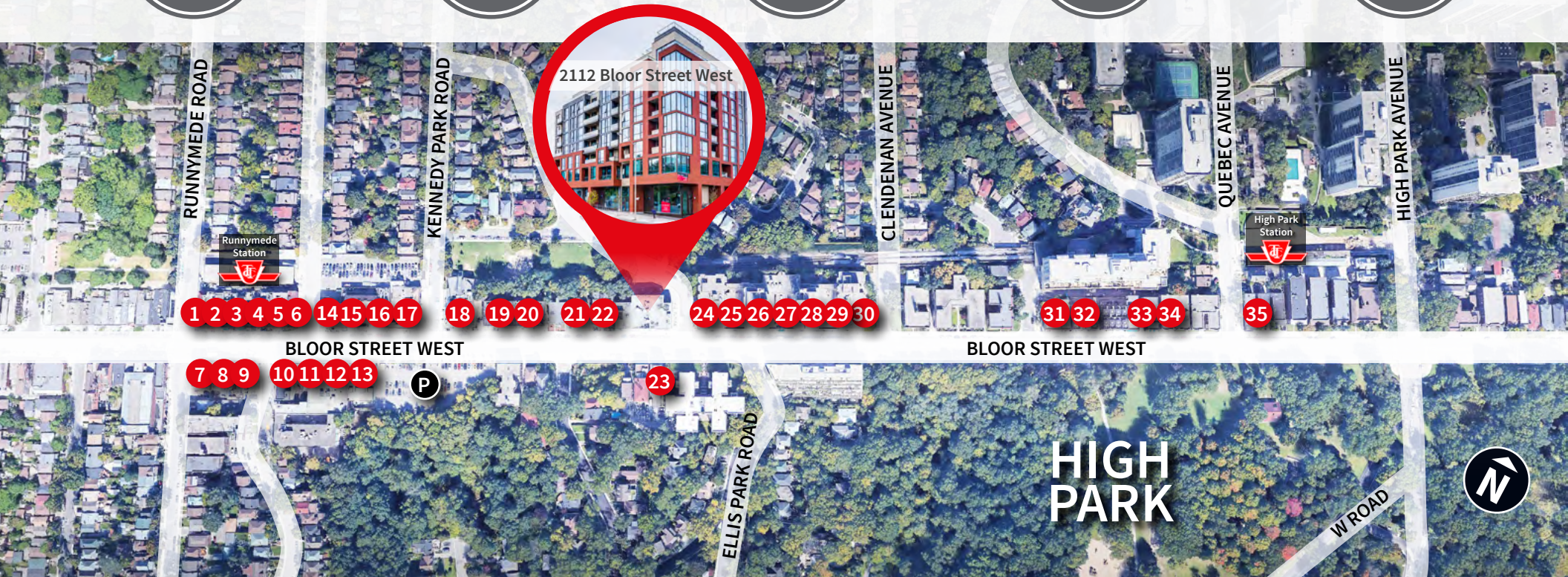
28,574  
TRAFFIC  
COUNT

**\$148,769**  
AVG. HH  
INCOME

**7.2%**  
PROJECTED  
POP. GROWTH  
RATE

**\$814<sup>PSF</sup>**  
AVG. SOLD  
PRICE

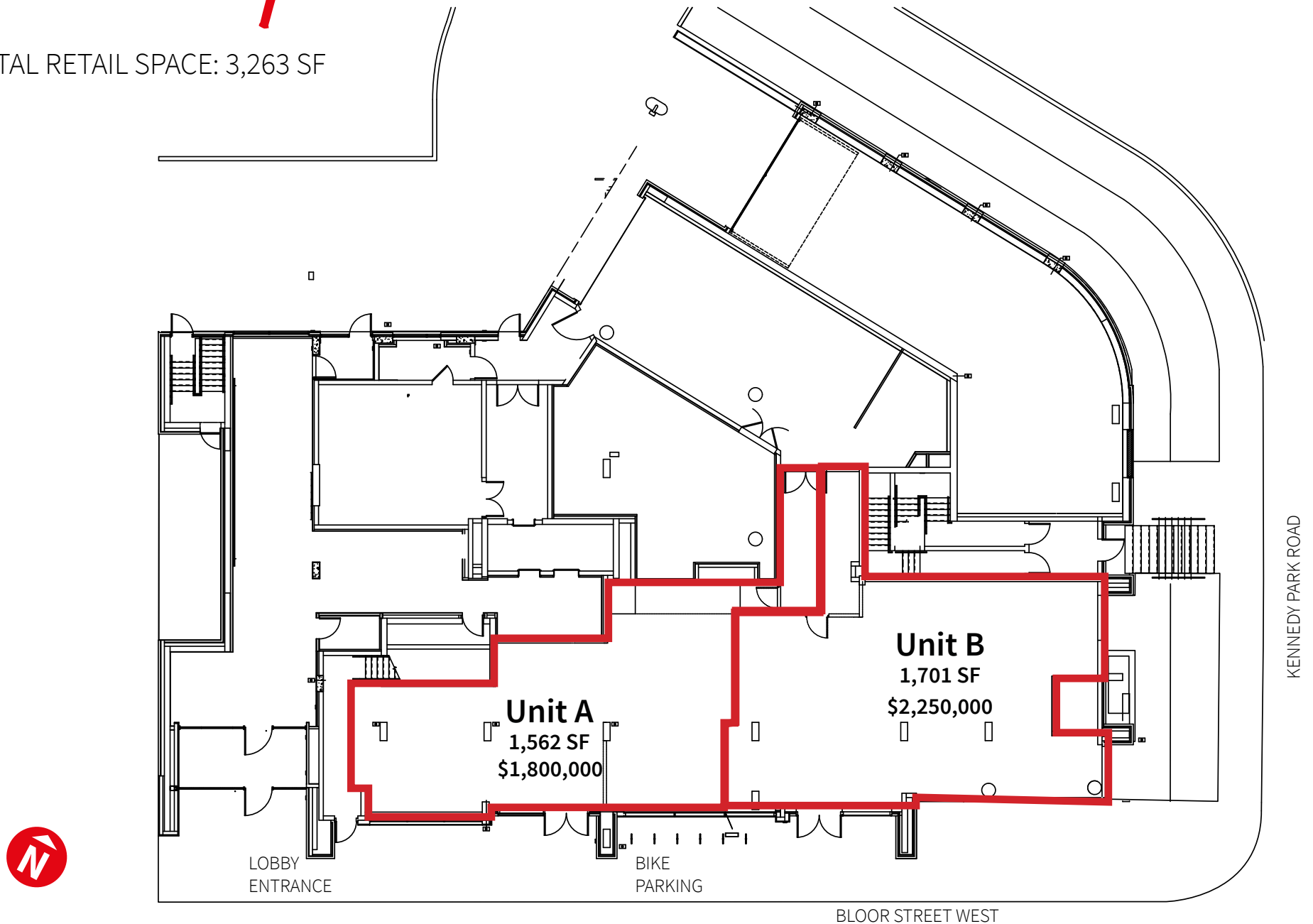
**12,976**  
**PROPOSED**  
**UNITS**



- |   |                 |    |                  |    |                             |    |                         |    |                  |    |                       |
|---|-----------------|----|------------------|----|-----------------------------|----|-------------------------|----|------------------|----|-----------------------|
| 1 | McDonald's      | 7  | CIBC             | 13 | Second Nature Natural Foods | 19 | Tim Hortons             | 25 | Melonhead        | 31 | Aztec's Mine          |
| 2 | Kinton Ramen    | 8  | The Swan         | 14 | Brioche Dore                | 20 | Dollarama               | 26 | Running Room     | 32 | Mackenzie's High Park |
| 3 | Starbucks       | 9  | Yogurty's        | 15 | Red Label Hair Company      | 21 | High Park Physiotherapy | 27 | The UPS Store    | 33 | Garden's View         |
| 4 | Waxon Wax Bar   | 10 | Fox & John's Pub | 16 | Souvlaki Hut                | 22 | High Park Gallery       | 28 | System Fitness   | 34 | High Park Dell        |
| 5 | Cobs Bread      | 11 | Blo Blow Dry Bar | 17 | LCBO                        | 23 | Wheels of Bloor         | 29 | Global Pet Foods | 35 | IDA                   |
| 6 | Kennedy Flowers | 12 | No Frills        | 18 | Runnymede Public Library    | 24 | Pizza Hut               | 30 | Sleep Country    | P  | Parking               |

# Floor plan

TOTAL RETAIL SPACE: 3,263 SF





**FOR SALE/LEASE | 2112 Bloor Street West**

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