

# Retail

For Lease

2442 Bloor Street West





## Overview

2442 Bloor Street West is located at the base of Plaza's Bijou on Bloor Condos, and features over 54,000 SF (lower Level and ground) of premium retail space. Situated in Toronto's desirable Bloor West Village, the property is located just steps from the neighbourhood's artisanal coffee shops, boutique stores, salons, and world class restaurants and pubs. Conveniently located near Jane Subway Station on the Bloor-Danforth Subway Line, the property can be easily accessed from different parts of the city. With High Park located just east of the property, this charming area is surrounded by an affluent demographic in one of Toronto's most established neighbourhoods.



## Property details

**AVAILABLE** | Q1 2022

**NET RENT** | Negotiable

**ADDITIONAL RENT** | \$18.50 PSF

**CEILING HEIGHTS** | Ground: 19 FT  
Lower: 15 FT

<b>UNITS</b>	Unit A:	2,929 SF	} 30,690 SF
	Unit B:	4,897 SF	
	Unit C:	4,086 SF	
	Unit D:	2,584 SF	
	Unit E:	6,596 SF	
	Unit F:	9,598 SF	
	Lower Level:	23,768 SF	
	<b>Total:</b>	<b>54,458 SF</b>	

## Highlights

- Flagship large format retail in the heart of Bloor West Village
- Flexible demising options to accommodate various size requirements
- Great frontage and signage opportunity on Bloor Street West
- Unique lower level premises with an at grade entrance via Riverview Gardens
- Strong ceiling heights on both ground floor and B1 level
- 77 commercial parking stalls and Type G shipping/receiving bay for the building
- Steps from Jane Subway Station

# Demographics

Population		10 min Drive
Total Population		304,930
Growth Rate (2014-2019)		7%
Growth Rate (2019-2024)		5%
Daytime Population (Total)		236,096
Daytime Population at Work		108,318
Households		
Total Households		134,699
Average Household Size		2.2
Owned Dwellings		52%
Rented Dwellings		48%
Income		
Average Household Income		\$118,498
Median Income		\$74,595
Per Capita Income		\$52,345
Spending		
Total Expenditure (Total)		\$17,609,730,100
Total Expenditure (Per Household)		\$130,734
Education		
No Degree		13%
High School Diploma		22%
Bachelor Degree or Higher		35%
Visible Minority Status		
Not a Visible Minority		196,695
Chinese		11,658
South Asian		18,063
Black		25,686
Filipino		7,496
Latin American		12,399
Southeast Asian		6,066
Arab		2,499
West Asian		2,264
Korean		4,494
Japanese		1,629
Population by Age		
0-4		15,457
5-14		25,866
15-24		29,875
25-34		52,989
35-44		52,927
45-54		41,230
55-64		39,659
65+		46,927
Median Age		40.0

Source: Statistics Canada (2019)



# Neighbouring retail

- 1

Think Fitness
- 2

Dogtopia
- 3

Goodfellas Wood Oven Pizza
- 4

Old Mill Nails & Spa
- 5

Orange Theory Fitness
- 6

Esso
- 7

Tim Hortons
- 8

Modo Yoga
- 9

Benjamin Moore
- 10

Durbar
- 11

Bryden's
- 12

Pizza Pizza
- 13

TD Canada Trust
- 14

The Good Fork
- 15

Subway
- 16

Pizzaiolo
- 17

Quipus Crafts
- 18

Coffee Tree
- 19

Osmow's
- 20

Timothy's
- 21

A Dark Horse
- 22

Fat Bastard Burrito
- 23

Jachenko Bakery
- 24

Bettenhaus
- 25

Fishinn
- 26

Vescada
- 27

Spirit Leaf
- 28

Pet Valu
- 29

Cinelli Hair
- 30

Jolanta Interiors
- 31

The Shoppe
- 32

Koffea
- 33

The Body Shop
- 34

Say Tea
- 35

Book City
- 36

The Cake Smith
- 37

Marlborough's
- 38

Lemon & Lavender
- 39

Second Cup
- 40

BMO
- 41

RBC Royal Bank
- 42

Bloom Restaurant
- 43

City Optical
- 44

Binz
- 45

Trixie
- 46

GATTO Wood Oven Pizza
- 47

Caleche
- 48

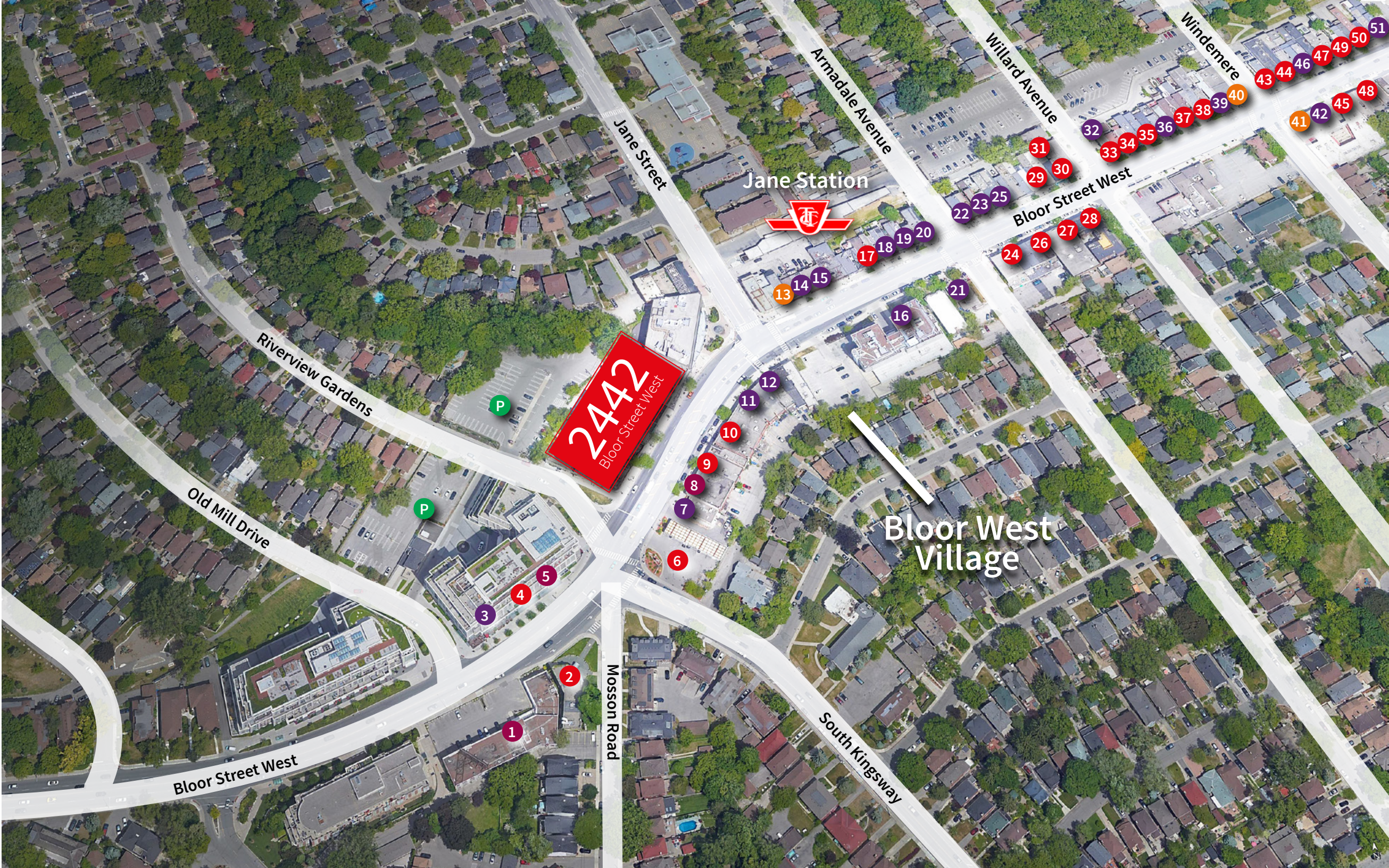
Max's Market
- 49

Mendocino
- 50

Bake Sale
- 51

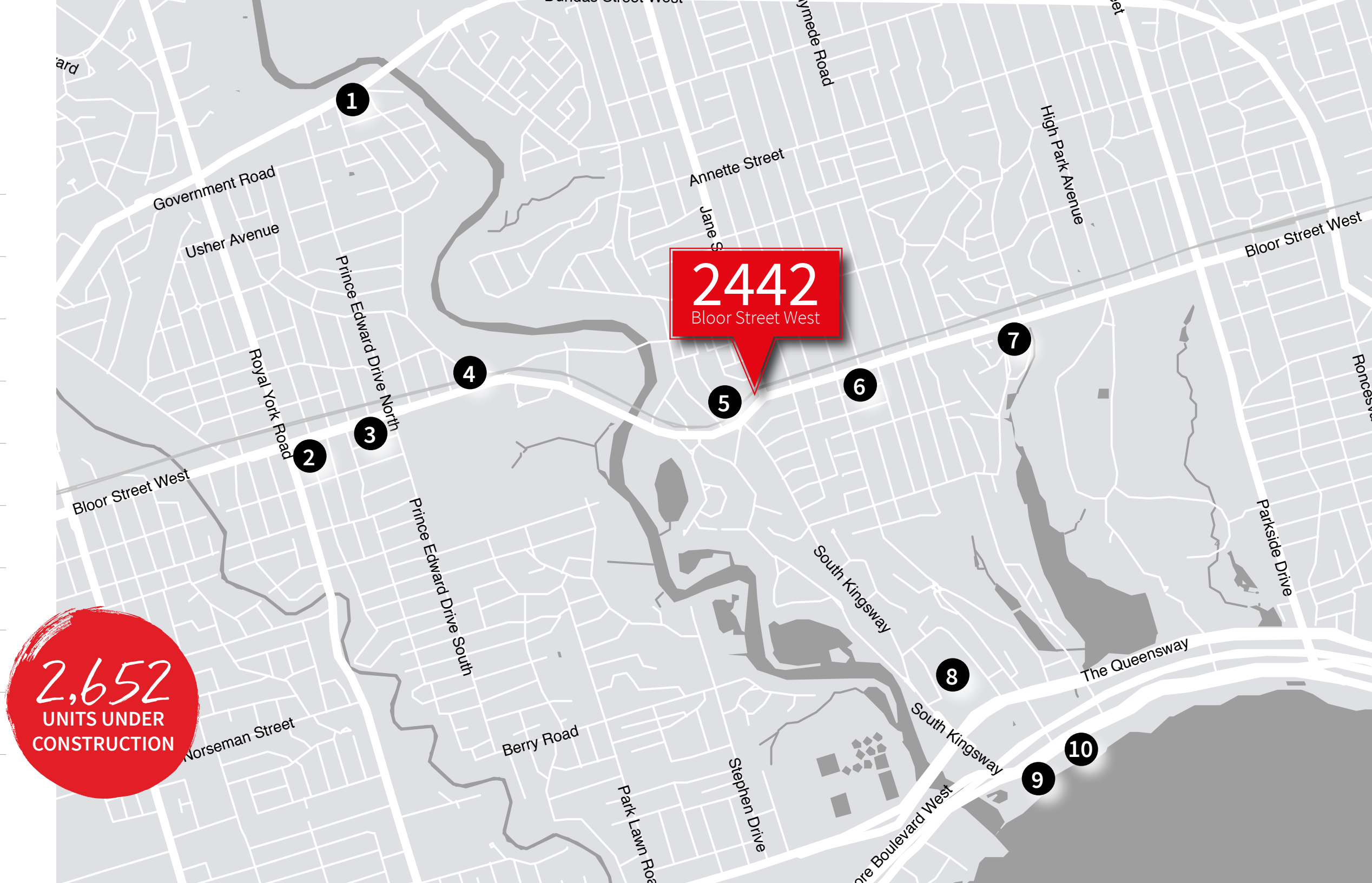
Booster Juice

- Retail/Service
- Restaurant/QSR
- Financial/Bank
- Fitness



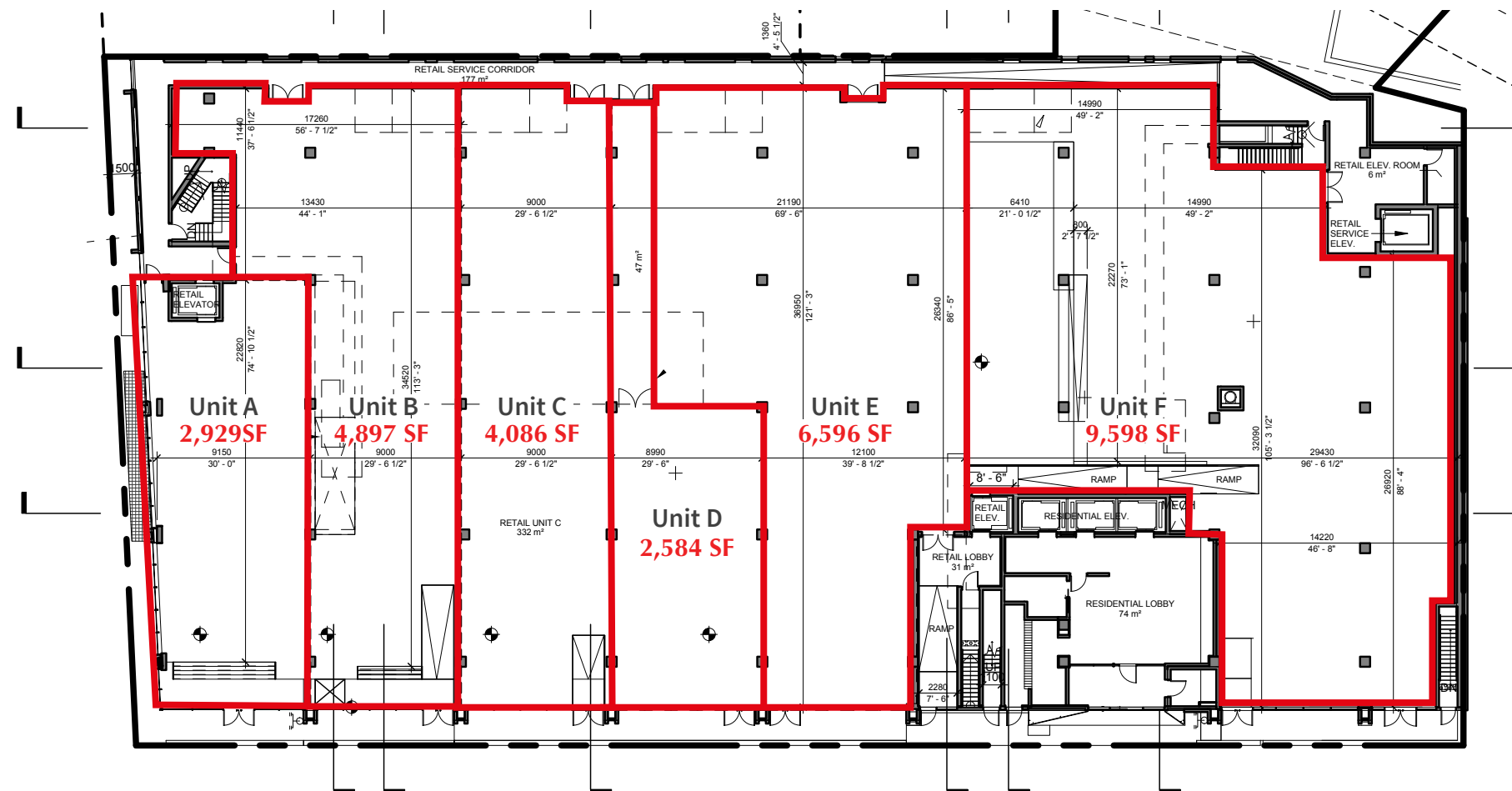
# Area developments

	Address	Developer	Storeys	Units	Status	Notes
1	4125 Dundas Street West	Kingsway Crescent	8	114	Pre-Construction	Rental/Eesidential
2	3005 Bloor west	One Properties	8	80	Pre-Constructio	Condo/House/Retail
3	2915 Bloor Street West United Kingsway Condo	Fieldgate Urban Dorsay Devel	8	90	Pre-Construction	Condo/Retail
4	2800 Bloor Street West 4 The Kingsway	North Drive Investments inc.	8	41	Under Construction	Condo
5	2452 Bloor Street West Plaza	Quadrangle	12	195	Pre-Construction	Condo/Retail
6	2265 Bloor Street West	Harrington Developments	8	83	Pre-Construction	Condo/Office/Retail
7	2115 Bloor Street West	Main and Main	7	45	Pre-Construction	Condo/Retail
8	34 Southport Street Southport Square	State Building Group	29	649	Pre-Construction	Condo/Retail
9	2000 Lake Shore West	Marlin spring Developments	26	607	Pre-Construction	Rental/Residential
10	1926 Lake Shore Blvd West	Mirabella	38	748	Pre-Construction	Condo/Retail

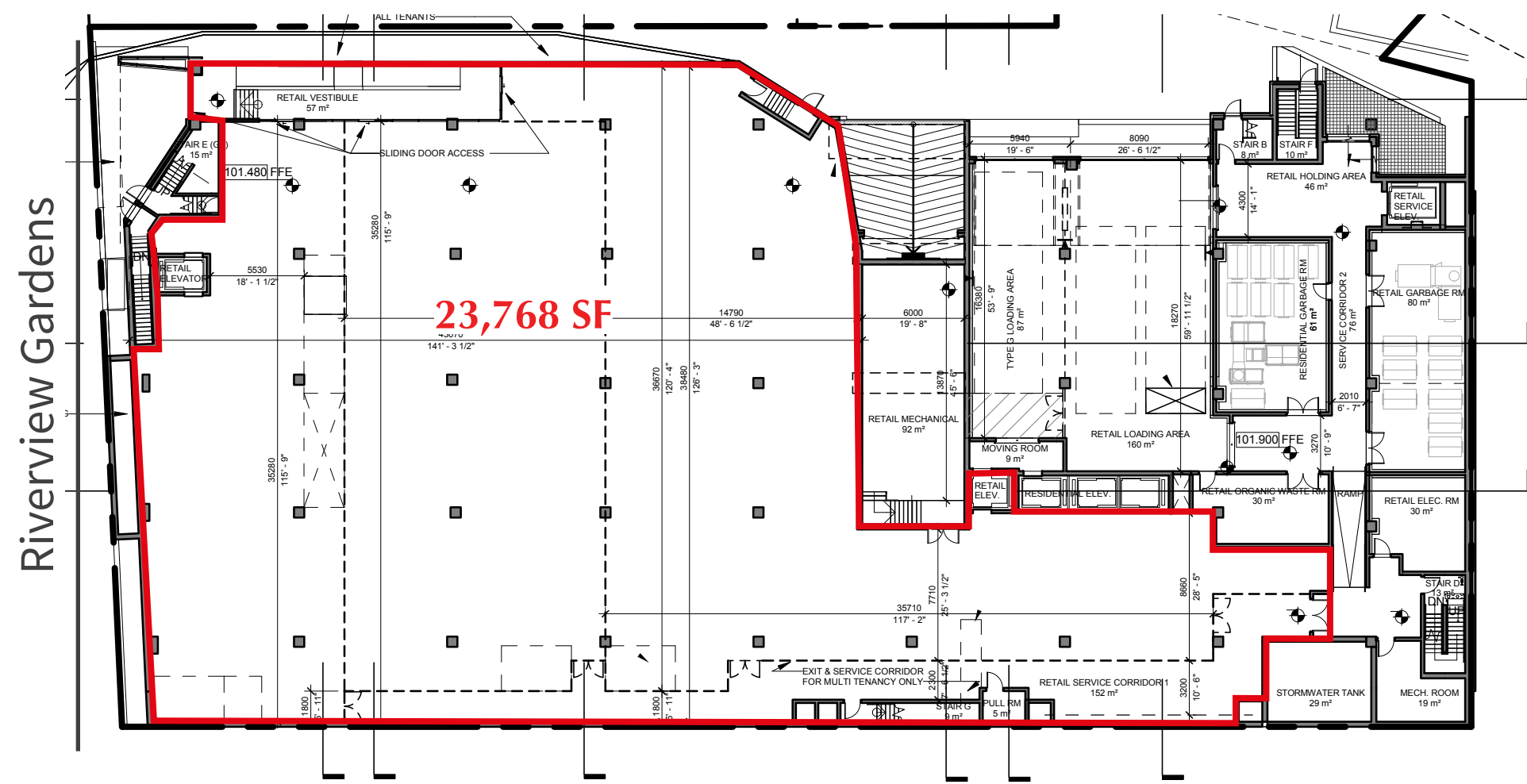


# Riverview Gardens

# Bloor Street West



## Bloor Street West



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