

RETAIL PROPERTY

# FOR LEASE



15 St. Clair Avenue West 2nd Floor, Toronto, ON, M4V 1K6



Located in the vibrant Yonge–St. Clair district is one of Midtown Toronto's most established commercial and residential hubs. A strong mix of affluent neighborhoods, professional offices, and everyday amenities creates consistent pedestrian activity throughout the day. Nearby destinations include Yonge–St. Clair, David A. Balfour Park, and Casa Loma, along with an excellent selection of cafés, restaurants, boutiques, and essential services. Convenient transit connections and easy access to major roadways make the area an attractive destination for shoppers, residents, professionals, and visitors alike, offering an ideal environment for retail and street retail businesses.



## ROB EKLOVE

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## PROPERTY DETAILS

|                  |                  |
|------------------|------------------|
| Size:            | 2,412 SF         |
| Lease Rate:      | \$29 SF/yr (NNN) |
| Additional Rent: | \$11.10          |
| Availability:    | Immediate        |

## DEMOGRAPHICS

|                          | 500 M     | 1 KM      | 3 KM      |
|--------------------------|-----------|-----------|-----------|
| Total Population         | 12,199    | 28,201    | 304,365   |
| Daytime Population       | 22,957    | 37,718    | 343,809   |
| Total Households         | 6,655     | 14,124    | 146,295   |
| Average Household Income | \$241,121 | \$343,117 | \$208,187 |

Data Source: Environics Estimates 2025

## TRAFFIC COUNT

14-hour Traffic Volumes taken on 6.25.25:

Vehicles - 26,324

Bikes - 2,343

Pedestrians - 29,440

Source: City of Toronto

St Clair Ave W, west of Yonge St - 21,774 (AADT)

TTC Subway Counts:

St Clair Station - 27,336 Avg Weekday Boardings (23'-24')

Source: TTC

## PROPERTY HIGHLIGHTS

- Prime second-floor commercial space
- Prominent storefront presence
- Large front-facing windows
- Excellent signage opportunity
- Six private treatment rooms
- Functional layout for professional services
- Full washroom
- Dedicated laundry room
- Ideal for medical or wellness uses
- Suitable for office or beauty businesses

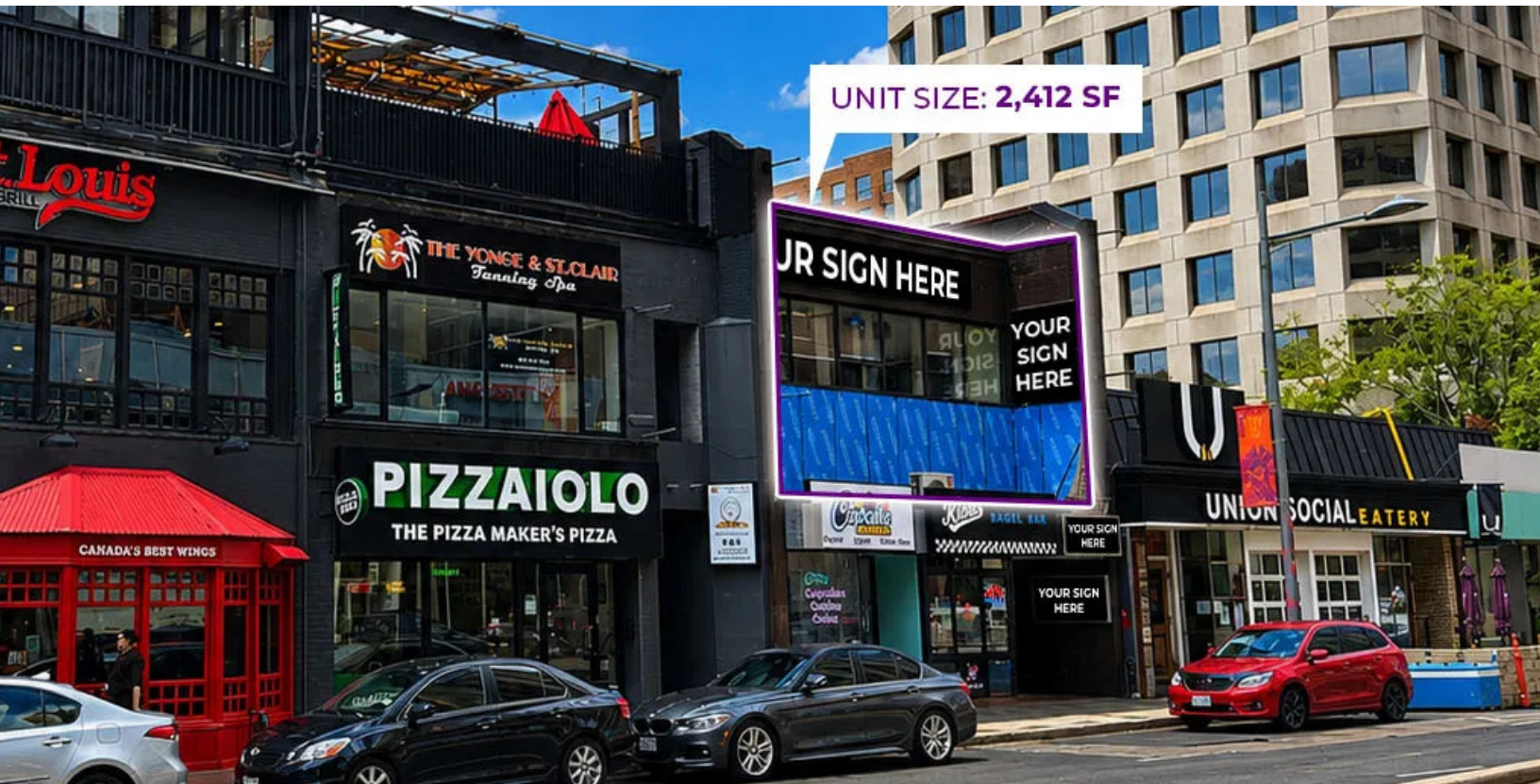
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# THE BEHAR GROUP™

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As of December 1, 2023, new legislation has come into effect (TRESA -phase 2). These changes affect how you interact with real estate agents and brokerages.

Please read the Information guide published by RECO. Click here: [RECO Information Guide](#)

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TBG strongly recommends that consumers retain the services of a qualified and experienced real estate agent.

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