

CBRE urban retail team



83  
*yorkville*

LUXURY RETAIL FOR LEASE IN THE HEART OF YORKVILLE

# 83 yorkville



## Property Details

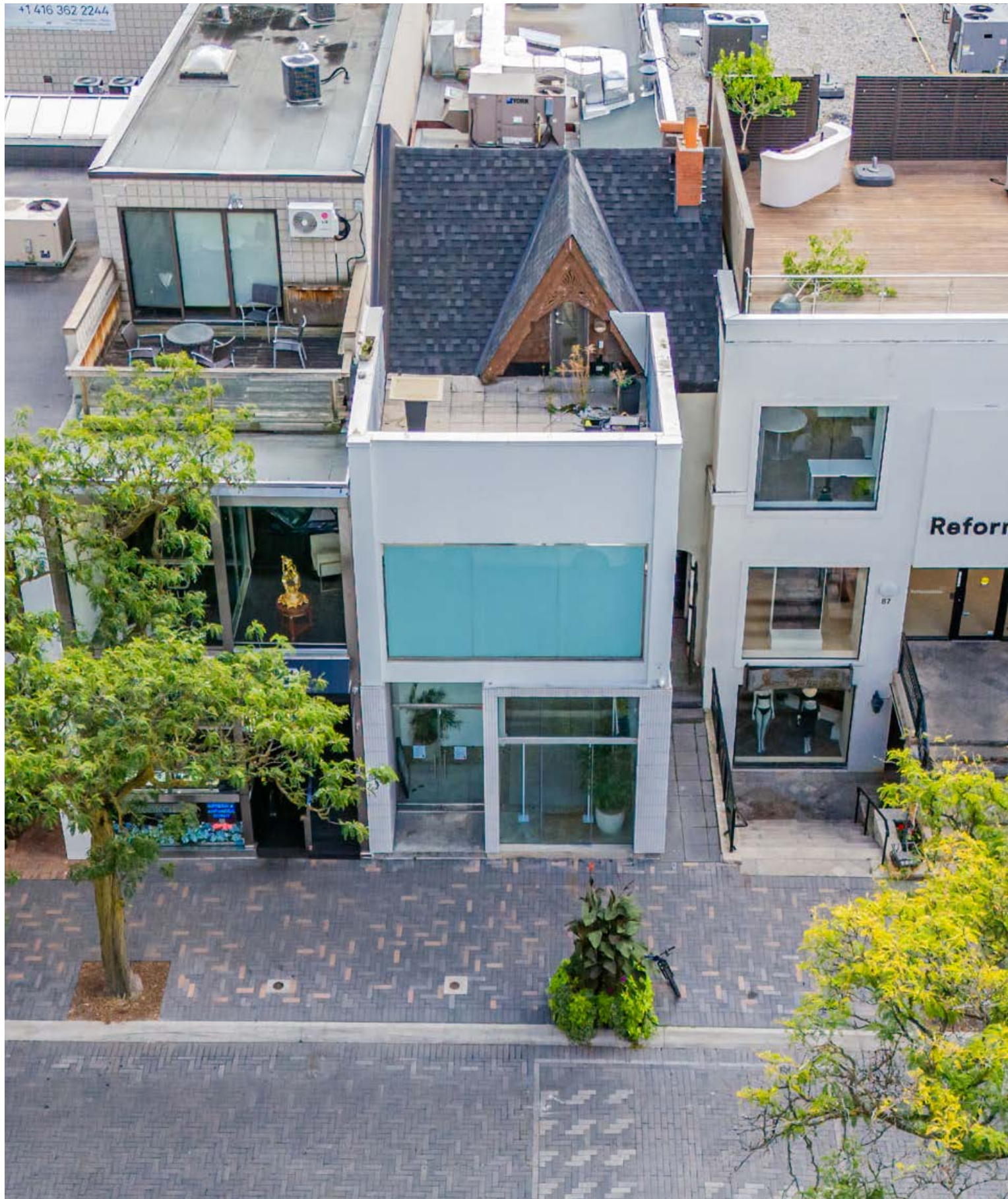
<b>Address:</b>	83 Yorkville Avenue, Toronto	
<b>Size:</b>	Lower Level:	2,154 sq. ft.
	Ground:	2,407 sq. ft.
	Second:	2,427 sq. ft.
	Third :	<u>340 sq. ft.</u> + patio
	Total:	7,328 sq. ft.
<b>Net Rent:</b>	Please contact listing agents	
<b>TMI:</b>	~\$22.00 per sq. ft. (ground, second & third floors)	
<b>Available:</b>	Immediately	

**Full building opportunity or potential to demise:**  
Ground (includes basement) and second level (includes third level) may be leased separately or together.

- Incredible location in the heart of Bloor-Yorkville
- Prominent storefront and excellent signage opportunity onto Yorkville Ave
- Neighbouring tenants include Reformation, Christian Louboutin, Chanel, Balenciaga, KITH, Diptyque, BA&SH, Veronica Beard, The Four Seasons Hotel, Hazelton Hotel, Isaia, and Brunello Cucinelli

### Property Video



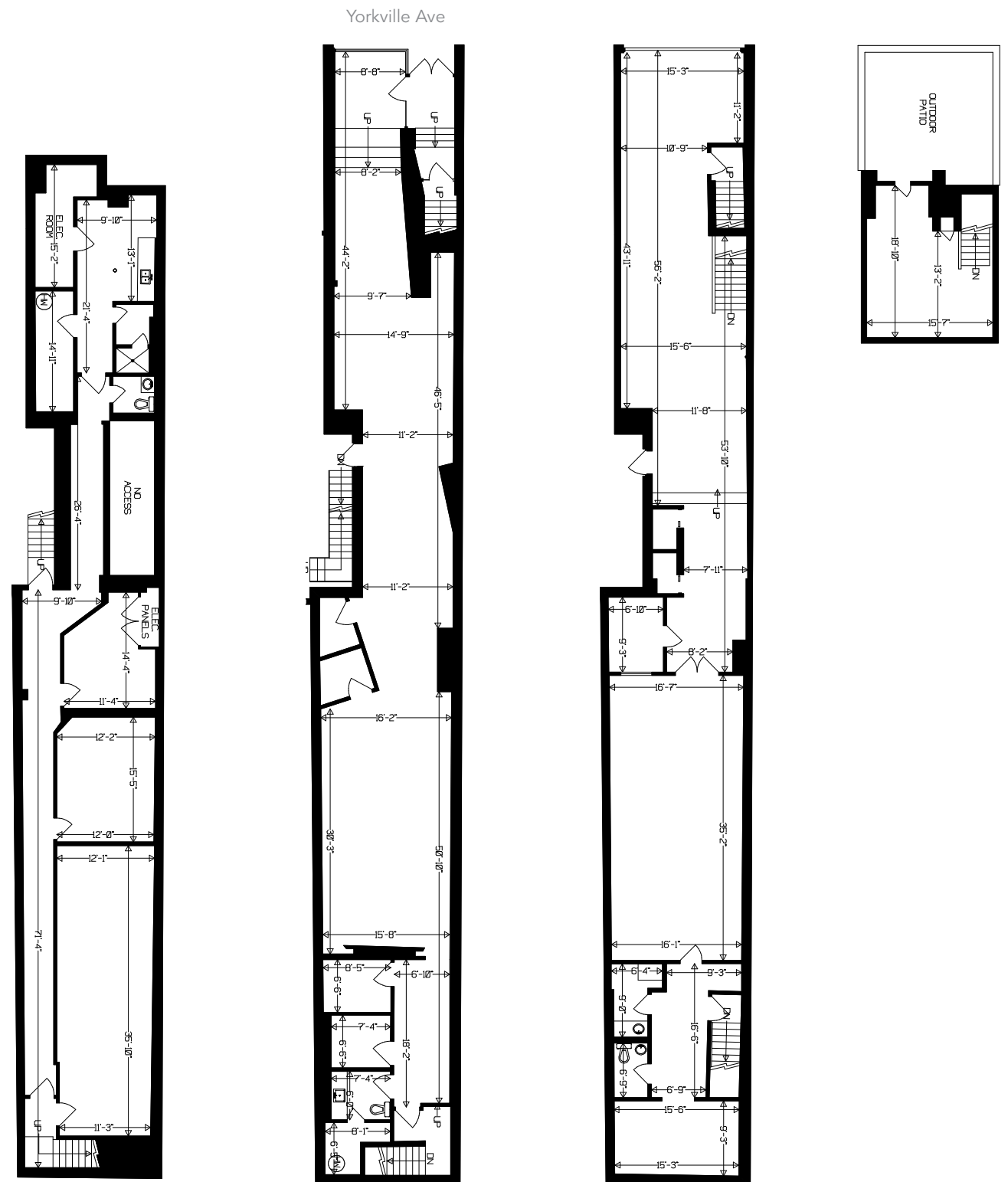


**Lower Level**  
2,154 SF

**Ground**  
2,407 SF

**Second**  
2,427 SF

**Third**  
340 SF  
+ patio





IN GOOD COMPANY

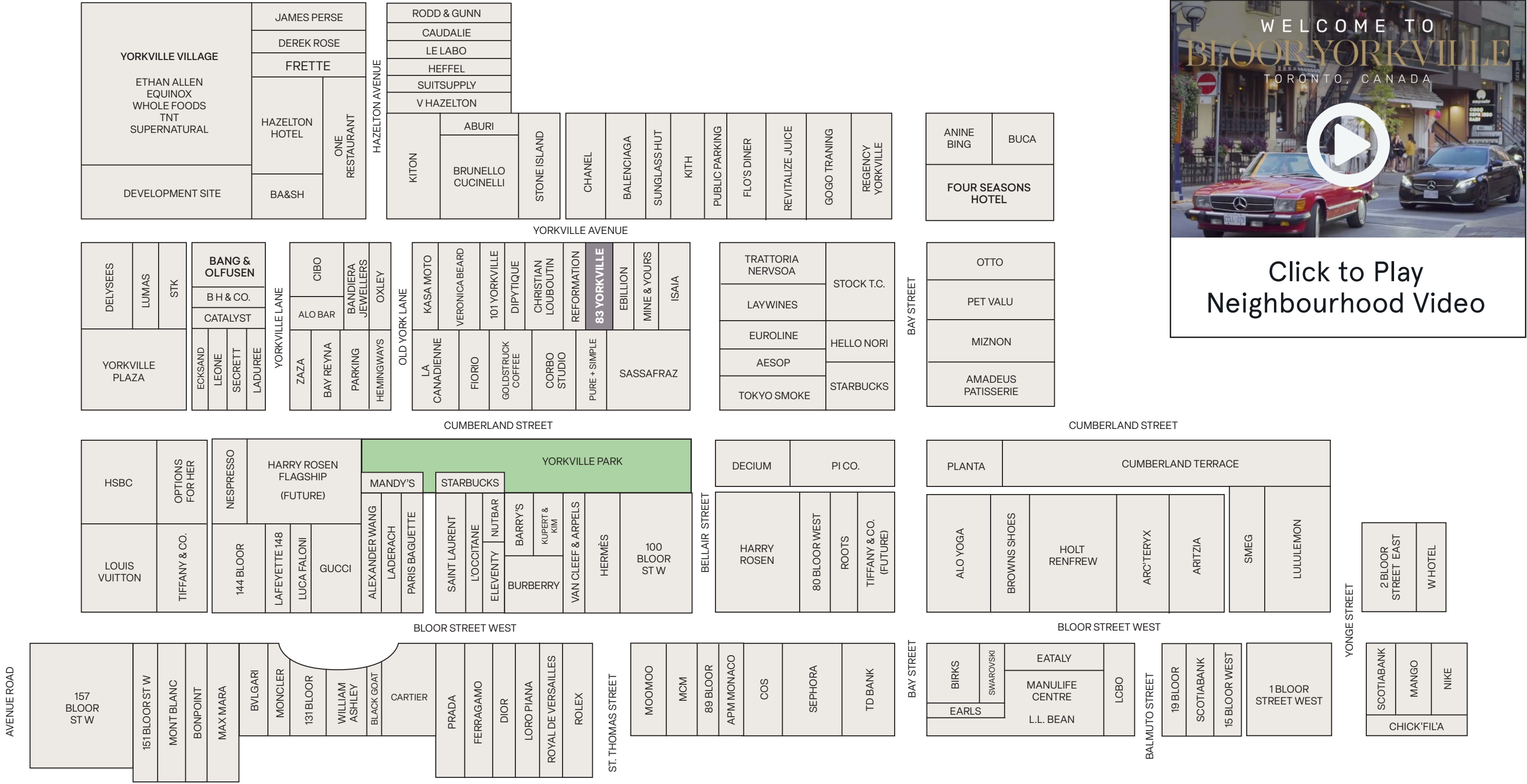
NEIGHBOURING YORKVILLE AVE TENANTS

# BLOOR Yorkville BR

The Bloor-Yorkville node represents the pinnacle of Canadian high-street retail. The Yorkville and Cumberland area is recognized internationally as one of the top ten shopping destinations in the world, with high-end fashion uses dominating the street front. The area provides residents and tourists with the country's most prestigious selection of luxury and aspirational retailers demonstrating the highest net rental rates in Canada. The area boasts 2.3 million sq. ft. of retail space, 1.5 million of which is street-front. Retail sales performance along the Bloor Street corridor often exceeds \$2,500 per sq. ft.

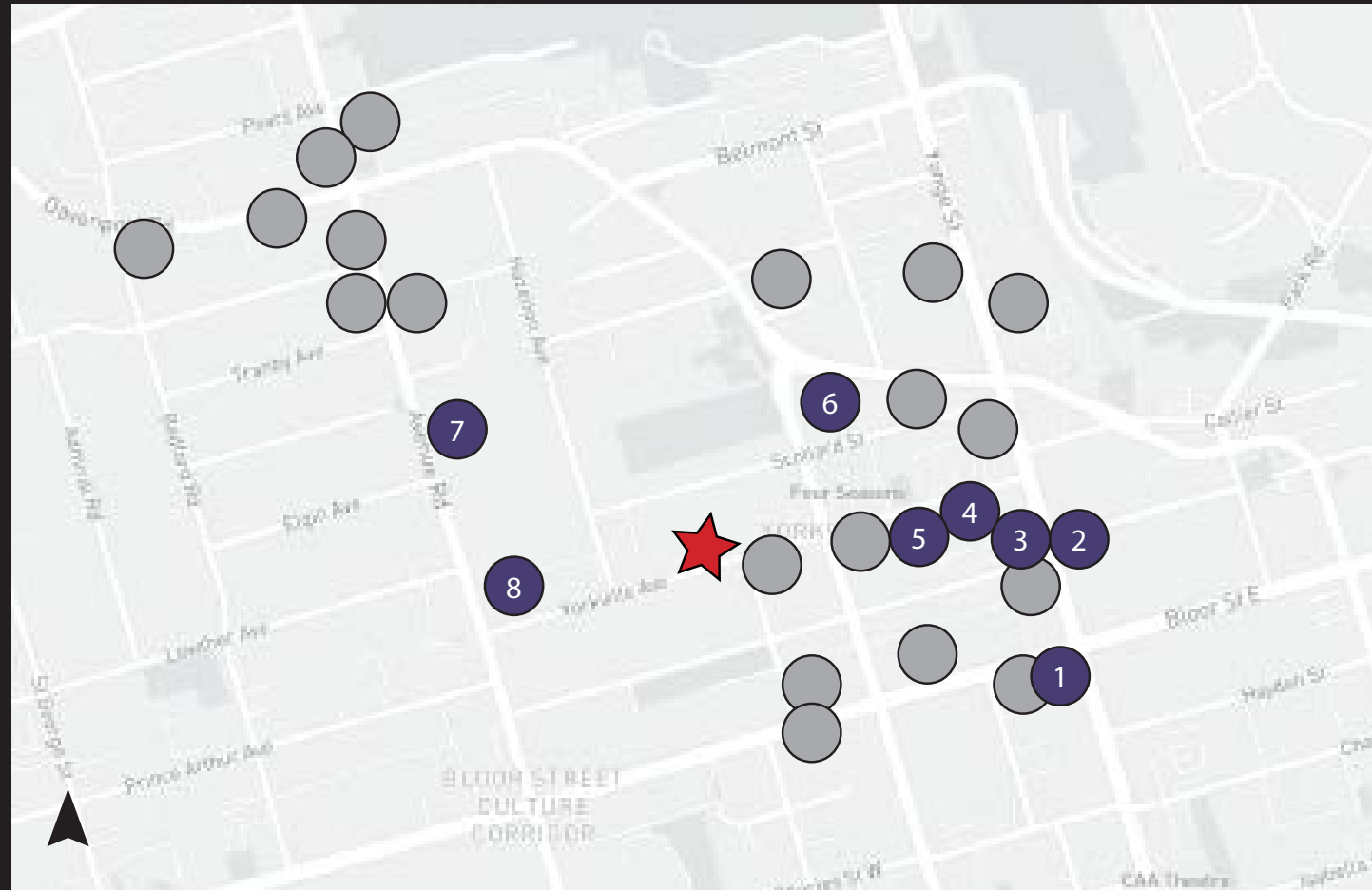


# Bloor-Yorkville Streetscape



# Canada's Most Exclusive Residential Market

Bloor-Yorkville is experiencing dramatic intensification with a series of high-end residential developments in the immediate vicinity of The Property. There are 27 condominium projects in various stages of development totaling more than 12,800 units in this node. The Property stands to benefit from this strong population growth through additional foot traffic from affluent individuals along with additional retailers looking to secure a presence in the highly sought after neighbourhood.



**UNDER CONSTRUCTION**  
3,242 INCOMING UNITS

**PRE-CONSTRUCTION**  
9,569 INCOMING UNITS

1. The One
2. Adagio
3. 8 Cumberland
4. 11 YV
5. The Pemberton
6. 50 Scollard
7. 89 Avenue Road
8. One Thirty Eight





## Advisory Team

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