

RETAIL FOR LEASE

144 *Bloor*

BLOOR-YORKVILLE



CBRE

RETAIL FOR LEASE

144 Bloor

BLOOR-YORKVILLE

Size	Ground: 4,998 sq. ft.
	Second: 6,781 sq. ft.
	Third: 6,800 sq. ft. (optional)

**Demisable: Ability to rent each floor individually*

Net Rent Please contact listing agents

TMI \$45.00 per sq. ft. (2026 est.)

Available Immediately

- Incredible opportunity to lease flagship space in Bloor-Yorkville, Toronto's premier luxury shopping district
- High profile double-height facade with the potential to brand the entire building
- Ample lower level storage space
- Greatly benefits from being on a construction-free stretch of Bloor, unlike properties east of St. Thomas to Yonge
- Neighbouring tenants include BVLGARI, Louis Vuitton, Gucci, Saint Laurent, Cartier and Ferragamo

 [Click for Building Video](#)

Artists' Rendering
Ability to Brand the Entire Building



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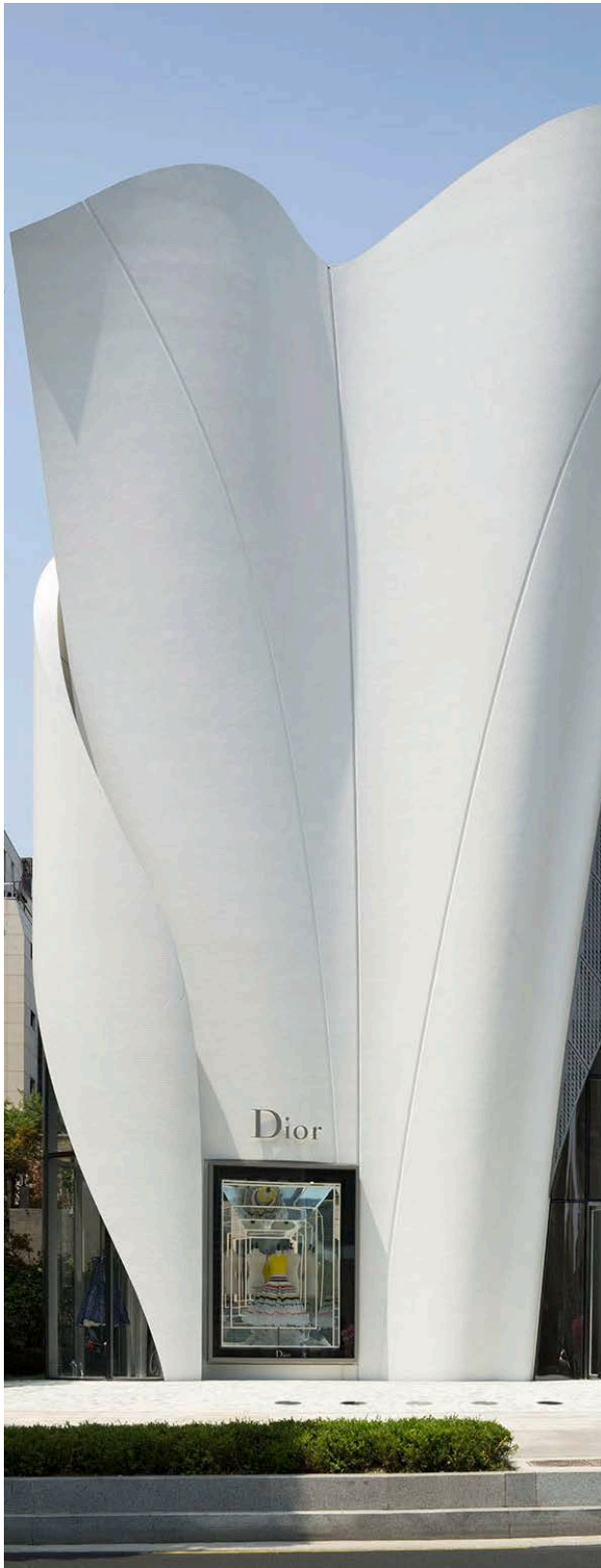
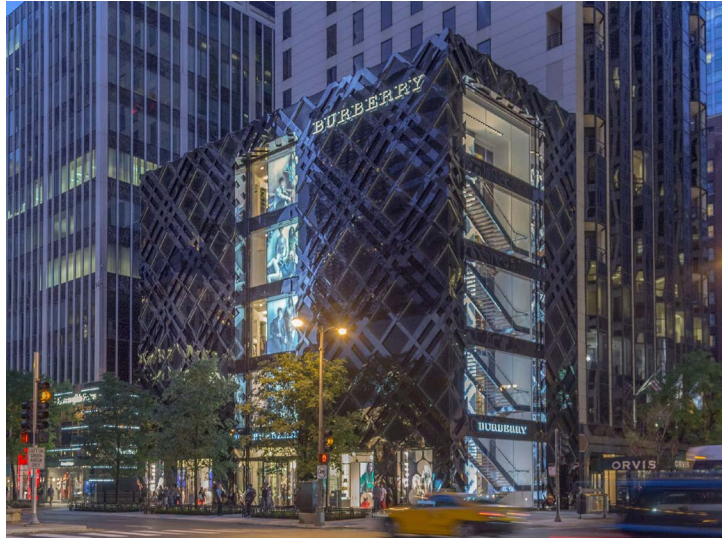
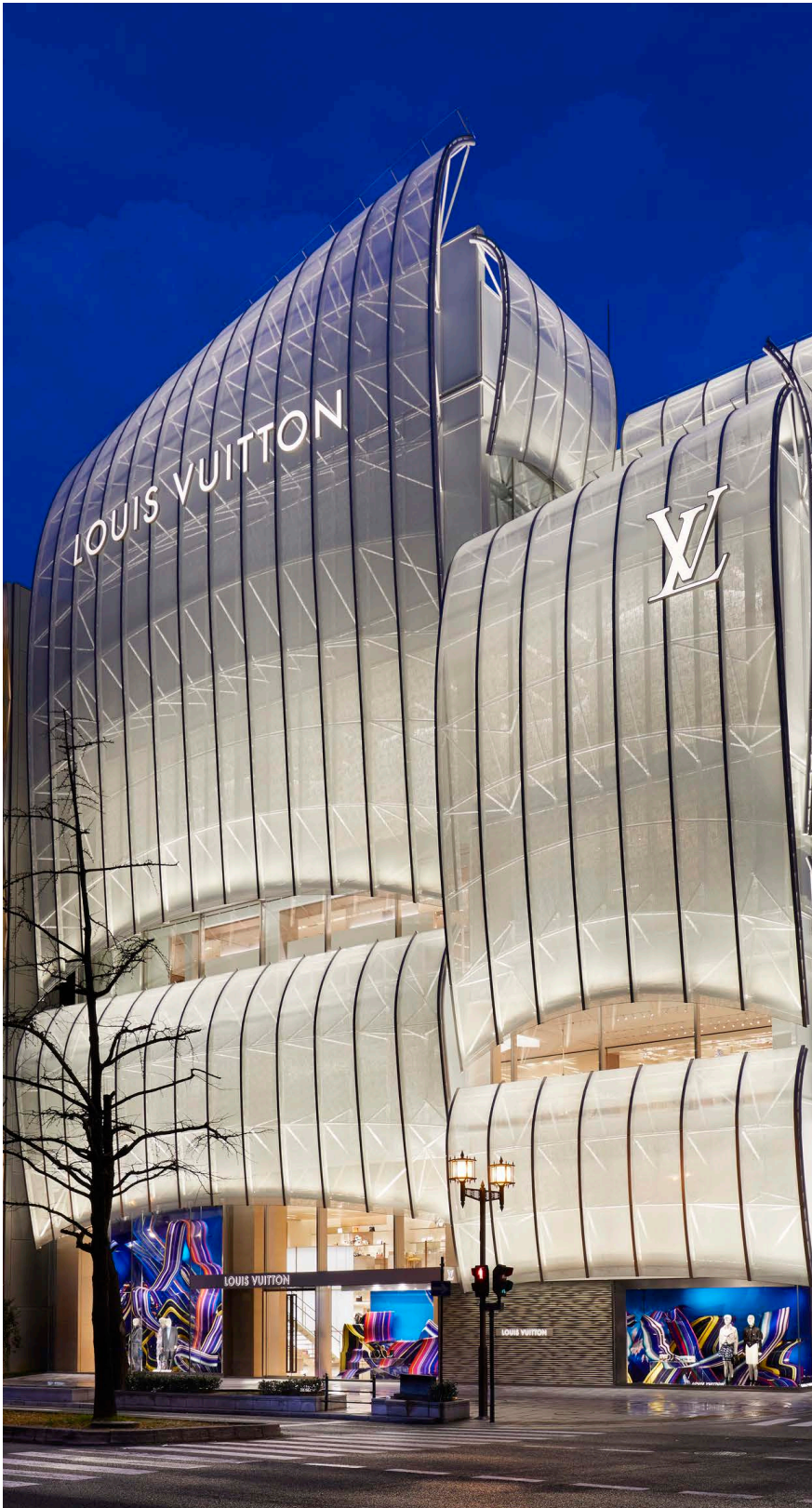
Consider the *Possibilities* for 144 Bloor Street West

Inspiration for Full Building Branding & Facade Treatments at 144 Bloor West

Existing Exterior



Artists' Rendering





Artists' Rendering



Exterior



Ground Floor

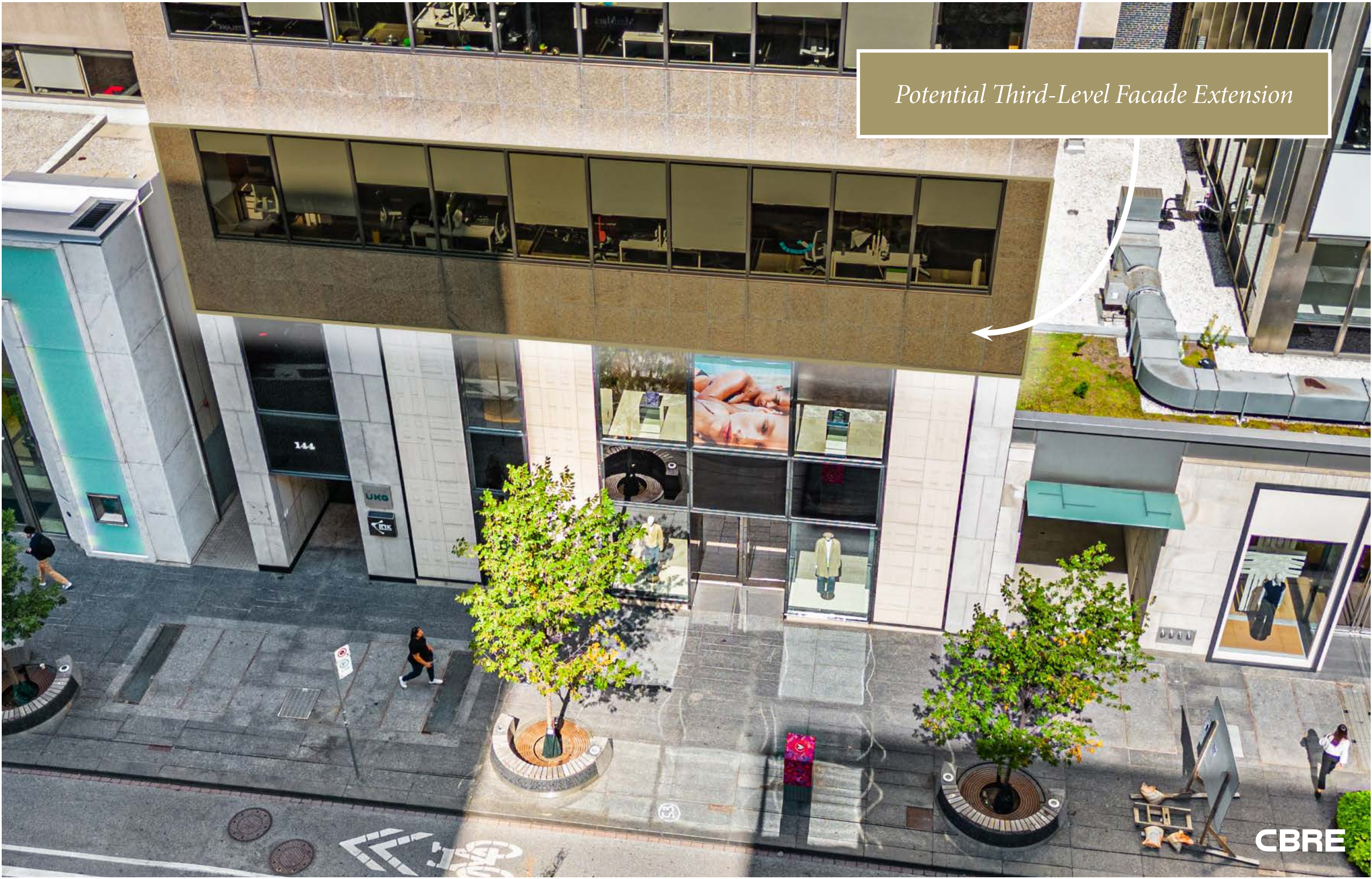
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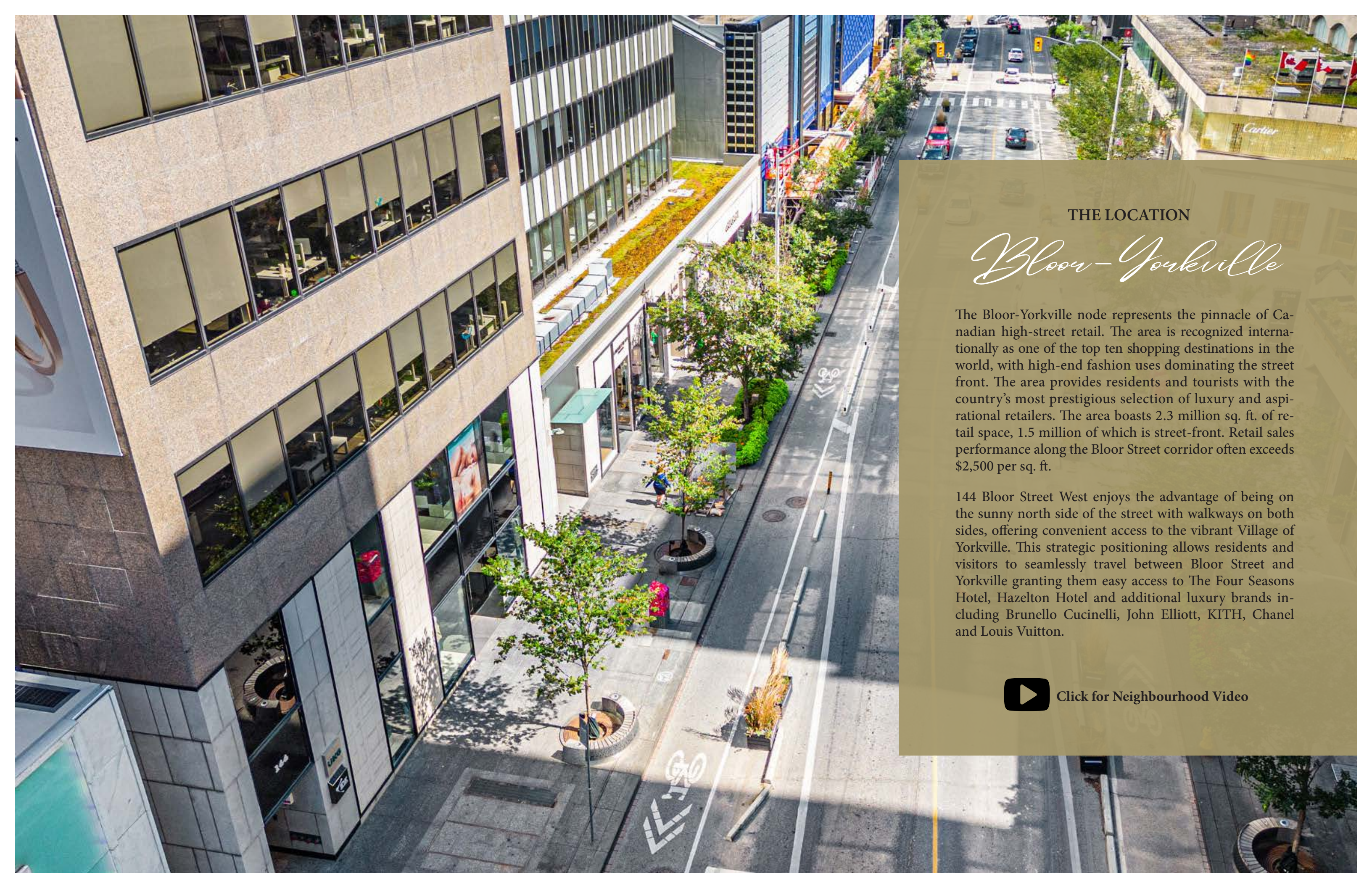


Second Floor

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Potential Third-Level Facade Extension





THE LOCATION

Bloor - Yorkville

The Bloor-Yorkville node represents the pinnacle of Canadian high-street retail. The 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. 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.

144 Bloor Street West enjoys the advantage of being on the sunny north side of the street with walkways on both sides, offering convenient access to the vibrant Village of Yorkville. This strategic positioning allows residents and visitors to seamlessly travel between Bloor Street and Yorkville granting them easy access to The Four Seasons Hotel, Hazelton Hotel and additional luxury brands including Brunello Cucinelli, John Elliott, KITH, Chanel and Louis Vuitton.



[Click for Neighbourhood Video](#)

Aerial



YONGE UNIVERSITY SUBWAY LINE

YONGE UNIVERSITY SUBWAY LINE

BLOOR-DANFORTH SUBWAY LINE



BLOOR-YONGE

BAY



MUSEUM



ST. GEORGE

UNIVERSITY OF TORONTO

ROYAL ONTARIO MUSEUM

EATALY

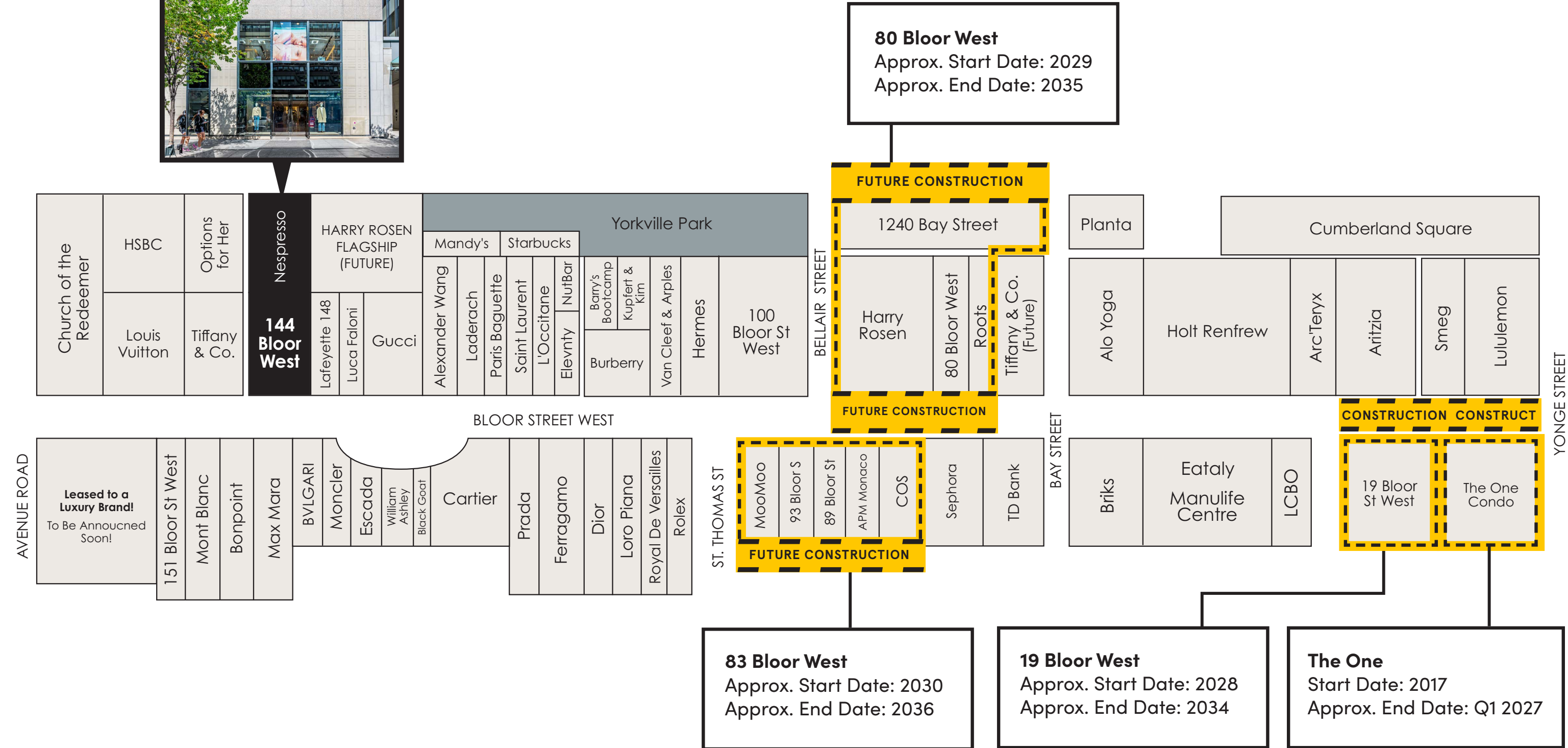
FOUR SEASONS HOTEL

HOLT RENFREW

141 Bloor

HAZELTON HOTEL

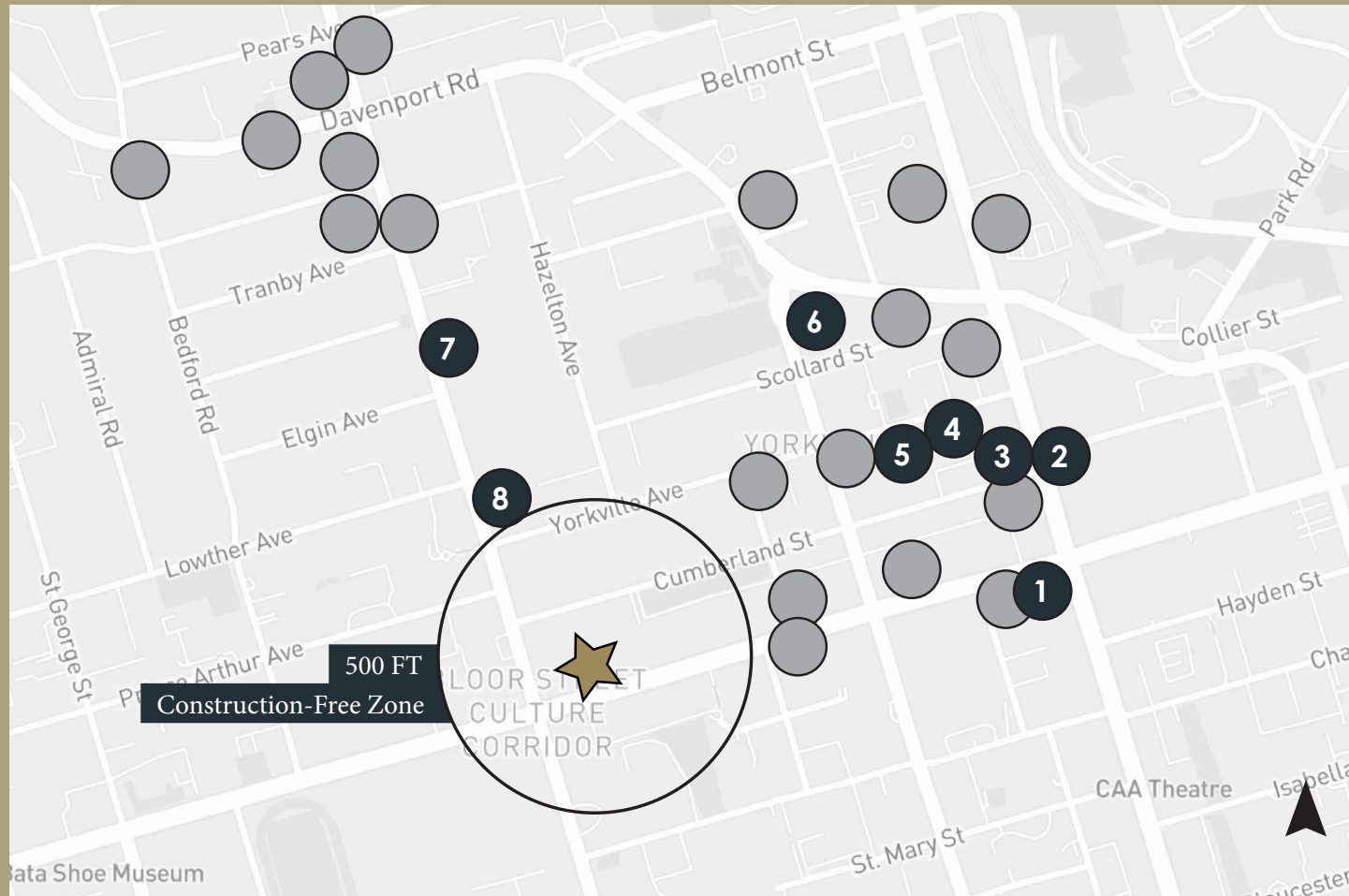
Bloor Retailer and Condo Construction Map



Canada's Most Exclusive Residential Market

144 Bloor Street West holds a rare position on Bloor West that is construction free, while still benefiting from strong population growth and additional foot traffic from the dramatic intensification of residential developments in the neighbourhood.

There are 27 condominium projects in various stages of development totaling more than 12,700 units in this node. The One, a 91 storey condominium currently under construction on the south-west corner of Bloor & Yonge, once complete will be the tallest condo in Canada and will have a total of 647 suites.



● UNDER CONSTRUCTION
3,220 INCOMING UNITS

● PRE-CONSTRUCTION
9,569 INCOMING UNITS

1. The One - 647 units
2. Adagio - 202 units
3. 8 Cumberland - 399 units
4. 11 YV - 647 units
5. The Pemberton - 1,079 units
6. 50 Scollard - 148 units
7. 89 Avenue Road - 28 units
8. One Thirty Eight - 70 units

Demographic Snapshot

54,800
POPULATION

94,121
DAYTIME POPULATION

17.7%
POPULATION CHANGE
(2022-2027)

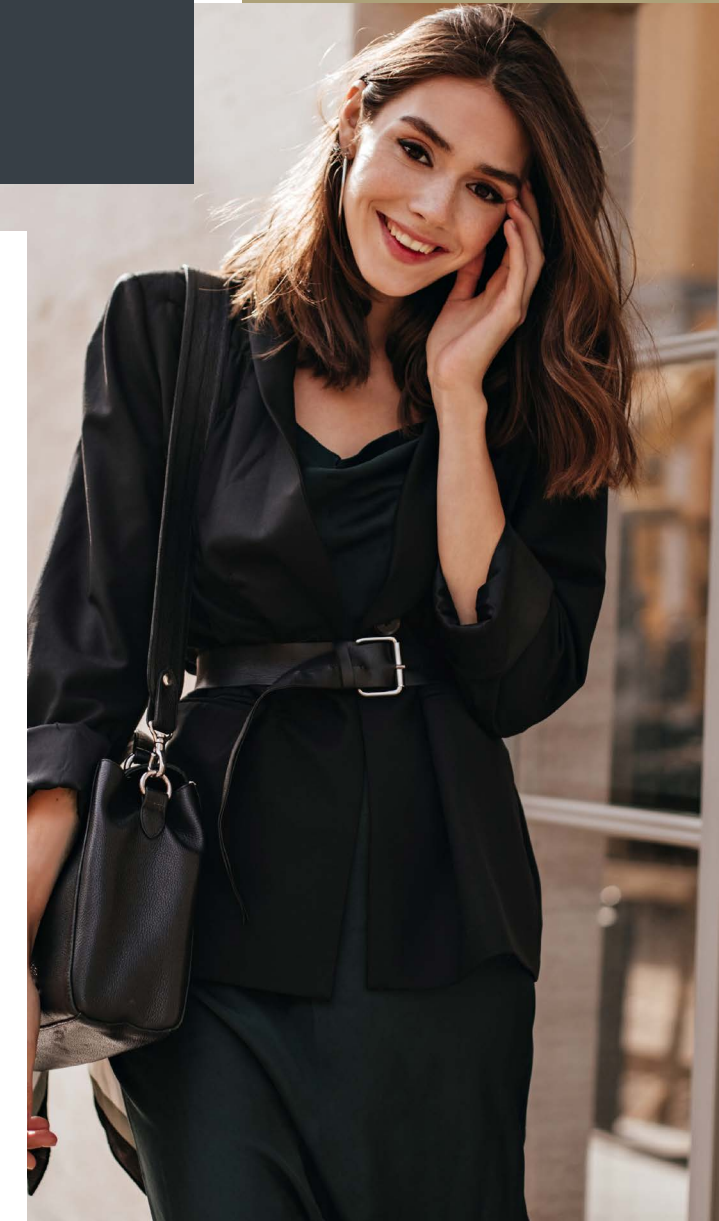
35.5
MEDIAN AGE

\$171,809
AVERAGE HOUSEHOLD
INCOME

(1KM RADIUS)

Toronto is the largest city in Canada and the fifth most populous city in North America. The various commerce and business districts of Toronto feature a daily influx of commuters from throughout the GTA increasing the day-time population by 181% (over 400,000 people) providing excellent support for retail locations and restaurants throughout downtown. Toronto sees 27.5 million visitors each year, generating \$6.5 billion for the local economy.

Bloor-Yorkville is a highly sought-after location for well established professionals, situated in downtown Toronto. The 1 kilometer radius surrounding the Property supports a total population of 54,800 as of 2022, projected to increase to 64,479 by 2027. As of 2022, the average household income was \$171,809, well above the city of Toronto's average income of \$132,003. This demographic snapshot of the surrounding area is highly representative of the affluent individuals with disposable income for both investment and consumer spending.





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