

PRIME RETAIL/OFFICE SPACE

FOR LEASE

1911 Avenue Road, Toronto, ON, M5M 3Z9



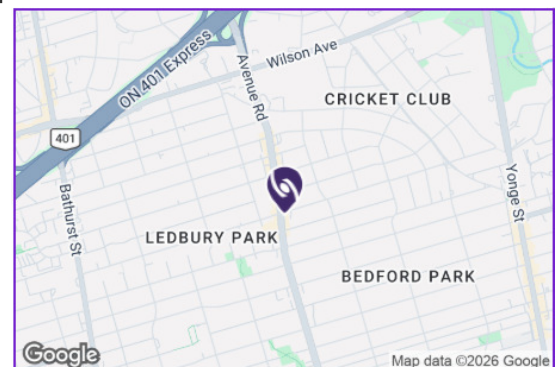
SIZE: UP TO 6,000 SF



[View Virtual Tour Here](#)

1911 Avenue Road is prominently situated at the signalized intersection of Avenue Road and Brooke Avenue in one of Midtown Toronto's most prestigious and affluent retail corridors. The property offers exceptional visibility, strong pedestrian and vehicular exposure, and is surrounded by a dense, high-income residential neighbourhood with a full complement of nearby amenities. This trophy address provides prime high street frontage in a sought-after retail market where Avenue Road continues to command strong tenant demand.

- Signalized intersection
- Wide frontage and signage exposure on Avenue Road
- Surface parking for 7+ cars
- High income demographics in surrounding area
- Close proximity to HWY 401, transit, and other major brand name retailers



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PROPERTY DESCRIPTION

Prime leasing opportunity at the signalized intersection of Avenue Road and Brooke Avenue in one of Midtown Toronto's most prestigious and affluent retail corridors. The property offers flexible leasing opportunities, including the entire building or demised configurations to accommodate a wide range of retail, medical, professional office, and service commercial users.

OFFERING SUMMARY

SPACE	SIZE	NET RENT (PSF/YR)	TMI (PSF/YR)
Full Building	6,000 SF	\$50	\$12
Ground Floor Retail & Basement	4,000 SF	\$60	\$12
2nd Floor Office <i>* Separate entrance off Brooke Avenue</i>	2,000 SF	\$35	\$12

** 2nd floor office space features a separate, private entrance directly off Brooke Avenue.*

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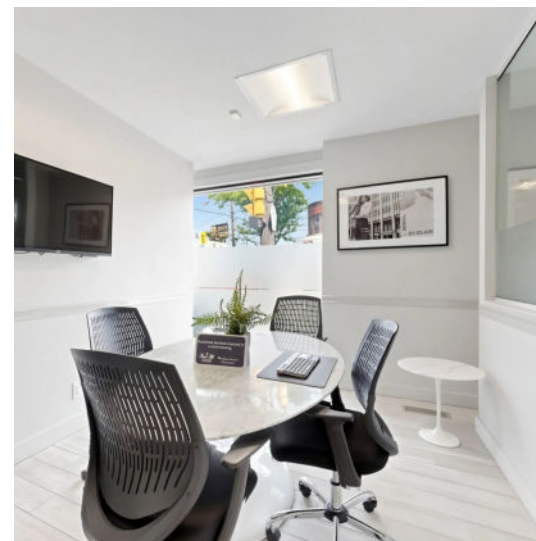
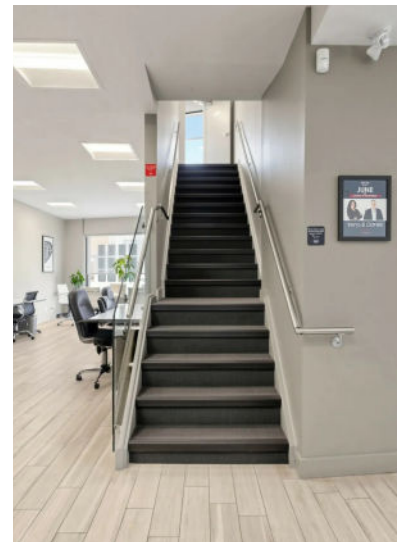
DEMOGRAPHICS	1 KM	3 KM	5 KM
Total Population	17,578	139,960	439,386
Total Households	6,207	52,521	178,142
Average HH Income	\$368,418	\$278,617	\$203,150

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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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