

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 nearly 45,000 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 | Q2 2026

NET RENT | Negotiable

ADDITIONAL RENT | \$18.50 PSF

CEILING HEIGHTS | Ground: 19 FT
Lower: 15 FT

UNITS | Unit B: 7,951 SF

Unit C: 2,446 SF

Unit D: 1,770 SF

Unit E: 5,438 SF

Unit F: 8,390 SF

25,995 SF







Lower
Level: 18,600 SF

Total: 44,595 SF

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

| | 1km |
|--|-----------|
|  Population | 16,571 |
|  Daytime Population | 13,908 |
|  Avg. Household Income | \$199,883 |
|  Avg Household Spending | \$230,537 |
|  Growth Rate Next 5 Years | 5% |
|  Median Age | 41.5 |

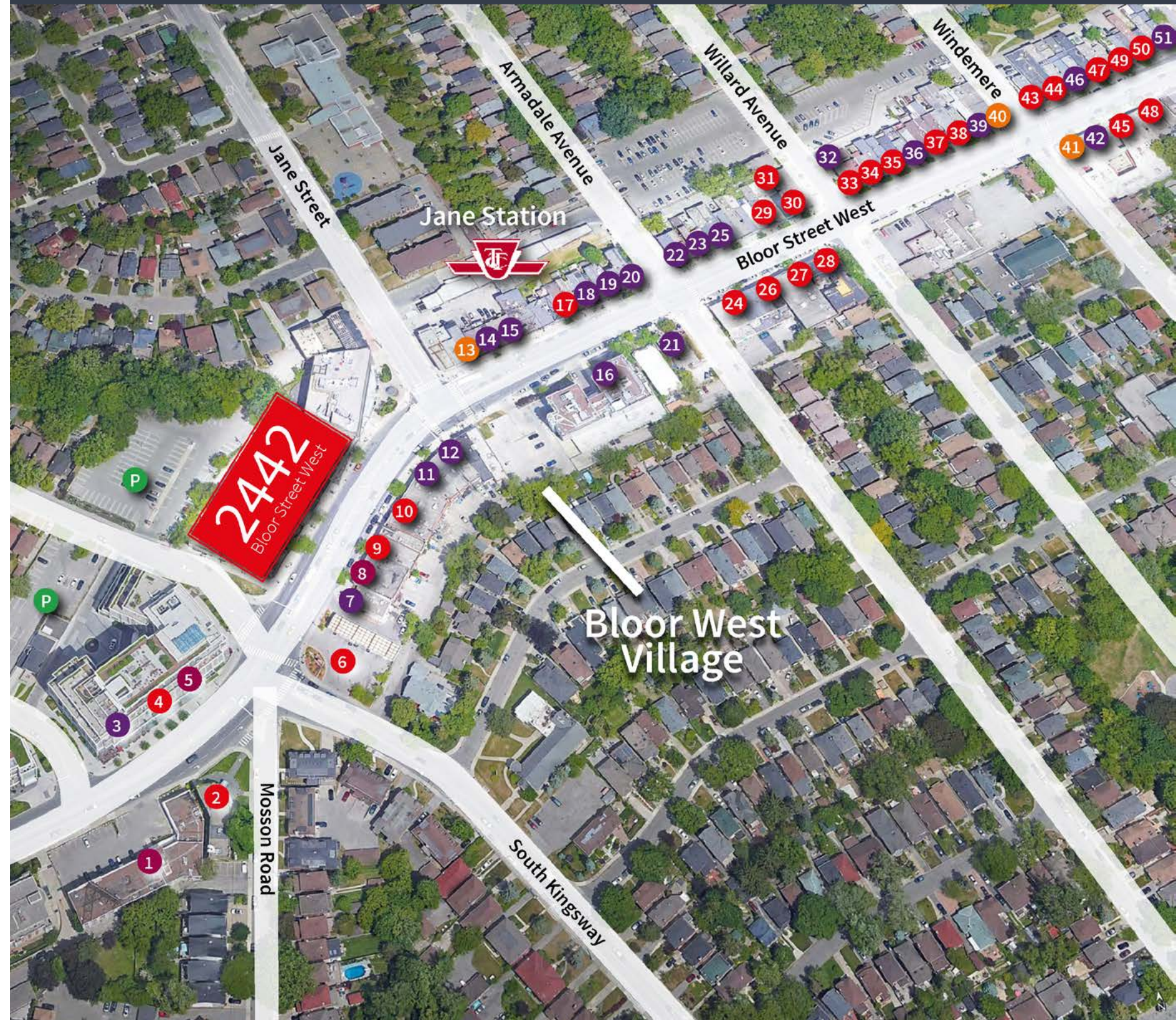
Source: Statistics Canada, 2023



Neighbouring retail

- | | | |
|------------------------------|------------------------|--------------------------|
| 1 Think Fitness | 18 Coffee Tree | 35 Book City |
| 2 Dogtopia | 19 Osmow's | 36 The Cake Smith |
| 3 Goodfellas Wood Oven Pizza | 20 Timothy's | 37 Marlborough's |
| 4 Old Mill Nails & Spa | 21 A Dark Horse | 38 Lemon & Lavender |
| 5 Orange Theory Fitness | 22 Fat Bastard Burrito | 39 Second Cup |
| 6 Esso | 23 Jachenko Bakery | 40 BMO |
| 7 Tim Hortons | 24 Bettenhaus | 41 RBC Royal Bank |
| 8 Modo Yoga | 25 Fishinn | 42 Bloom Restaurant |
| 9 Benjamin Moore | 26 Vescada | 43 City Optical |
| 10 Durbar | 27 Spirit Leaf | 44 Binz |
| 11 Bryden's | 28 Pet Valu | 45 Trixie |
| 12 Pizza Pizza | 29 Cinelli Hair | 46 GATTO Wood Oven Pizza |
| 13 TD Canada Trust | 30 Jolanta Interiors | 47 Caleche |
| 14 The Good Fork | 31 The Shoppe | 48 Max's Market |
| 15 Subway | 32 Koffea | 49 Mendocino |
| 16 Pizzaiolo | 33 The Body Shop | 50 Bake Sale |
| 17 Quipus Crafts | 34 Say Tea | 51 Booster Juice |

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



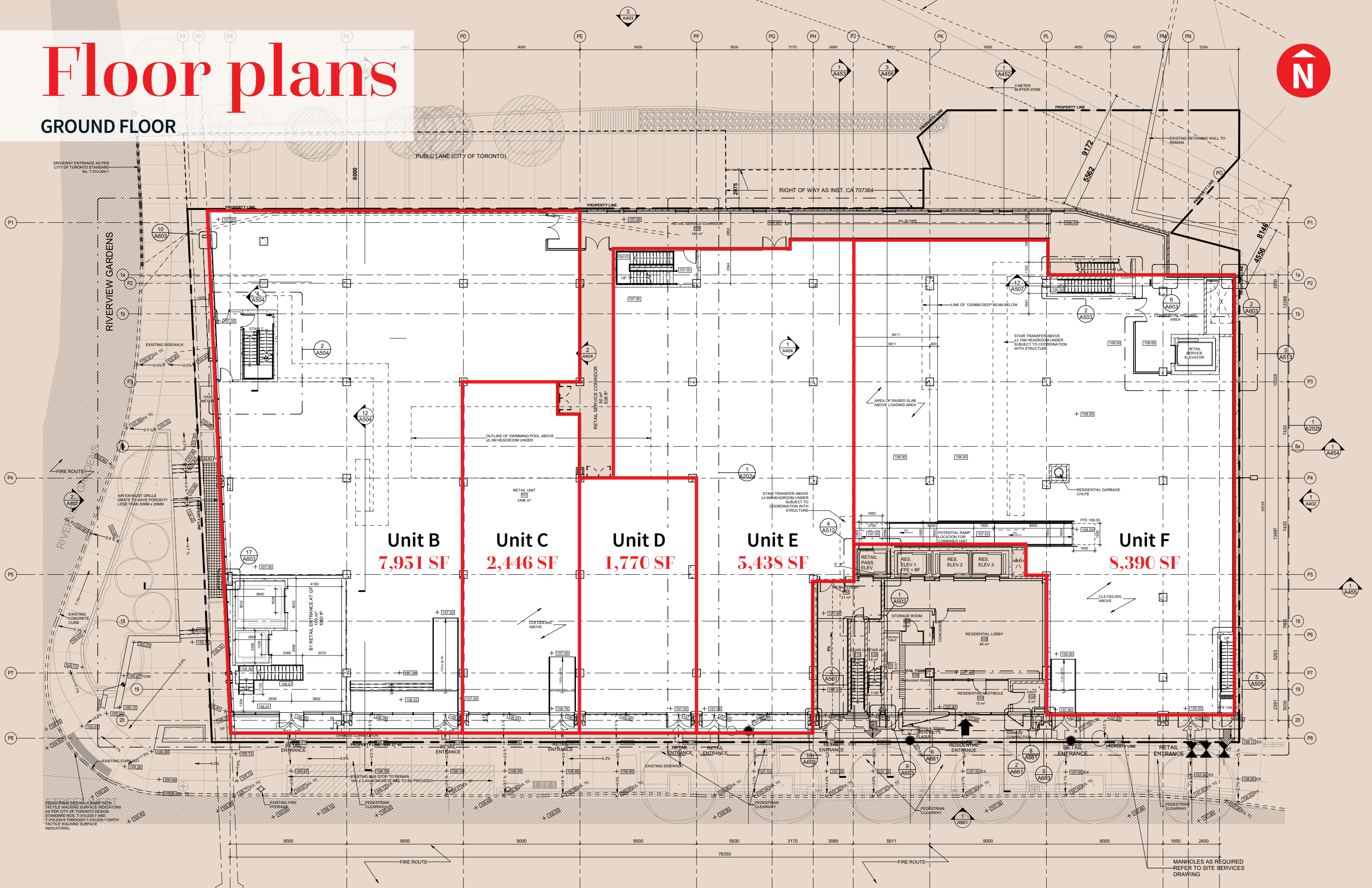
Area developments

| | Address | Developer | Storeys | Units | Status | Notes |
|----|---|---------------------------------|---------|-------|-----------------------|-------------------------|
| 1 | 4125 Dundas Street West | Kingsway Crescent | 8 | 114 | Pre-Construction | Rental/Residential |
| 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 |



Floor plans

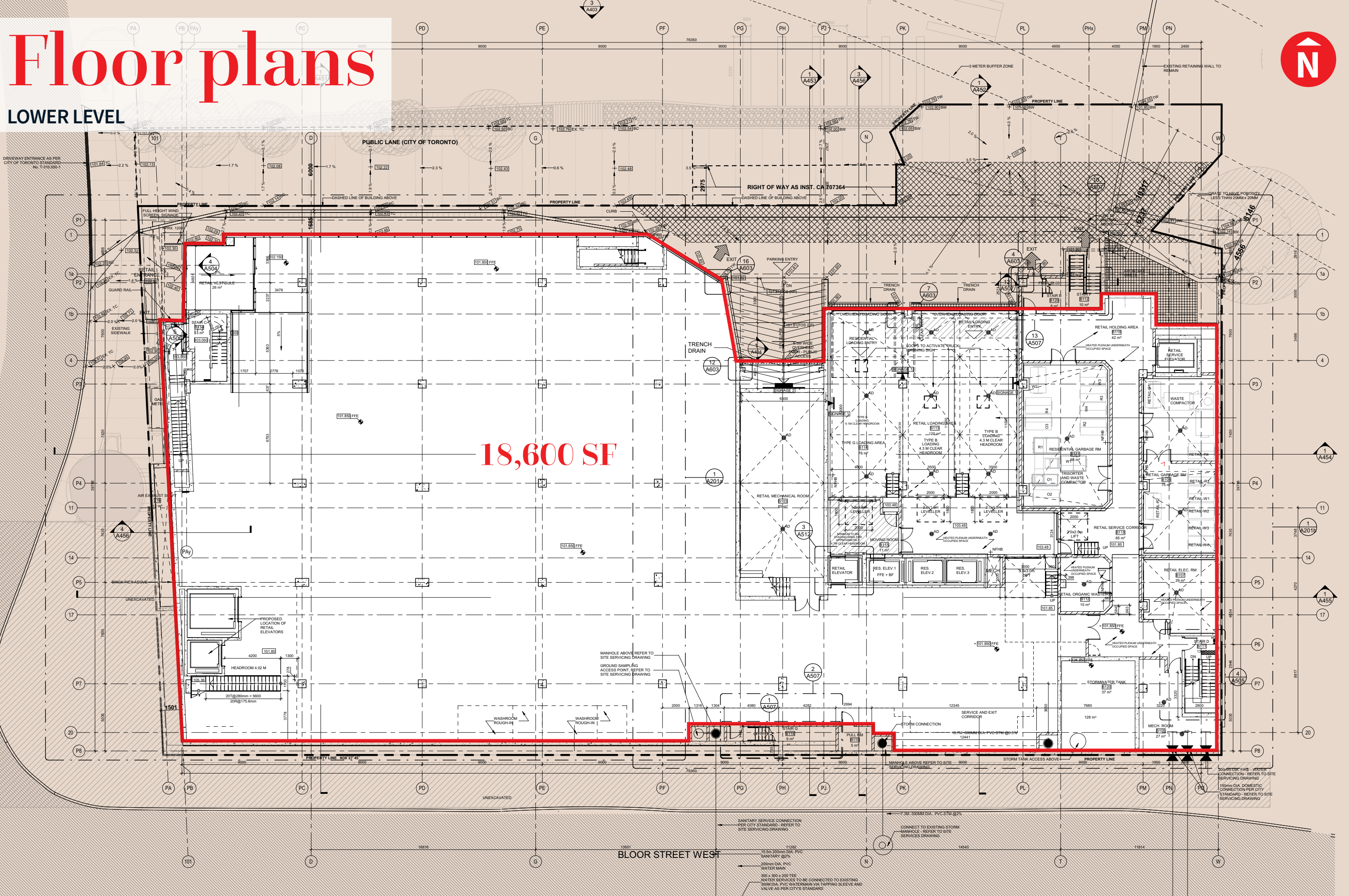
GROUND FLOOR



MANHOLES AS REQUIRED REFER TO SITE SERVICES DRAWING

Floor plans

LOWER LEVEL



18,600 SF

BLOOR STREET WEST

MANHOLE ABOVE REFER TO SITE SERVICING DRAWING

GROUND SAMPLING ACCESS POINT, REFER TO SITE SERVICING DRAWING

WASHROOM ROUGH-IN

WASHROOM ROUGH-IN

STAIR G ELEV. 5 m

PULL RM ELEV. 5 m

STORM CONNECTION

SANITARY SERVICE CONNECTION PER CITY STANDARD - REFER TO SITE SERVICING DRAWING

CONNECT TO EXISTING STORM MANHOLE - REFER TO SITE SERVICING DRAWING

7.5M 300MM DIA. PVC STM @2%

15.5m 200mm DIA. PVC SANITARY @2%

200mm DIA. PVC WATER MAIN

300 x 300 x 200 TEE

WATER SERVICES TO BE CONNECTED TO EXISTING 300MM DIA. PVC WATERMAIN VIA TAPPING SLEEVE AND VALVE AS PER CITY'S STANDARD

500MM DIA. FIRE WATER CONNECTION - REFER TO SITE SERVICING DRAWING

150MM DIA. DOMESTIC CONNECTION PER CITY STANDARD - REFER TO SITE SERVICING DRAWING

FOR LEASE | 2442 Bloor Street West

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