

# 501

Bloor Street West

*Retail*

**FOR SUBLEASE**





501 BLOOR STREET WEST

# Property Details

<b>GROUND FLOOR:</b>	2,789 SF
<b>AVAILABLE:</b>	Immediately
<b>TERM:</b>	5-10 years
<b>NET RENT:</b>	Please Contact Listing Agents

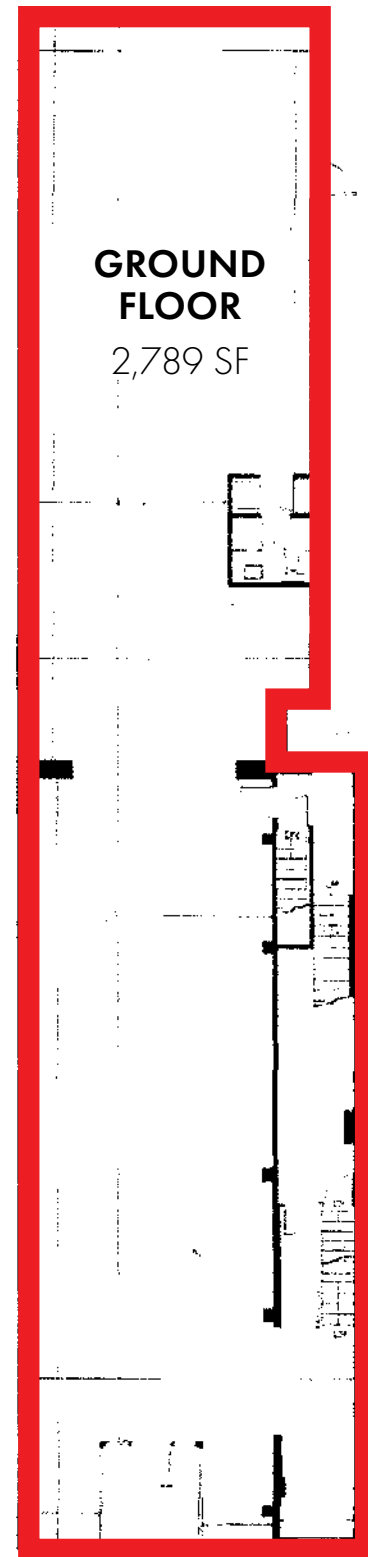
## HIGHLIGHTS

- Premium, renovated space in the heart of The Annex
- Over 26 FT of frontage on the south side of Bloor Street West
- Steps from Bathurst Station and the massive Mirvish Village redevelopment site
- Incredible foot traffic and vehicular traffic





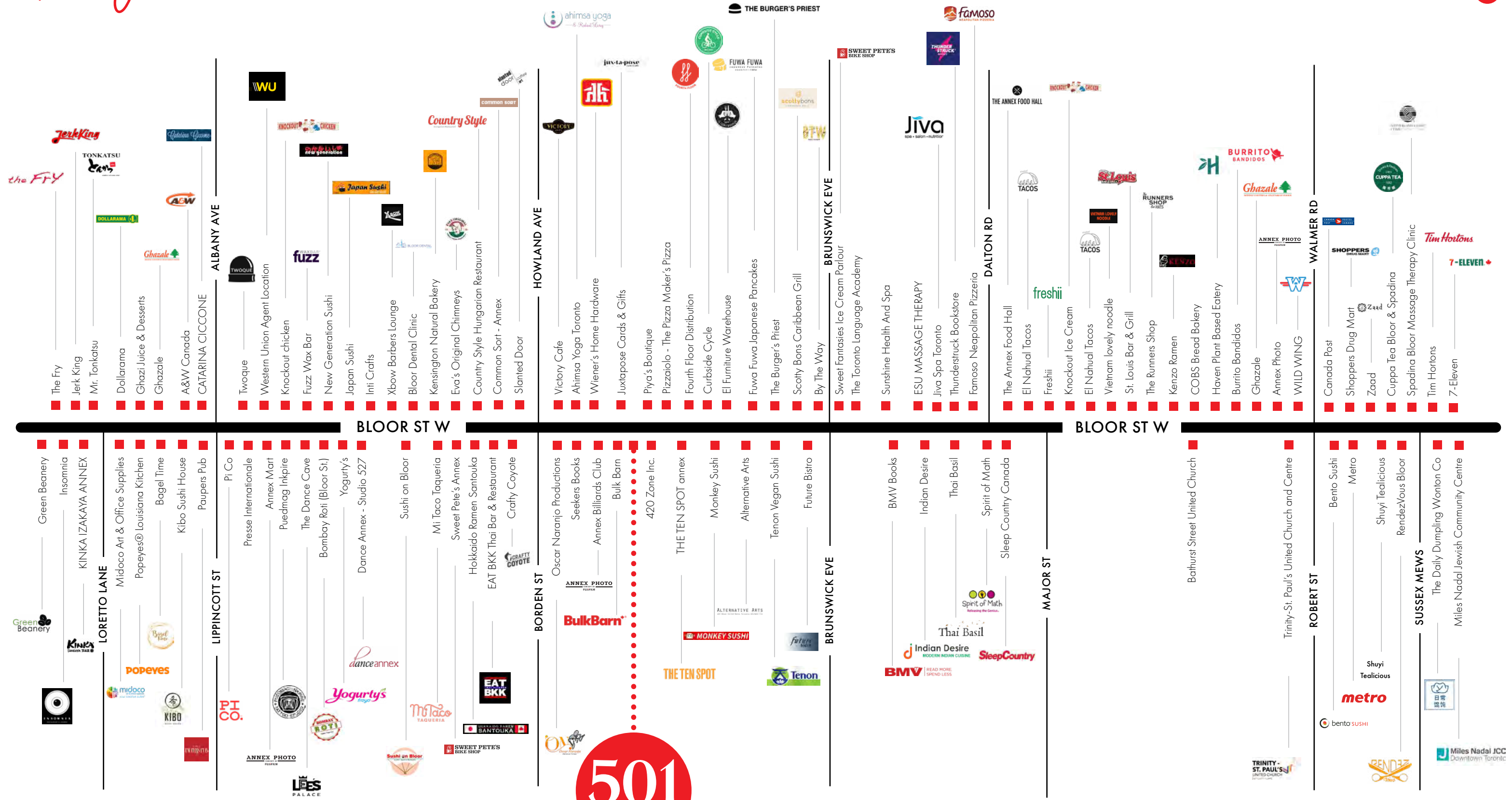
# Floor Plan



BLOOR STREET WEST



# Neighbourhood Retailers



**501**  
Bloor Street West






# Location Overview

501 Bloor Street West is located within the boundaries of three major traffic arterial routes, Bloor Street West, Spadina Avenue, and Bathurst Street, with an average over 24,000 vehicles passing the property each day. In addition to the impressive vehicular traffic, 501 Bloor Street West benefits from substantial pedestrian traffic in the heart of The Annex.


This location benefits from high-speed, city-wide public transit services at its doorstep, ideally positioned 350 metres from both TTC's Bathurst Station and Spadina Station, which provides direct access to the Bloor-Danforth subway line, the main arterial traversing east-west across the City of Toronto, whilst providing connecting services to main transit terminals such as Yonge & Bloor and Union Stations.

 **8,188**  
Total Population


 **8,755**  
Daytime Population

 **\$126,267**  
Average Household Income

 **\$132,914**  
Average Household Spending

 **1%**  
Growth Rate (2016-2021)

 **33.9**  
Median Age

 **97**  
Walk Score

 **100**  
Transit Score

Within 1km Radius | Statistics Canada, 2022





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### AGENCY RETAIL GROUP

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