



TORONTO

Urban Retail Report | Q2 2024

INSIGHTS

Urban Retail Overview

Urban Retail
Availability
Rate

8.26%

Average Asking Rent
(All Corridors - \$/s.f./
year)

\$91.58

Bloor Street
Average Asking
Rent (\$/s.f./year)

\$219.92

Bloor Street (Yonge to Avenue)

DEFINITIONS:

Average Asking Rent: Calculated using the straight-line average for direct ground-floor spaces that have frontage along one of the corridors tracked by JLL. Does not include sublets.

Average Asking Rent (All Corridors): The straight-line average of all direct, ground-floor availabilities with corridor frontage.

Toronto Market Overview

Toronto Urban Retail Report - Q2 2024

In Q2 2024, Toronto's retail sales softened, and this downward trend is expected to persist throughout the year. Torontonians have significantly adjusted their spending habits, prioritizing essential expenses such as housing, rent, and food. Discretionary categories, including previously strong-performing sectors like home improvement and furnishings, footwear, sporting goods, and cannabis, have faltered. Notably, laptops and cell phones have emerged as resilient segments.

Despite challenges in retail, Toronto's real estate market has demonstrated its resilience and remarkable recovery. Downtown office worker attendance has consistently increased, with Wednesdays witnessing an impressive return to nearly 80 percent of pre-pandemic levels. Local transit and regional commuter rail have witnessed a commendable resurgence, reaching 78 percent of pre-pandemic ridership.

Toronto's tourism industry is also showing promising signs of revival, outpacing 2019 spending figures, particularly with the return of international visitors.

Furthermore, the downtown core has become an attractive investment hotspot, fueled by the resurgence of office workers and the revival of tourism. The recent opening of three

exciting food halls, Queen's Cross at the Eaton Centre, Wellington Market at The Well, and Waterworks at 50 Brant Street, has added to the vibrant culinary landscape, catering to both Torontonians and visitors.

Despite sector-specific challenges, the Toronto real estate market is displaying positive recovery and adaptive characteristics. The increasing presence of office workers, strong public transit ridership, robust investments in the downtown core, and the gradual revival of tourism collectively contribute to the ongoing recovery of the city's real estate market.

Leasing Activity

In total, 24 new leases were transacted in Q2 2024 totaling over 41,000 square feet. The two most active submarkets by number of lease transactions completed were Queen Street West (Spadina to Bathurst) with eight and Yonge Street (Eglinton to Blythwood) with five.

The largest lease of Q2 2024 was signed by a medical clinic who leased over 4,600 square feet at 11 Yorkville Avenue at the base of Riocan, Capital Developments and Metropia's new 11YV development.

Queen Street West (Spadina to Bathurst) saw the greatest number of square feet leased at 12,365 square feet with Yonge Street (Eglinton

to Blythwood) in second position at 6,929 square feet.

Once again, food & beverage (F&B) was the leading category in terms of number of new retail transactions (12) as well as total square footage leased at nearly 22,000 square feet. Notable transactions include Alpha's Shawarma securing approximately 3,000 square feet at 245 Yonge Street and Poulet Rouge leasing nearly 2,700 square feet at 360 Queen Street West.

Availability

The average availability rate for the 11 retail corridors tracked by JLL decreased to 8.26%, the lowest figure since the inception of this report. King Street West (Spadina to Bathurst) had the highest percentage of available retail space at 18.42%*, while Ossington Avenue (Queen to Dundas) had no availability as of June 30, 2024.

Average Asking Rent

Average Asking Rents across Toronto's 11 retail corridors decreased to \$91.58 per square foot, led by Bloor Street at \$219.92 per square foot and followed by Yorkville Avenue (Yonge to Avenue) and Queen Street West (John to Spadina) at \$102.50 and \$90.50 per square foot, respectively. at \$107.50 and \$100.57 per square foot, respectively.

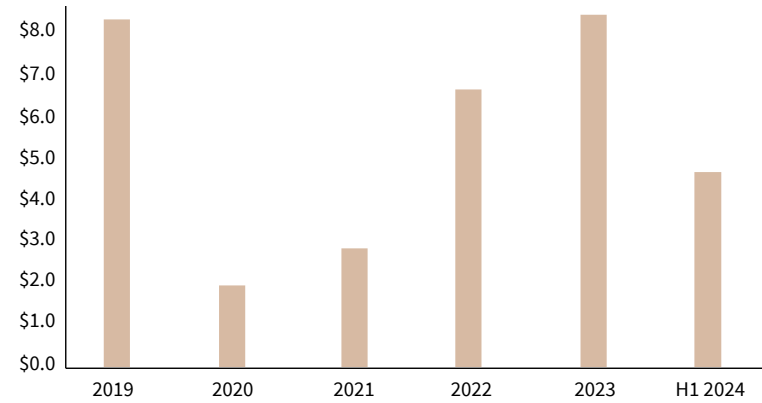
Market News

- Q2 2024 average asking rents across Toronto's 11 retail corridors decreased by 2.2% to \$91.58 net per square foot.
- The number of direct ground floor availabilities totaled 109, or 8.26% of the storefronts in the corridors tracked by JLL
- Ossington Avenue, Leslieville and Queen Street West (Spadina to Bathurst) remain Toronto's tightest submarkets

Market Dynamics

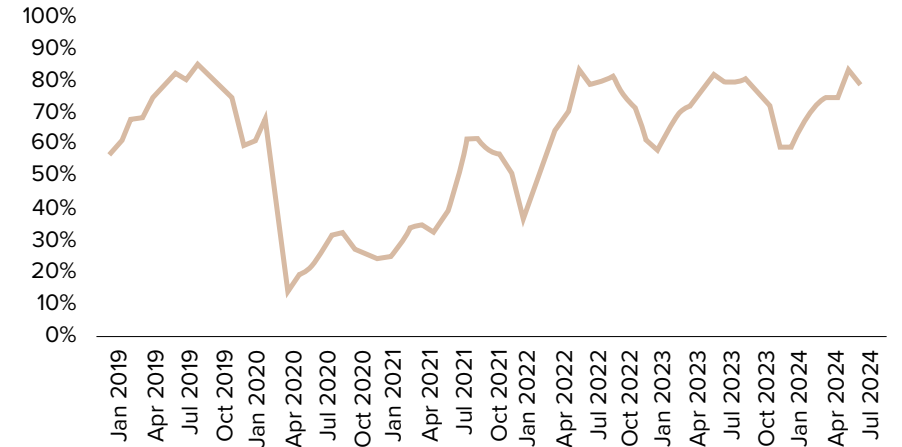
Toronto Market Overview

Visitor Spending (\$B)



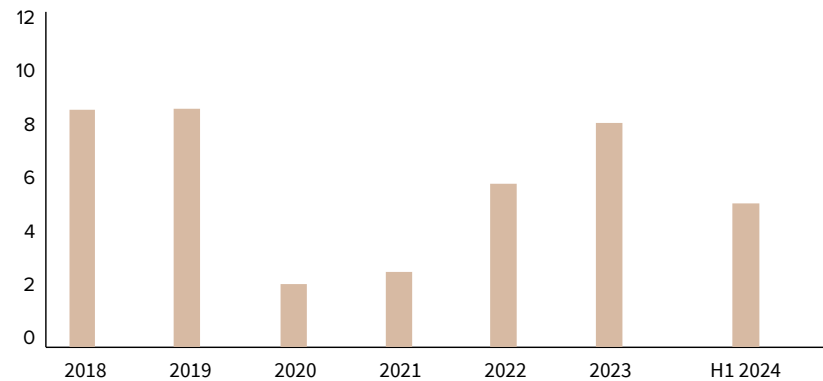
Source: Destination Toronto

Hotel Occupancy (%)



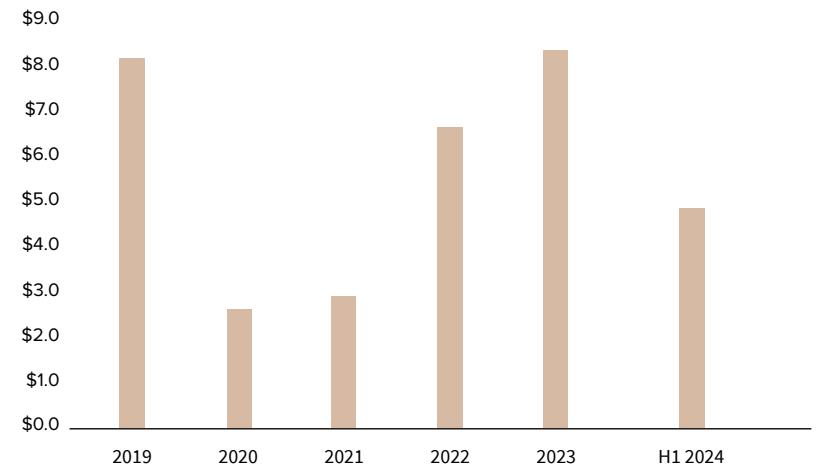
Source: CoStar

Visitor Arrivals (Millions)



Source: Destination Toronto

Change in seated diners, 2024 vs. 2023



Source: Destination Toronto

Corridor Comparison

Toronto Market Overview

Corridor Parameters	# of Storefronts Available	% of Storefronts Available	Average Asking Rent (PSF)
Bloor Street West (Yonge to Avenue)	10	15.15%	\$219.92
King Street East (Yonge to Parliament)	9	8.33%	\$51.67
King Street West (Spadina to Bathurst)	14	18.42%	\$85.92
Leslieville (Queen Street East - Booth to Leslie)	4	2.42%	\$55.00
Queen Street West (John to Spadina)	8	8.79%	\$90.50
Queen Street West (Spadina to Bathurst)	9	6.29%	\$71.97
Yonge Street (Eglinton to Blythwood)	19	9.95%	\$71.82
Yonge Street (Gerrard to Bloor)	22	9.91%	\$76.50
Yonge Street (Queen to Gerrard)	7	9.72%	\$90.00
Yorkville Avenue (Yonge to Avenue)	7	10.00%	\$102.50
Ossington Avenue (Queen to Dundas)	0	0.00%	N/A

Total # of
Storefronts Available

109

Total % of
Storefronts Available*

8.26%

Average Asking Rent
(All Corridors)*

\$91.58

* Data may have been revised since original publication due to updated information

DEFINITIONS:

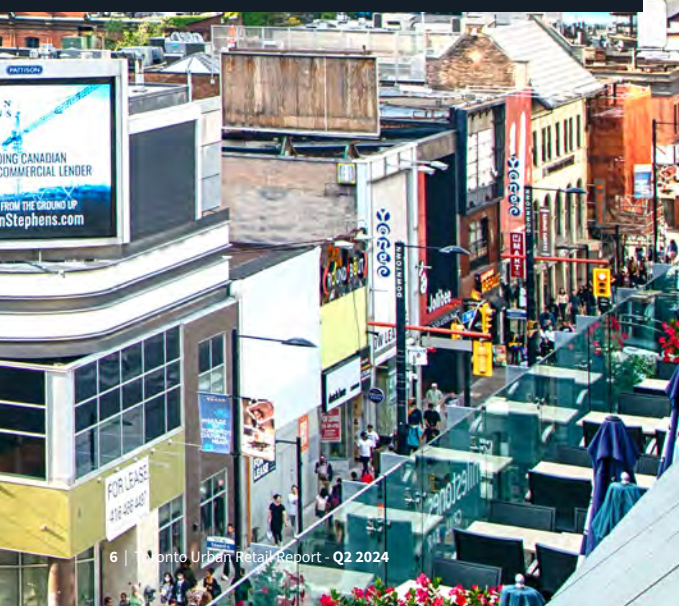
Availability: Direct space that is actively being marketed for lease in one of the corridors tracked by JLL; includes space for future and immediate occupancy with at least five years of guaranteed term.

Average Asking Rent: Calculated using the straight-line average for direct ground-floor spaces that have frontage along one of the corridors tracked by JLL. Does not include sublets.

Average Asking Rent (All Corridors): The straight-line average of all direct, ground-floor availabilities with corridor frontage.

Lease Transactions

Toronto Market Overview



Top Lease Transactions by Sq. Ft. Leased | Q2 2024

Tenant	Address	Size (SF)	Submarket	Tenant Category
MD Facial Plastic Surgery	11 Yorkville Avenue	4,625	Yorkville Avenue (Yonge to Avenue)	Medical
Alpha's Shawarma	245 Yonge Street	3,037	Yonge Street (Queen to Gerrard)	Food & Beverage
Pho 90	500 Queen Street West	2,761	Queen Street West (Spadina to Bathurst)	Food & Beverage
Poulet Rouge	360 Queen Street West	2,689	Queen Street West (John to Spadina)	Food & Beverage
PP Pet	2299 Yonge Street	2,294	Yonge Street (Eglinton to Blythwood)	Pet Store
Baby's Cabaret	563 Queen Street West	2,200	Queen Street West (Spadina to Bathurst)	Food & Beverage
Lamour Beauty & Life	556 Yonge Street	2,103	Yonge Street (Gerrard to Bloor)	Health & Beauty
Tim Hortons	441 Queen Street West	1,676	Queen Street West (John to Spadina)	Food & Beverage
Shawarma Royale	565 Queen Street West	1,590	Queen Street West (Spadina to Bathurst)	Food & Beverage
Fun Guyz	518 Queen Street West	1,523	Queen Street West (Spadina to Bathurst)	Specialty Retail



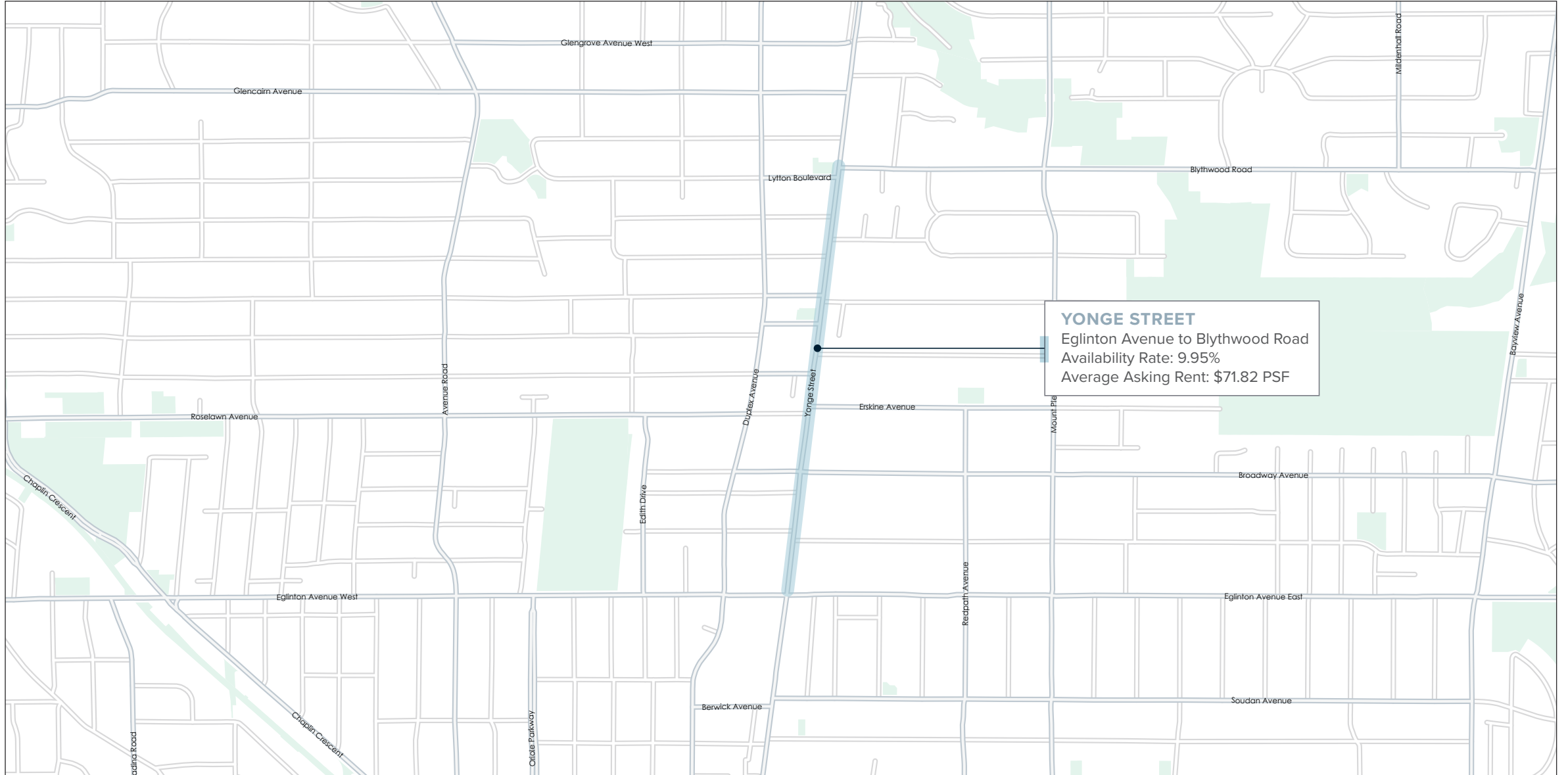
Most Active Neighbourhoods by Sq. Ft. Leased | Q2 2024

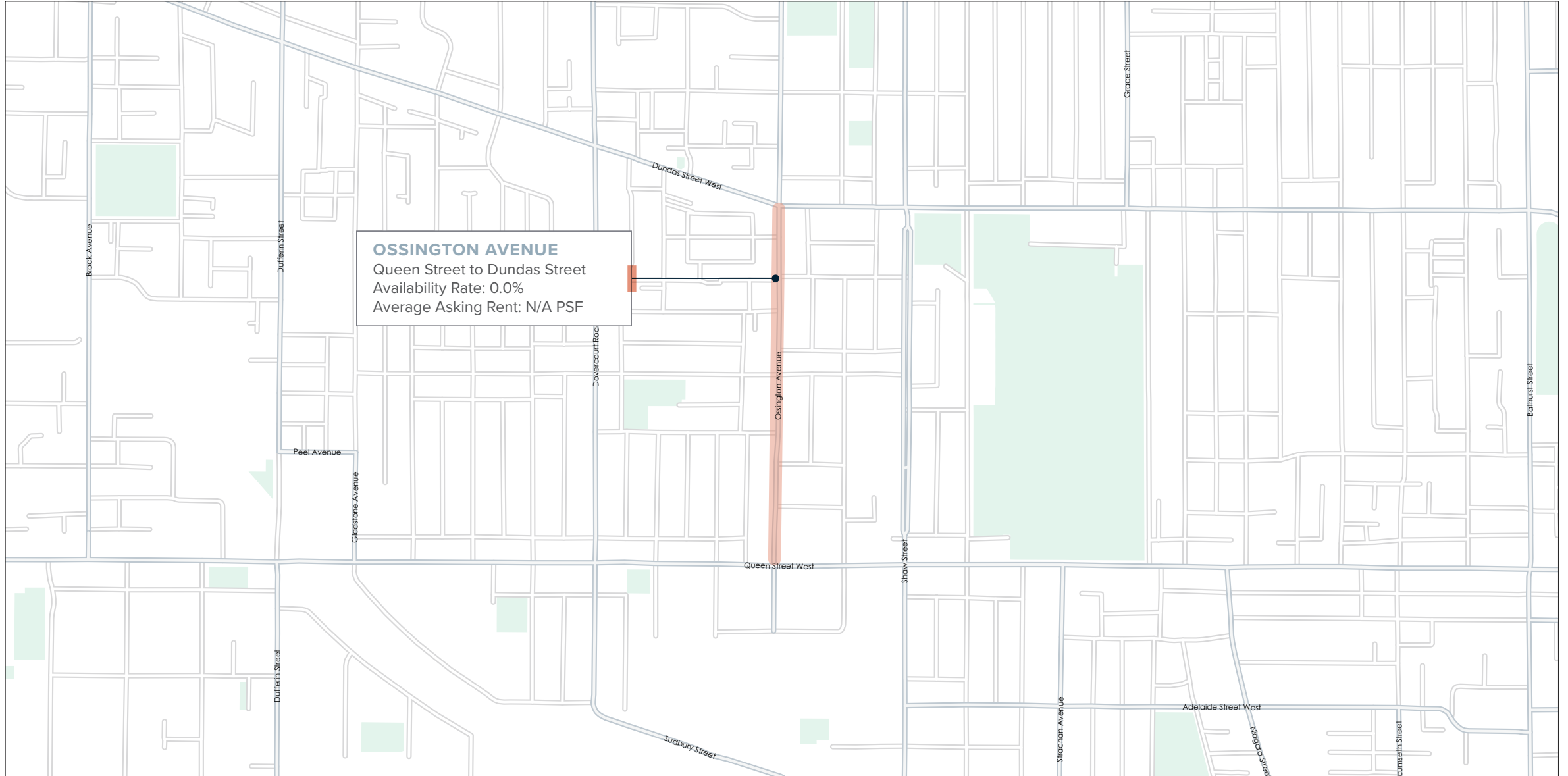
Submarket	# of New Lease Transactions	Total Space Leased (SF)
Queen Street West (Spadina to Bathurst)	8	12,365
Yonge Street (Eglinton to Blythwood)	5	6,929
Queen Street West (John to Spadina)	3	5,768
Yorkville Avenue (Yonge to Avenue)	1	4,625
Ossington Avenue (Queen to Dundas)	3	3,787
Yonge Street (Queen to Gerrard)	1	3,037
Yonge Street (Gerrard to Bloor)	1	2,103
King Street East (Yonge to Parliament)	1	1,400
Leslieville (Queen Street East - Booth to Leslie)	1	1,150
King Street West (Spadina to Bathurst)	0	0
Bloor Street West (Yonge to Avenue)	0	0

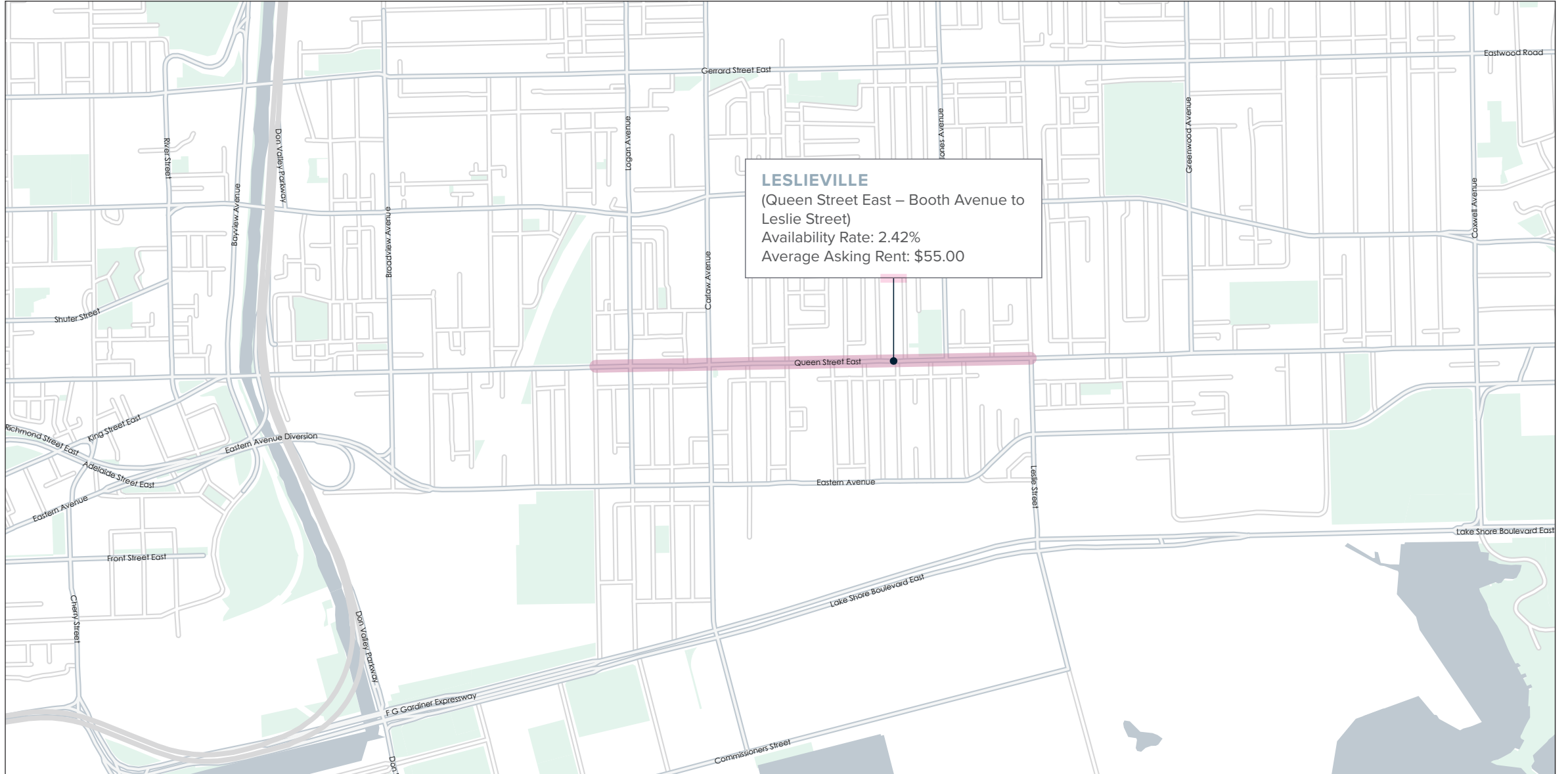
Most Active Tenant Categories by Sq. Ft. Leased | Q2 2024

Tenant Category	# of New Lease Transactions	Total Space Leased (SF)
Food & Beverage	12	21,880
Medical	1	4,625
Pet Store	2	3,444
Specialty Retail	2	2,583
Health & Beauty	1	2,103
Grocery	1	1,500
Boutique Fitness	1	1,225
Women's Apparel	1	1,225
Jewellery	1	900
Office	1	850
Convenience	1	829











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