

THE SOHO  
HOTEL & RESIDENCES



46

# BLUE JAYS WAY

RETAIL FOR LEASE





# Premier Entertainment District Retail

46 Blue Jays Way is an opportunity to lease premium retail space at the base of The SoHo Hotel & Residences, a luxurious boutique hotel in Toronto's booming Entertainment District. The SoHo features 203 residential units, 92 hotel suites, and 3,077 square feet of available retail space over the ground floor, plus a 2,064 square foot mezzanine. Located just south of King Street West, the retail benefits from ample ceiling heights, significant exposure to Blue Jays Way, a dedicated garbage room and direct access to shipping and receiving.

**5,141 SF**  
Total Retail Space

**36 FT**  
Frontage

**92**  
Hotel Suites

**203**  
Residential Units

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# Area Overview

Toronto's Downtown West is one of Canada's fastest growing submarkets. The area is popular with young urban professionals who desire a downtown 'live, work, and play' lifestyle. Bolstered by the most active office and residential market in the country, Downtown West has experienced exponential growth the past decade with ample mixed used development projects under construction in the immediate area. The area is the city's tech hub and features some of the top tech talent in the country including Shopify's Toronto headquarters.



**69,906**  
Population



**14.4%**  
Growth Rate  
Next 5 Years



**204,433**  
Daytime Population



**\$134,954**  
Average HH Income



**25-34**  
Median Age

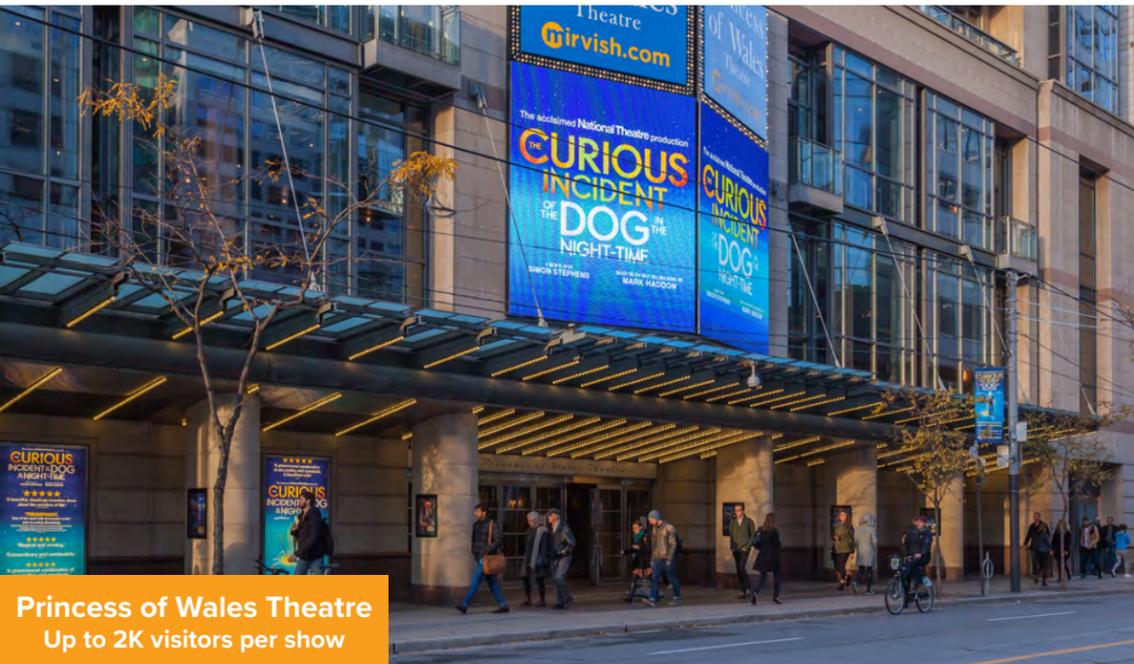


**42,581**  
Total Households

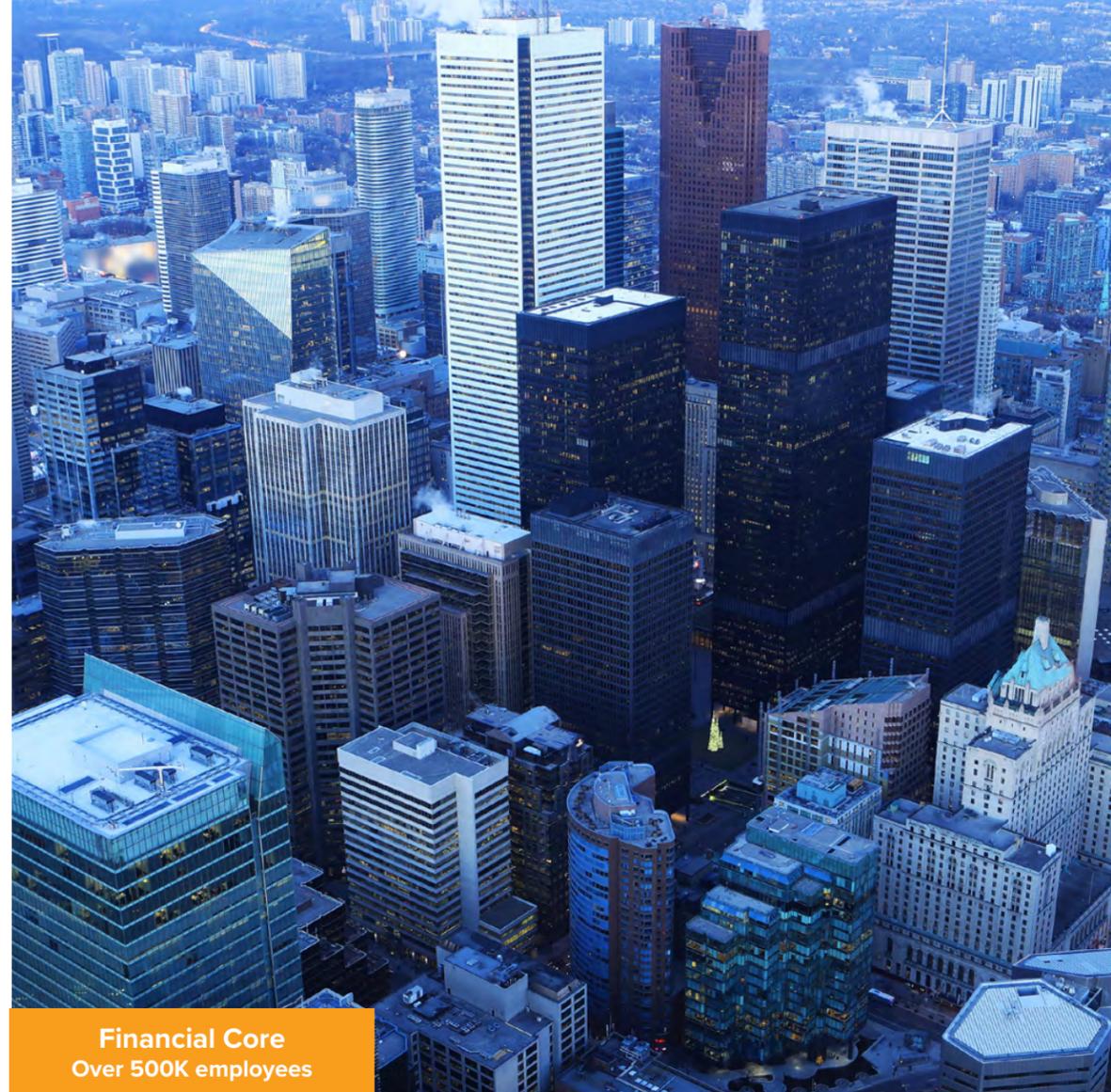
Source: Statistics Canada, 2023; 0.5 km radius.



# Traffic Generators



Princess of Wales Theatre  
Up to 2K visitors per show



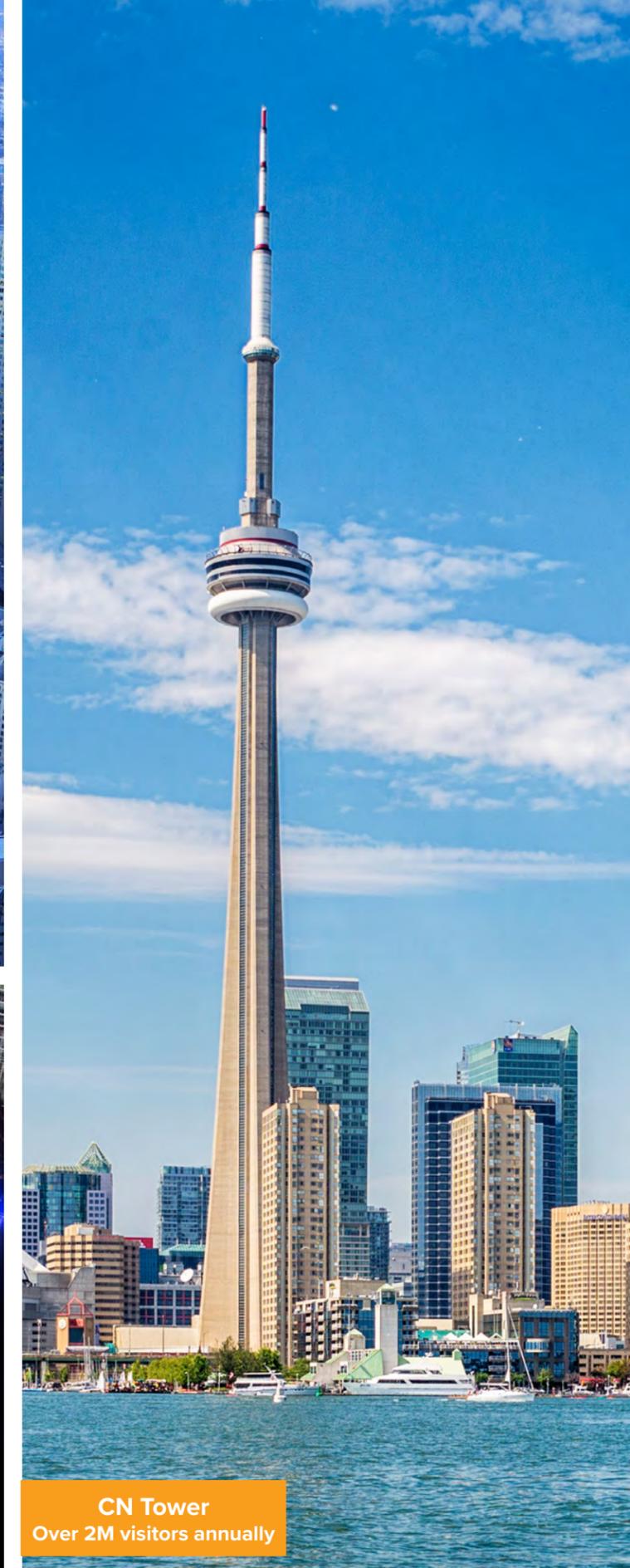
Financial Core  
Over 500K employees



Ripley's Aquarium  
2M visitors annually

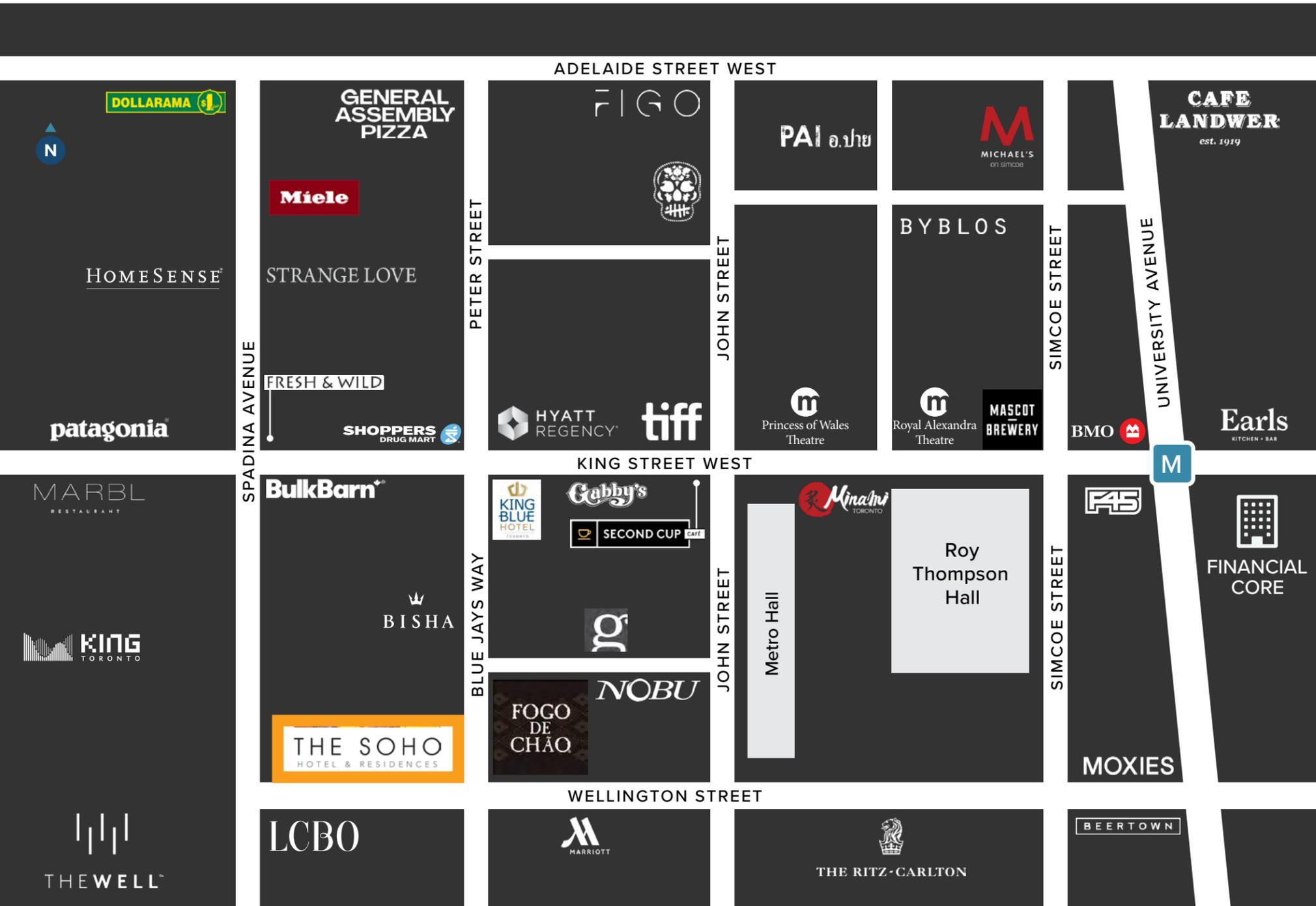


Rogers Centre  
Up to 60K in attendance per event



CN Tower  
Over 2M visitors annually

# Neighbourhood Tenants



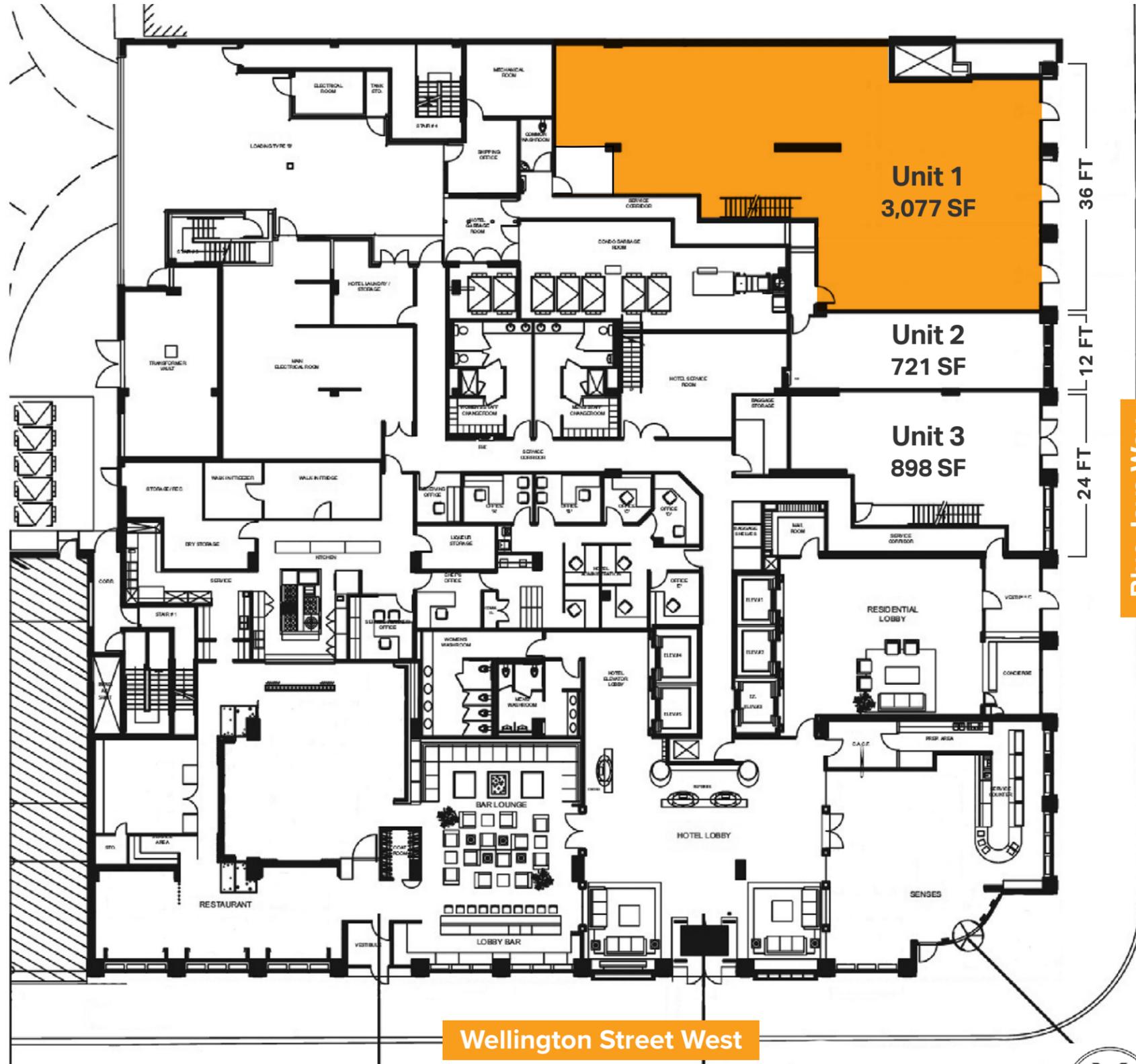


# Property Details

<b>Unit 1:</b>	3,077 SF	
<b>Unit 1 Mezzanine:</b>	2,064 SF	
<b>Unit 2:</b>	721 SF	} Can be leased with Unit 1 or individually
<b>Unit 3:</b>	898 SF	
<b>Total:</b>	<b>5,141 SF - 6,760 SF</b>	
<b>Available:</b>	June 1, 2024	
<b>Term:</b>	5-10 years	
<b>Net Rent:</b>	Please Contact Listing Agents	
<b>Additional Rent:</b>	\$24.78 (est. 2023)	
<b>Zoning:</b>	Commercial Retail	

- Excellent location on Blue Jays Way, just south of King Street West
- Steps to multiple TTC lines, including the 504 King, and 510 Spadina streetcar lines
- Exceptional neighbouring tenancies, including Nobu, Fogo de Chao, Abrielle, Blumz, French Made, Moretti Cafe, Pigeon Cafe plus many more
- Patio potential
- Direct access to garbage room and shipping and receiving
- Two levels of underground public parking on Wellington Street West

# Site Plan



Wellington Street West

Blue Jays Way



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