

# ST. CLAIR CENTRE

22 St. Clair Avenue East



**RETAIL FOR LEASE**  
Concourse Level

ChoiceProperties



# ST. CLAIR CENTRE



22 St. Clair Avenue East presents an opportunity to lease three concourse level retail spaces ranging from 177 SF – 3,019 SF. All spaces benefit from high commuter traffic being located at the base of a 430,000 SF mixed-use tower and at the St. Clair Station entrance. Co-tenants include, Loblaws, TD Canada Trust, Goodlife Fitness, Rexall, Starbucks and Greenhouse Juice Co.

Yonge & St. Clair is one of Toronto's most significant intersections and is seeing a remarkable transformation that will include the addition of new retailers, restaurants, and mixed-used developments. The location is highly desirable given that it's on the Yonge subway line and is adjacent to some of Canada's most affluent neighbourhoods, including Forest Hill, Moore Park, and Rosedale.



## PROPERTY DETAILS

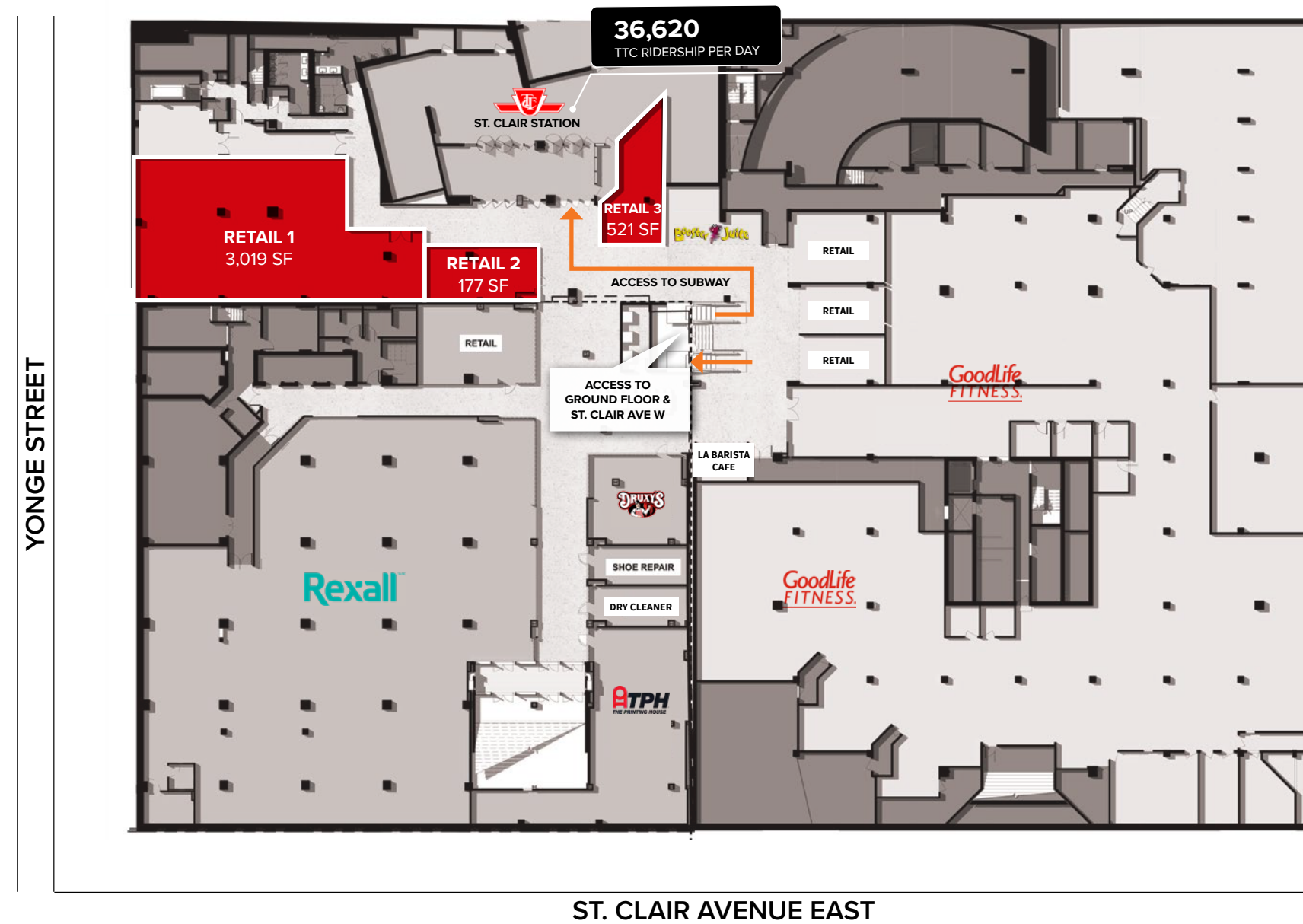
<b>Retail 1:</b>	3,019 SF	} Can be leased together or separately
<b>Retail 2:</b>	177 SF	
<b>Retail 3:</b>	521 SF	
<b>Available:</b>	Immediately	
<b>Term:</b>	5-10 years	
<b>Net Rent:</b>	Please contact Listing Agents	
<b>Additional Rent:</b>	\$23.42 (est. 2021)	

## HIGHLIGHTS

- Conveniently located at the entryway to St. Clair Station
- Building has undergone extensive renovations
- Yonge & St. Clair is in the midst of a significant transformation with an influx of new development, world-class retail and restaurants
- Excellent co-tenancies, including Loblaws, TD Canada Trust, Goodlife Fitness, Rexall, Starbucks, and Greenhouse Juice Co

# ST. CLAIR CENTRE

## LOWER CONCOURSE



# NEIGHBOURHOOD RETAILERS

<p><b>DOLLARAMA</b> — Dollarama</p> <p><b>POPEYES</b> — Popeyes Louisiana Kitchen</p> <p>petvalu — Pet Valu</p> <p>freshii — Freshii</p> <p><b>BMO</b> — BMO Bank of Montreal</p>	<p><b>HEATH ST E</b></p> <p>Midtown Gastro Hub</p> <p>Harvey's</p> <p>Pizza Pizza</p> <p>Tim Hortons</p> <p>Shoppers Drug Mart</p>
<p><b>DELISLE AVE</b></p> <p>ONE DELISLE — One Delisle Condos</p> <p>Sushi Gen</p> <p>Walking On A Cloud</p> <p>Kwan Dim Sum</p> <p>Modo Yoga Uptown</p> <p>Indigo SALON SCAVO</p> <p>RBC</p> <p>BUCA</p> <p>Equitable Bank</p>	<p><b>HEATH ST E</b></p> <p>Freedom Mobile</p> <p>Legs Beautiful</p> <p>Roots</p> <p><b>ST. CLAIR CENTRE</b></p> <p>Starbucks</p> <p>ATPH THE PRINTING HOUSE</p> <p>Rexall</p> <p>Loblaws</p> <p>NATIONAL BANK</p> <p>TD Canada Trust</p> <p>Meridian</p>
<p><b>ST CLAIR AVE W</b></p> <p>Mary Be Kitchen</p> <p>MARY BE KITCHEN</p> <p>HOLY CHUCK</p> <p>Topcuts</p> <p>Book City</p> <p>Rucci Shop For Men</p> <p>Home Hardware</p> <p>Nove Trattoria</p> <p>Bombay Roti</p>	<p><b>ST CLAIR AVE E</b></p> <p>The Centre for Fitness, Health and Performance</p> <p>Scotiabank</p> <p>McDonald's</p> <p>Playa Cabana Taqueria Norte</p> <p>Canadian Outlet</p> <p>Canada Post</p> <p>Olsson Optical</p> <p>Aroma Espresso Bar</p> <p>HERO CERTIFIED BURGERS</p>

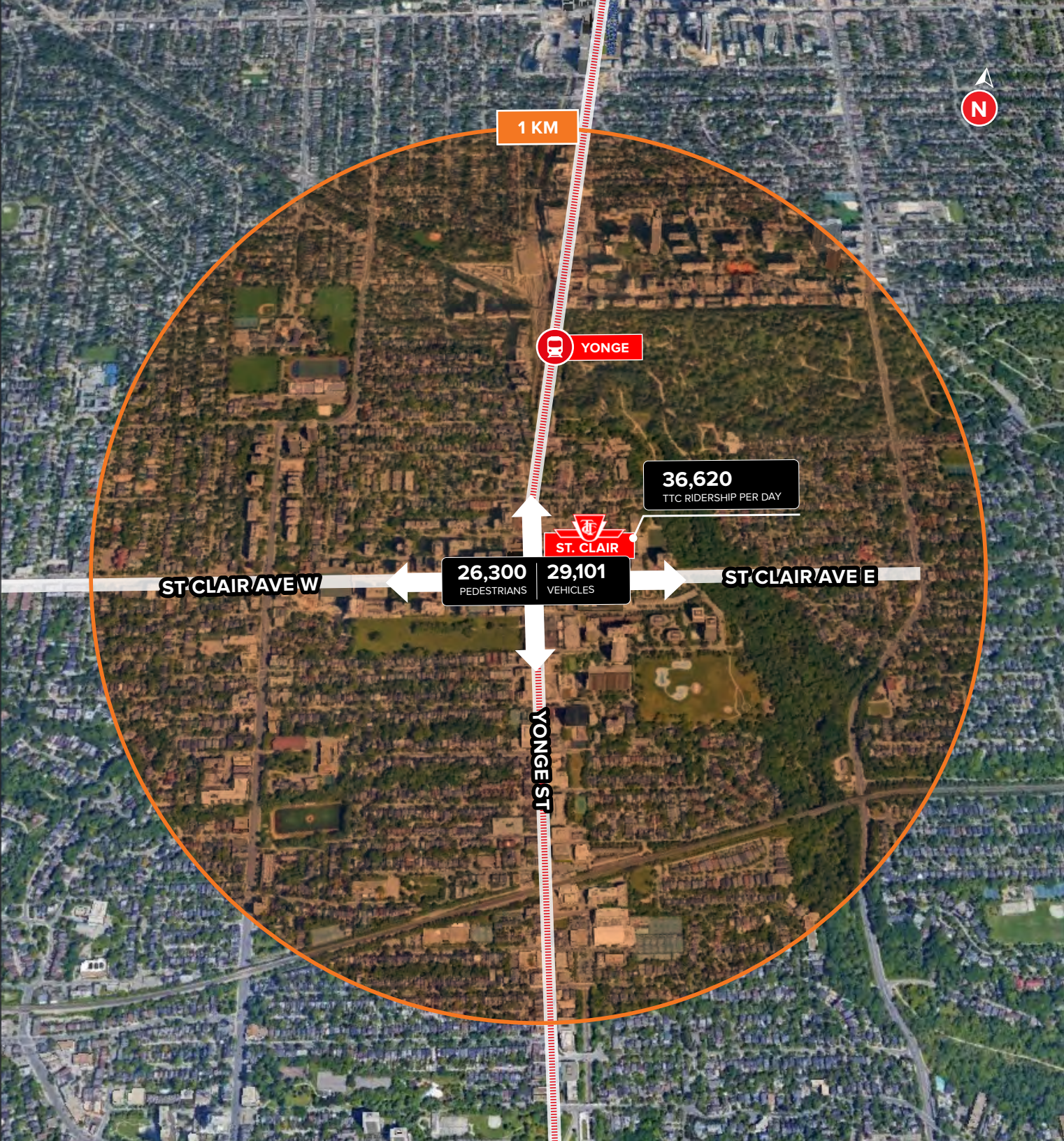
# DEMOGRAPHICS

**27,364**  
Total Population

**10%**  
Growth Rate (2015-2020)

**34,610**  
Daytime Population

**\$242,148**  
Average Household Income



**ST CLAIR AVE W** ← **26,300 PEDESTRIANS** | **29,101 VEHICLES** → **ST CLAIR AVE E**

1 KM

**YONGE**

**ST. CLAIR**

**36,620**  
TTC RIDERSHIP PER DAY

**YONGE ST**

\* Within 1km Radius  
Statistics Canada, 2021

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## RETAIL FOR LEASE

Concourse Level

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