

# 11 YORKVILLE AVENUE

Premier Yorkville Retail For Lease



METROPIA

RIO CAN  
REAL ESTATE INVESTMENT TRUST





An architectural rendering of the 11 Yorkville Avenue building at dusk. The building is a tall, modern skyscraper with a glass facade that reflects the sky and surrounding environment. The interior lights are on, and the building's base is illuminated. In the foreground, a paved walkway leads towards the building, and a few people are walking. Trees and other buildings are visible in the background.

# 11 Yorkville Avenue

# Toronto's Premier Retail Destination.

YORKVILLE AVENUE

## Signature Retail Opportunities

11 Yorkville is a premier opportunity to lease world-class retail space in one of Canada's most renowned and affluent neighbourhoods. The offering features 2 signature retail units at grade consisting of 2,577 SF and 4,686 SF and a prominent ground floor entrance vestibule to the 15,081 SF second floor premises.

The signature project is 62 storeys with 600+ residential units and a total of 23,929 SF of flagship retail space.

**62**  
STOREYS

**600+**  
UNITS

**23,929 SF**  
OF TOTAL RETAIL



# Property Details

GROUND FLOOR:	Unit A: 1,522 SF	] Can be leased together or separately
	Unit D: 1,231 SF	
	Unit C: 1,404 SF	] Can be leased together or separately
	Unit E: 756 SF	
	Unit F: 988 SF	
	Unit G: 1,477 SF	
	<del>Unit B: 527 SF</del> Under Contract	
SECOND FLOOR:	<del>15,081 SF</del> Under Contract	
TERM:	10 years	
POSSESSION:	Q3 2024	
NET RENT:	Please Contact Listing Agents	
ADDITIONAL RENT:	\$45.06 PSF (est. 2024)	

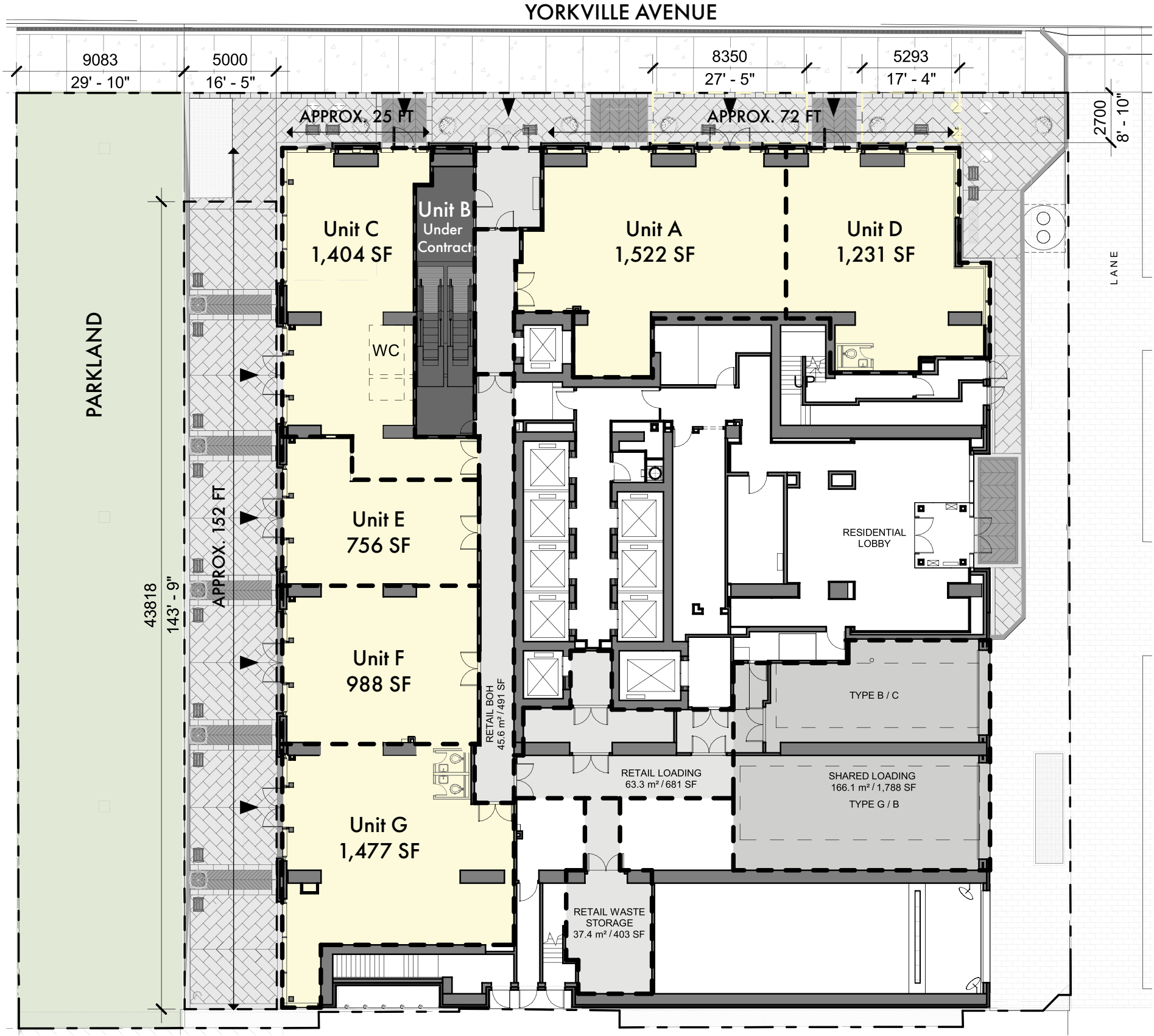
## HIGHLIGHTS

- Premier retail location in the heart of Canada's most affluent neighbourhood
- Right-sized ground floor retail opportunities with flexibility to combine or further demise units
- Rare patio opportunity on city park
- Floor-to-ceiling windows with ample natural light
- Ceiling heights of 20 FT
- Steps to Bloor-Yonge and Bay Subway Stations





# Floor Plan



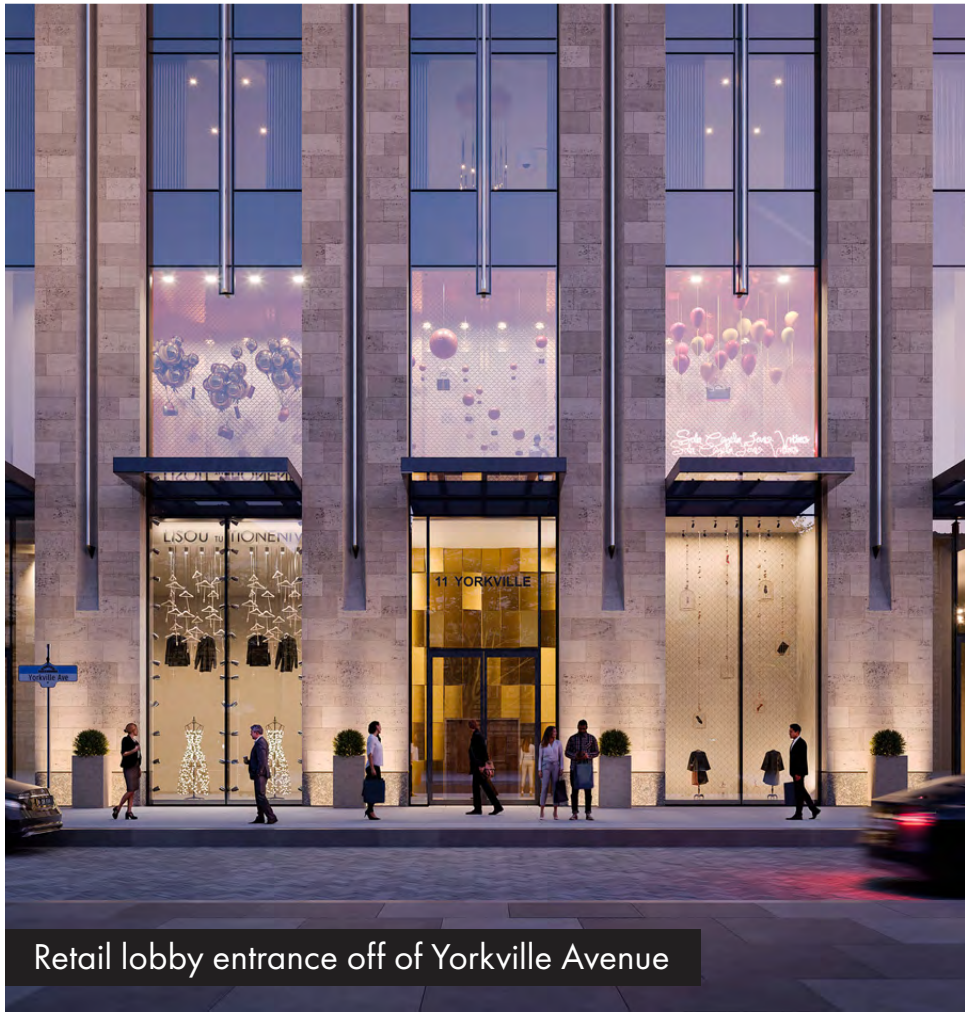
## GROUND FLOOR

Unit A:	1,522 SF	Unit C:	1,404 SF
Unit D:	1,231 SF	Unit E:	756 SF
Unit B:	527 SF Under Contract	Unit F:	988 SF
		Unit G:	1,477 SF





View from Parkland looking East



Retail lobby entrance off of Yorkville Avenue



View from Yorkville Avenue looking South East







# Bloor-Yorkville

Recognized internationally as one of the world's top shopping destinations, Toronto's Bloor-Yorkville is often compared to Fifth Avenue in New York, Rodeo Drive in Los Angeles, and Chicago's "Magnificent Mile".



Featuring best-in-class luxury brands such as Prada, Hermes and Gucci as well as Canadian retail icons Harry Rosen and Holt Renfrew, Bloor-Yorkville is Canada's fashion mecca.

Bloor-Yorkville is in the midst of a radical transformation with nearly 30 high-end residential developments and over 10,000 new units under construction.



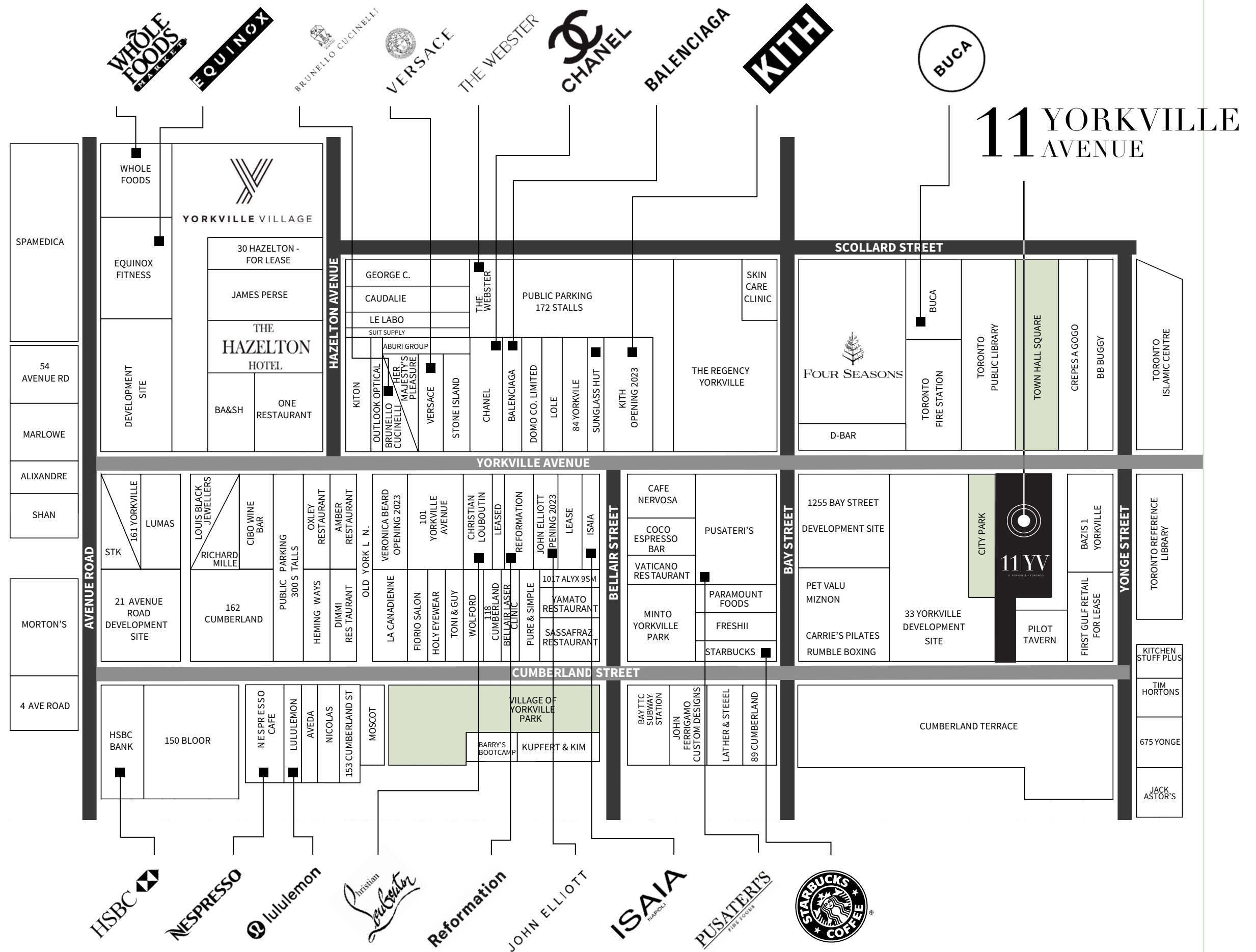
# Bloor / Yorkville Retailers



SIGNATURE RETAIL OPPORTUNITIES



# Retail Map





# Yorkville Neighbourhood Demographics

AVERAGE HOUSEHOLD INCOME

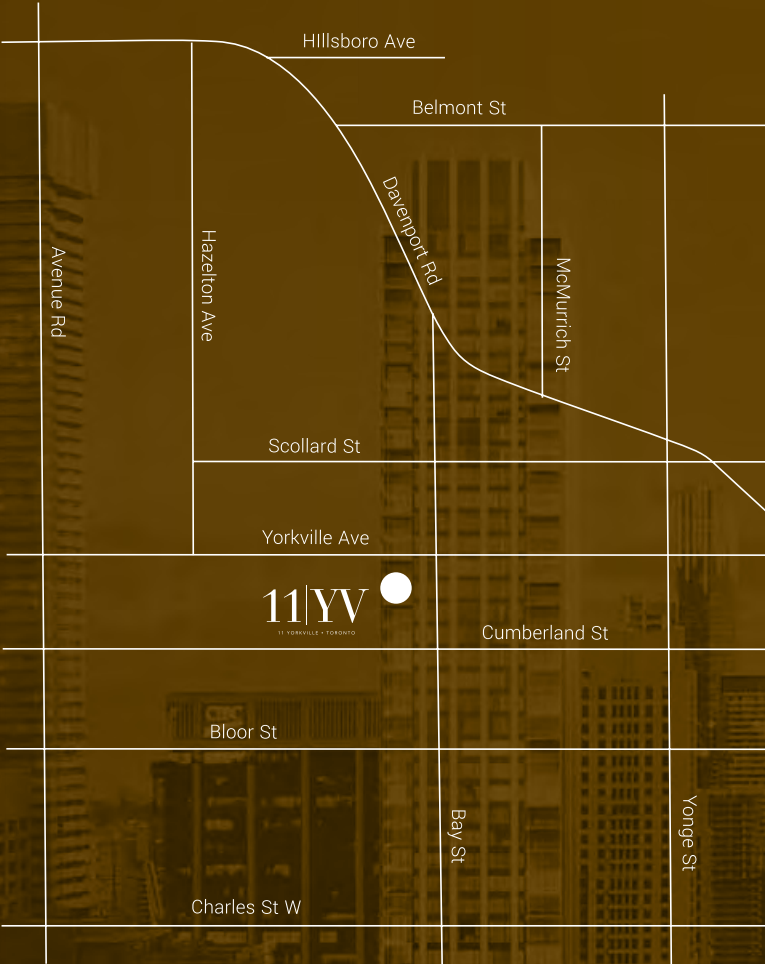
\$319,749

TOTAL HOUSEHOLDS







7,849

FOOT TRAFFIC

465,000 people in total embark and disembark daily on average from 6 stations in surrounding areas.



## ANNUAL SPENDING

FOOD		RECREATION	
	<b>\$27,856</b> Per household		<b>\$10,332</b> Per household
	<b>\$218,646,157</b> Total household		<b>\$81,102,610</b> Total household
PERSONAL CARE		CLOTHING	
	<b>\$4,214</b> Per household		<b>\$7,561</b> Per household
	<b>\$33,082,110</b> Total household		<b>\$59,350,168</b> Total household
RESTAURANTS		ENTERTAINMENT	
	<b>\$13,167.<sup>90</sup></b> Per household		<b>\$2,510.<sup>27</sup></b> Per household
	<b>\$103,354,866</b> Total household		<b>\$19,703,127</b> Total household

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# Neighbourhood Development Activity

Address	Development Status	Unit Count*	Height (ST)	Estimated Population**
21 Avenue Road	Under Construction	803	31, 40	1,365
33-45 Avenue Road, 140-148 Yorkville Avenue	Approved	107	29	182
80 Bloor Street	LPAT Appeal	565	68	961
2 Bloor Street West	Approved	556	36, 46	945
1 Bloor Street West	Under Construction	430	82	731
1 Bloor Street East	Built (Recent)	612	78	1,040
50 Bloor Street West	Approved	600	71	1,020
94 Cumberland Street	Under Construction	199	25	338
100 Davenport Road	LPAT Appeal	56	29	95
48-58 Scollard Street, 1315-1325 Bay Street	Approved	112	41	190
874-878 Yonge Street, 3-11 Scollard Street	LPAT Appeal	152	46	258
767-773 Yonge Street	LPAT Appeal	136	25	231
836-850 Yonge Street, 1-9A Yorkville Avenue	Under Construction	577	58	981
826-834 Yonge Street, 2-8 Cumberland Street	Approved	371	51	631
27-37 Yorkville Avenue, 26-50 Cumberland Street	Approved	1,100	40, 62	1,870
	LPAT Appeal:	909		1,545
	Approved:	2,846		4,838
	Under Construction:	2,621		4,455
	Totals:	6,376		10,838

\*Unit counts were based on publicly available/accessible information (staff reports, architectural plans, LPAT orders/decisions, by-laws, etc). These figures are subject to change as the applications move through the approvals (OPA/ZBA/SPA/MV) process.

\*\*A multiplier of 1.7 was applied to the total unit count to estimate the population. This figure represents the person-per-unit multiplier stated in the 'TOcore Proposals Report' (November 2016).



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AGENCY RETAIL GROUP

**GRAHAM SMITH\***

Senior Vice President  
+1 416 855 0914  
Graham.Smith@jll.com

**BRANDON GORMAN\*\***

Senior Vice President  
+1 416 855 0907  
Brandon.Gorman@jll.com

**MATTHEW MARSHALL\***

Sales Associate  
+1 416 238 9925  
Matthew.Marshall@jll.com

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