

Retail

For Lease



2801 Kingston Road



Overview

The Bluffs is located in Cliffside, a family-oriented neighbourhood in Toronto's east-end along Toronto's Beaches, next to the majestic Scarborough Bluffs. Nearby retailers include LCBO, Canadian Tire, Shoppers Drug Mart, Dollarama, CIBC, Scotiabank, Subway, and Tim Hortons.

Kingston Road, also known as Highway 2, has been integral to the Scarborough area since it was established in 1817, its name signaling it was the sole route connecting Toronto and Kingston. The route was home to numerous inn's and motels, which have been demolished to make way for new developments. As the area becomes more desirable, new residential developments are arising in Cliffside. This stretch of Kingston Road is currently undergoing significant revitalization with new mid-rise and townhouse developments redefining the street's quiet, low-rise character.

Located along Kingston Bus Route 52 and with quick access to the St. Clair East Streetcar, this opportunity is well-served by public transportation. Within minutes, passengers can connect to various transportation routes via Warden Subway Station and Eglinton Go Station.



Property details

AVAILABLE | Q2 2021

NET RENT | Negotiable

TERM | 5- 10 Years

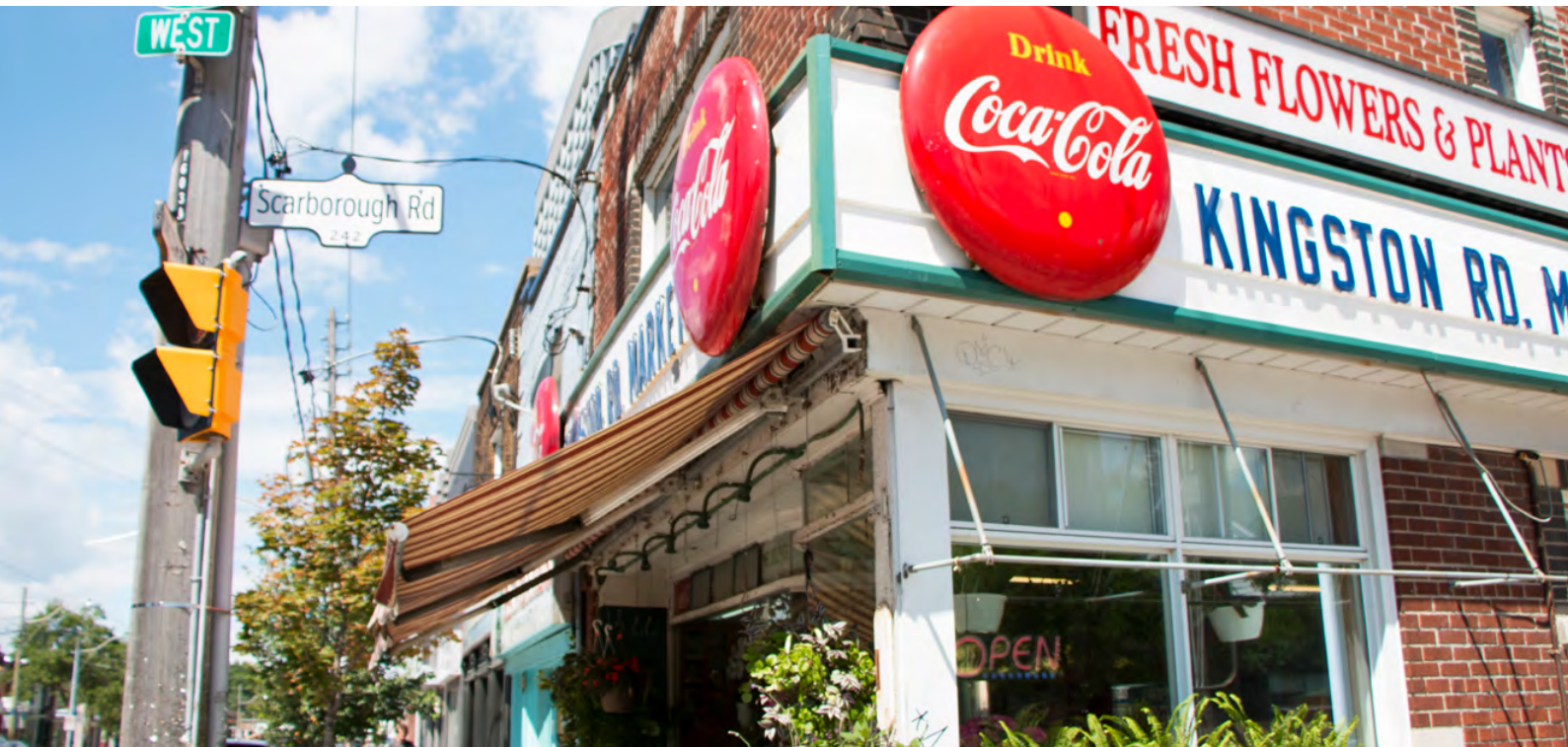
ADDITIONAL RENT | \$12.00 PSF (est. 2021)

AVAILABLE UNITS	Unit 1: 1,923 SF	} Can be leased together
	Unit 2: 1,233 SF	
	Unit 3: 3,721 SF	} Can be leased together
	Unit 4: 4,841 SF	
	Unit 5: 2,332 SF	
Total:	14,050 SF	

Highlights

- Prime east-end ground floor retail space
- Located at the base of 188 residential units in a brand new condo development
- Direct access to public transportation
- High visibility & exposure
- Rapidly growing area with numerous new developments in close proximity





Demographics

Within 3KM | Statistics Canada, 2020



90,551
Population



64,388
Daytime Population



41.5
Median Age



33,128
Total Households



\$81,663
Avg. HH Income



77
Walk Score



Area developments

The City of Toronto has completed “avenue” studies in both Cliffside and Birchcliffe to revitalize fading commercial districts on Kingston Road with mixed-use developments. The Kingston Road Revitalization Study promotes reurbanization and reinvestment along Kingston Road, abiding the City’s Official Plan and supporting local community initiatives. Ward 36 currently has 29 developments under application, 17 of which are mid-rise residential or townhome developments.



① 1665 KINGSTON ROAD

Core Development Group
65,746 SF
52 Units | 3.5 Storeys
November 2020

② 168 CLONMORE DRIVE

Core Development Group
126,665 SF
118 Units | 4 Storeys
July 2021

③ 2201 KINGSTON ROAD

Lifestyle Custom Homes
155,259 SF
3,950 SF Retail
182 Units | 11 Storeys
Spring 2022

④ 2880 KINGSTON ROAD

Artlife Developments
102,020 SF
3,271 SF Retail
145 Units | 10 Storeys
Under Review

⑤ 35 DANFORTH ROAD

Hi-Rise Group
10,893 SF
116 Units / 4 Storeys
2020 Completion



⑥ 300 DANFORTH ROAD

Ranka Group of Companies
227,581 SF
1,741 SF Retail
241 Units | 12 Storeys
Pre-Construction

⑦ 2746 KINGSTON ROAD

Hi-Rise Group
354,951 SF
451 Units | 19 Storeys
Pre-Construction

⑧ 3655 KINGSTON ROAD

Hazleton Developments
110 Units | 10 Storeys
2020 Completion

⑨ 1316 KINGSTON ROAD

Terrasse Condos
38,919 SF
3,196 SF Retail
30 Units | 7 Storeys
2021 Completion

⑩ 1400 KINGSTON ROAD

Laurier Homes
41 Units | 7 Storeys
Pre-Construction



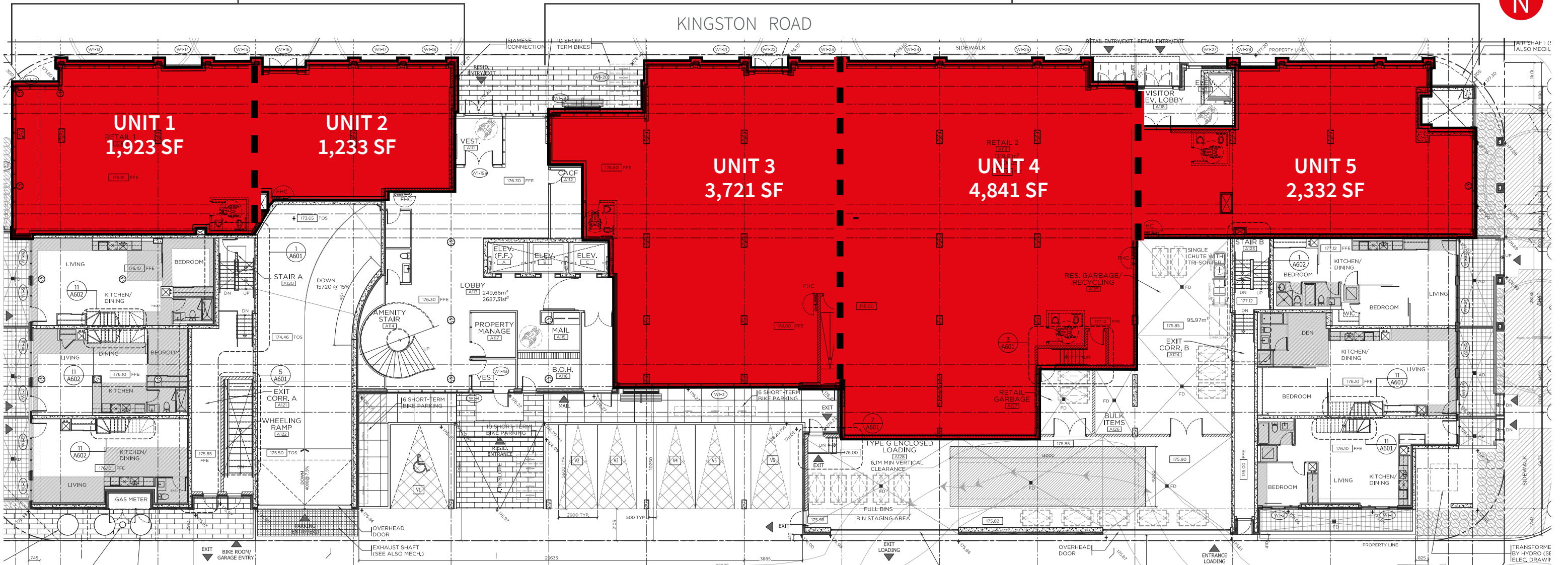
Summary

- Municipal Address:** 2799-2815 Kingston Road
- Ceiling:** 16 FT
- Parking Stalls:** 41
- Vehicle Parking:** 5 Surface stalls, 8 underground stalls with access to 28 visitor stalls
- Bicycle Parking:** 2 long-term stalls 8 short-term stalls



Can be leased or purchased as one unit

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Brandon Gorman*

Senior Vice President

+1 416 855 0907

Brandon.Gorman@am.jll.com

Graham Smith*

Senior Vice President

+1 416 855 0914

Graham.Smith@am.jll.com

Austin Jones*

Sales Representative

+1 416 855 0939

Austin.Jones@am.jll.com



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* Sales Representative