

2720

DUNDAS ST WEST JUNCTION HOUSE



DUNDAS WEST RETAIL OPPORTUNITY

IN THE JUNCTION



LEE CHOW
GROUP



PREMIUM JUNCTION RETAIL

Junction House is a 9-storey mixed-use 150-unit condominium development located on Dundas Street West between Watkinson Avenue and Old Weston Road. The development features 5,350 square feet of retail space with expansive frontage along Dundas Street West and 21 foot ceilings. Slated for completion in Q2 2023, the new vibrant retail will be an excellent addition to the neighborhood's trendy vibe.



5,350 SF

GROUND FLOOR RETAIL



21 FT

CEILING HEIGHTS



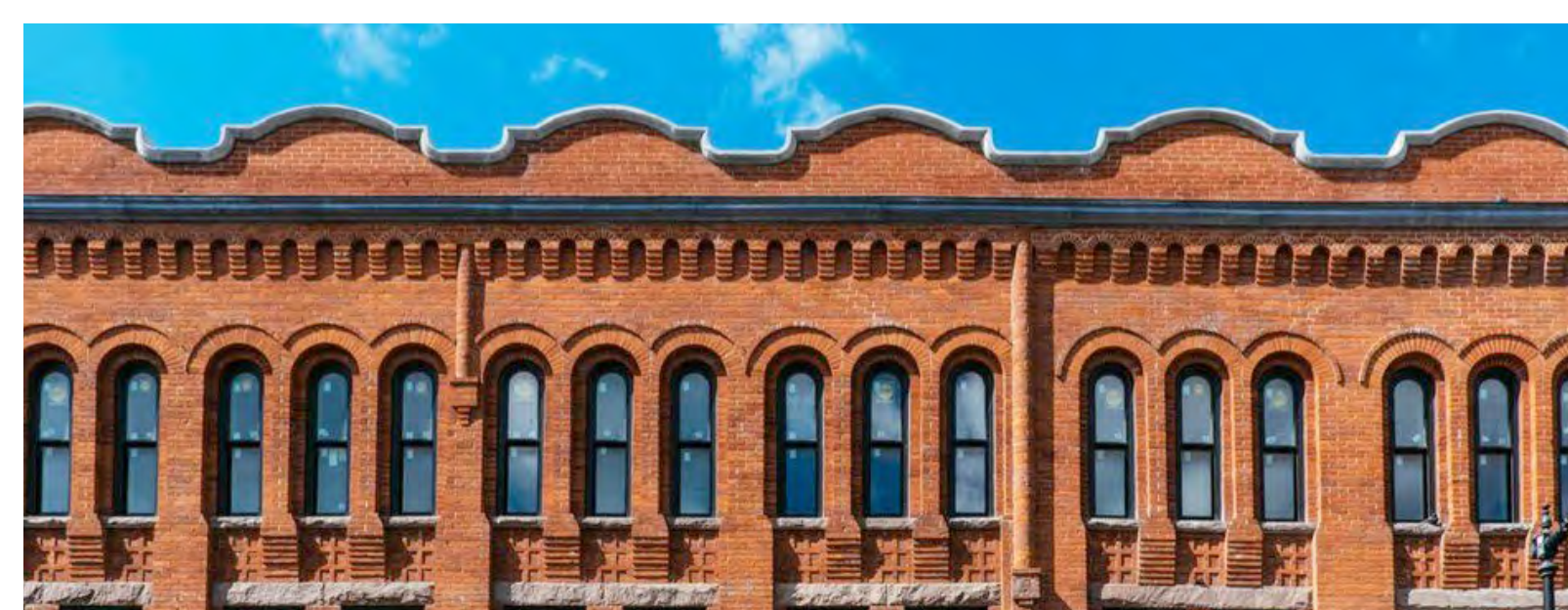
Q4 2023

COMPLETION

THE JUNCTION

Located in Toronto's West End, the historic district of The Junction – is a hip neighbourhood that gets its name for once being the heart of the Canadian Pacific Railway. The main thoroughway of Dundas West is alive with restaurants, bars, local boutiques, and businesses. Bordered by the northern end of High Park and the trendy eastern arm of Junction Triangle, this eclectic area offers a bustling place to shop during the day or a lively night out.

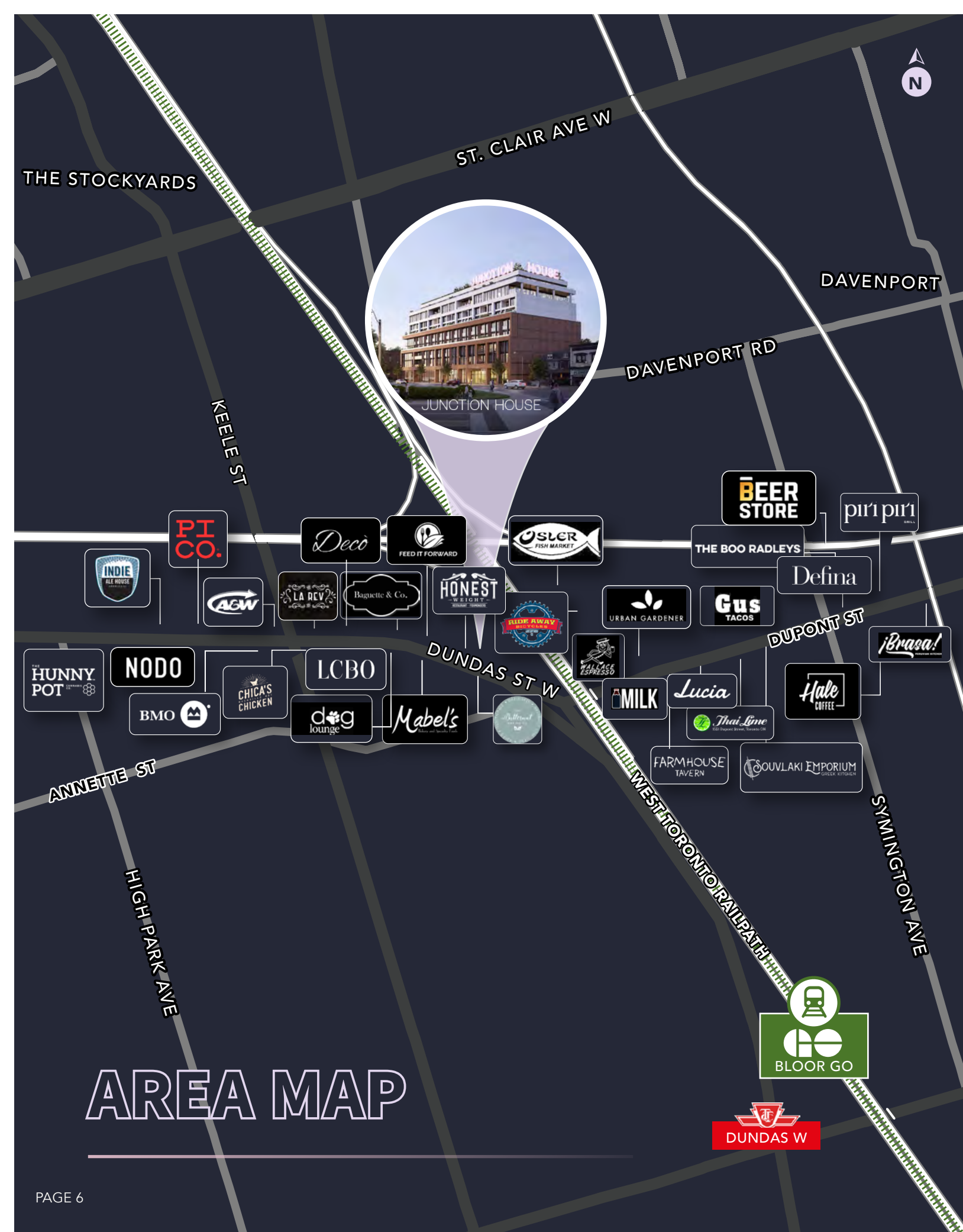
The Junction also boasts countless other options for transportation, including the bus, subway, or train. Multiple TTC and GO Transit services are all easily accessible by foot. The UP Express is not only a convenient way to get to Pearson International Airport, but also unquestionably the quickest way to travel between the Junction and Union Station. These trains depart four times per hour from the conveniently located Bloor GO Station, and travel time to downtown is seven minutes.



DEMOGRAPHICS

	28,942 POPULATION		26,699 DAYTIME POPULATION
	37.7 MEDIAN AGE		6% GROWTH RATE (2016-2021)
	13,007 TOTAL HOUSEHOLDS		\$107,827 AVG. HH INCOME
	86 WALK SCORE		84 TRANSIT SCORE

* Within 1km Radius. Statistics Canada, 2022.



AREA MAP



RETAIL OVERVIEW

UNIT 1:	1,400 SF
UNIT 2:	1,550 SF
UNIT 3:	1,450 SF
UNIT 4:	950 SF
TOTAL:	5,350 SF
AVAILABLE:	Q2 2023
TERM:	5-10 years
NET RENT:	Please contact Listing Agents
ADDITIONAL RENT:	\$21.19 PSF (est. 2023)

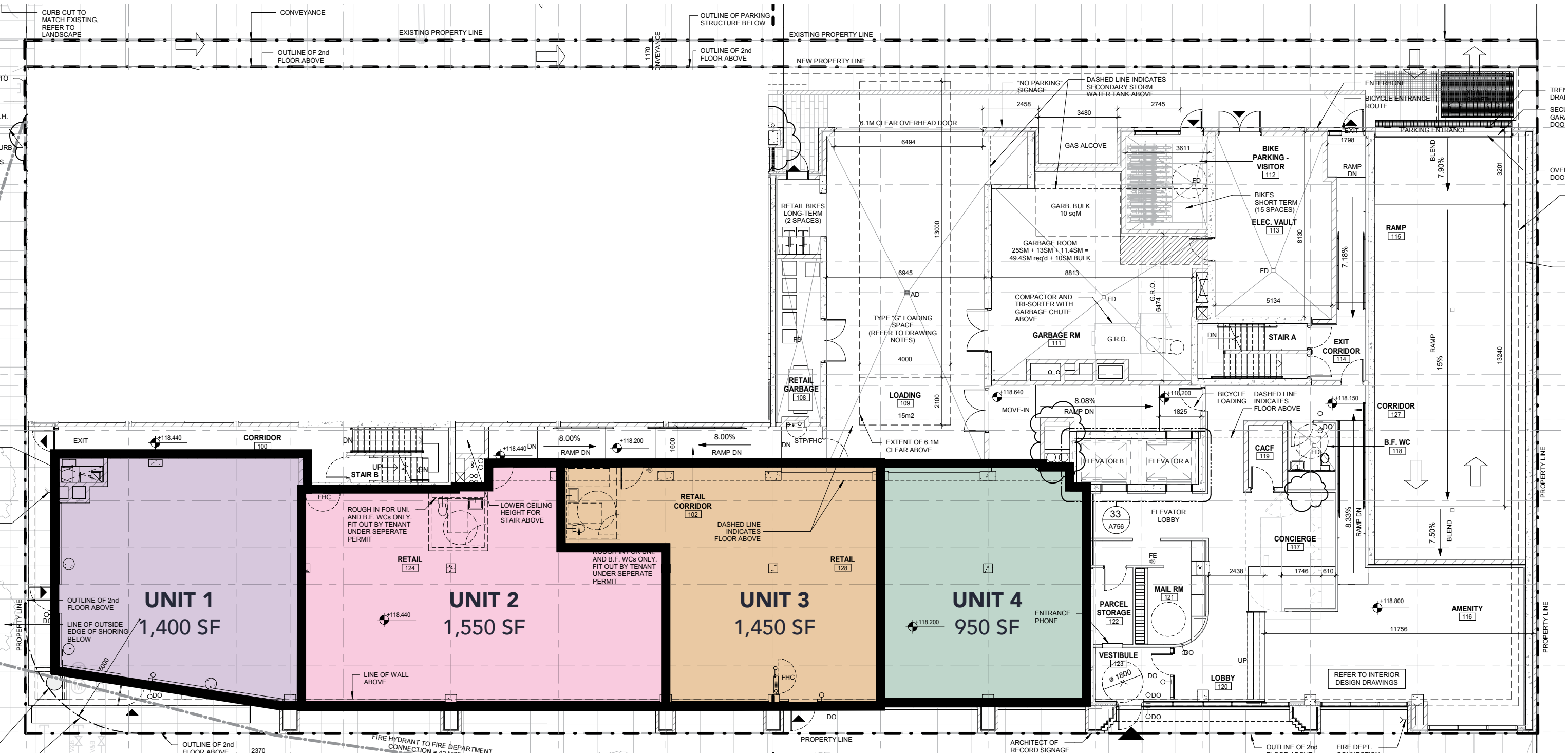
HIGHLIGHTS:

- Exceptional frontage on the north side of Dundas Street West
- Ample ceiling heights of 21 FT and flexibility to demise
- Direct access to enclosed shipping and receiving and dedicated retail garbage
- 40A Junction-Dundas bus stop at front door, with Keele Station, Dundas West Station, and Bloor Go Station a short distance away
- Excellent neighbouring tenancies, including Blondie’s Pizza, Farmhouse Tavern, Indie Ale House, LCBO, Mabel’s Bakery, and Nodo

FLOOR PLAN



Watkinson Avenue



Dundas Street West



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DUNDAS ST WEST JUNCTION HOUSE



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