

481 Bloor Street West

PREMIUM CORNER
RETAIL FOR SUBLEASE



PREMIUM CORNER RETAIL OPPORTUNITY

481 Bloor Street West is an opportunity to sublease ground floor retail space in Toronto's iconic 140 year-old Brunswick House in the heart of the Annex. The 7,469 SF retail space features exceptionally preserved heritage elements, including antique tin ceilings, crystal chandeliers, and a completely restored brick and limestone exterior. The retail offers over 130 FT of wraparound frontage on the southeast corner Bloor Street West & Brunswick Avenue, providing excellent exposure and branding possibilities. In addition, this location benefits from high foot traffic, and convenient access to Spadina and Bathurst TTC Stations.



7,469
Total SF



+130 FT
of Wraparound Frontage



RETAIL OVERVIEW

DETAILS

Ground Floor: 7,469 SF

Term: March 31, 2032

Available: Immediately

Net Rent: Please Contact Listing Agents

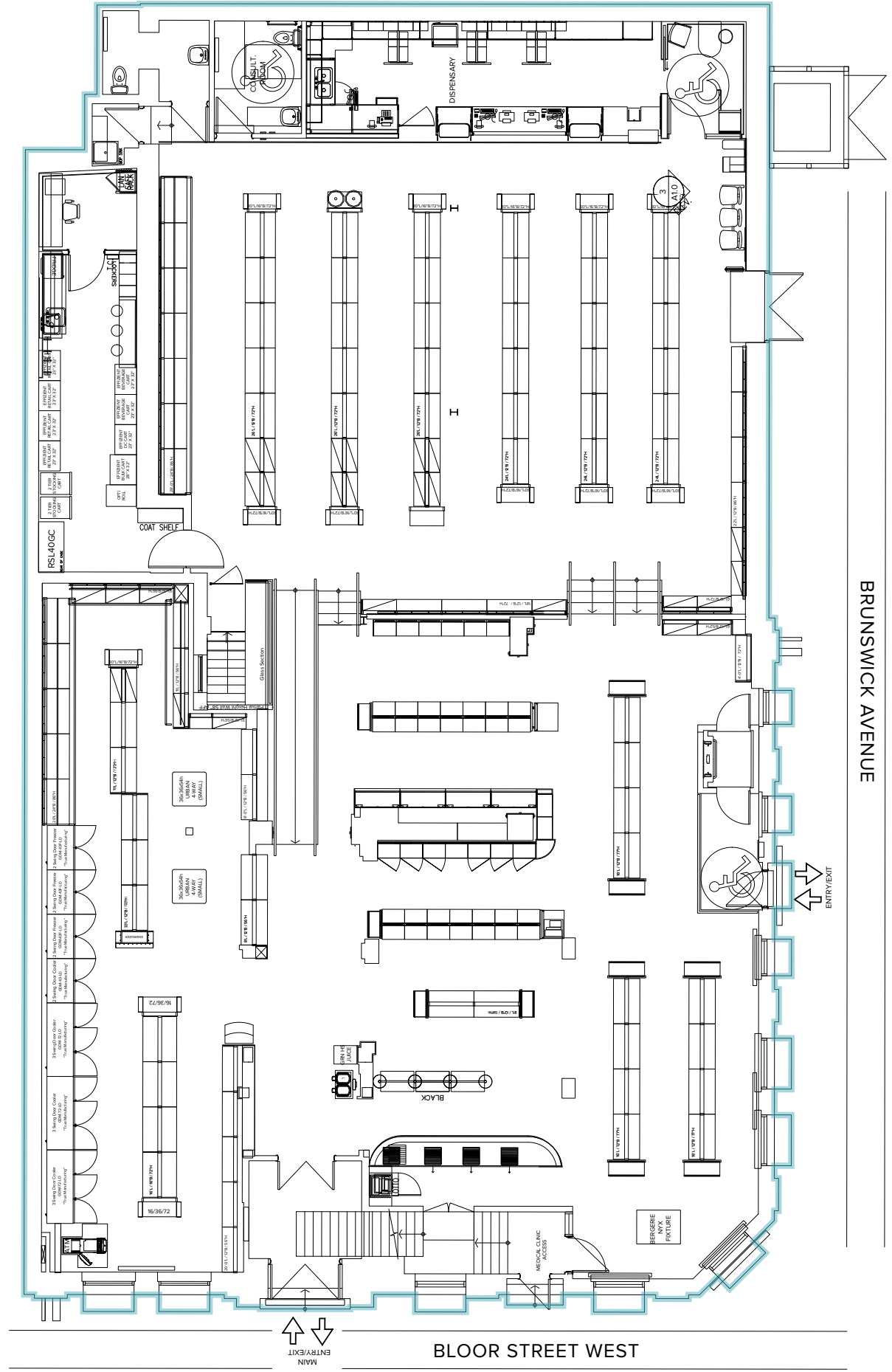
Additional Rent: \$15.56 PSF (est. 2021)

HIGHLIGHTS

- Beautifully restored iconic building known as “Brunswick House”
- Over 130 FT of corner frontage on Bloor Street West & Brunswick Avenue
- Suitable for a variety of retail uses
- Convenient access to Spadina Station and Bathurst Station on the Bloor-Danforth Subway Line
- Incredible foot traffic and vehicular traffic



FLOOR PLAN





LOCATION OVERVIEW

481 Bloor Street West is located within the boundaries of three major traffic arterial routes, Bloor Street West, Spadina Avenue, and Bathurst Street, with an average over 24,000 vehicles passing the property each day. In addition to the impressive vehicular traffic, 481 Bloor Street West benefits from substantial pedestrian traffic in the heart of The Annex.

This location benefits from high-speed, city-wide public transit services at its doorstep, ideally positioned 350 metres from both TTC's Bathurst Station and Spadina Station, which provides direct access to the Bloor-Danforth subway line, the main arterial traversing east-west across the City of Toronto, whilst providing connecting services to main transit terminals such as Yonge & Bloor and Union Stations.

Total Population	32,554
Daytime Population	30,202
Total Households	15,366
Average Household Income	\$139,039
Bachelor Degree or Higher	56%
Median Age	35.2



100

Transit Score



97

Walk Score



19,000

Pedestrian Count

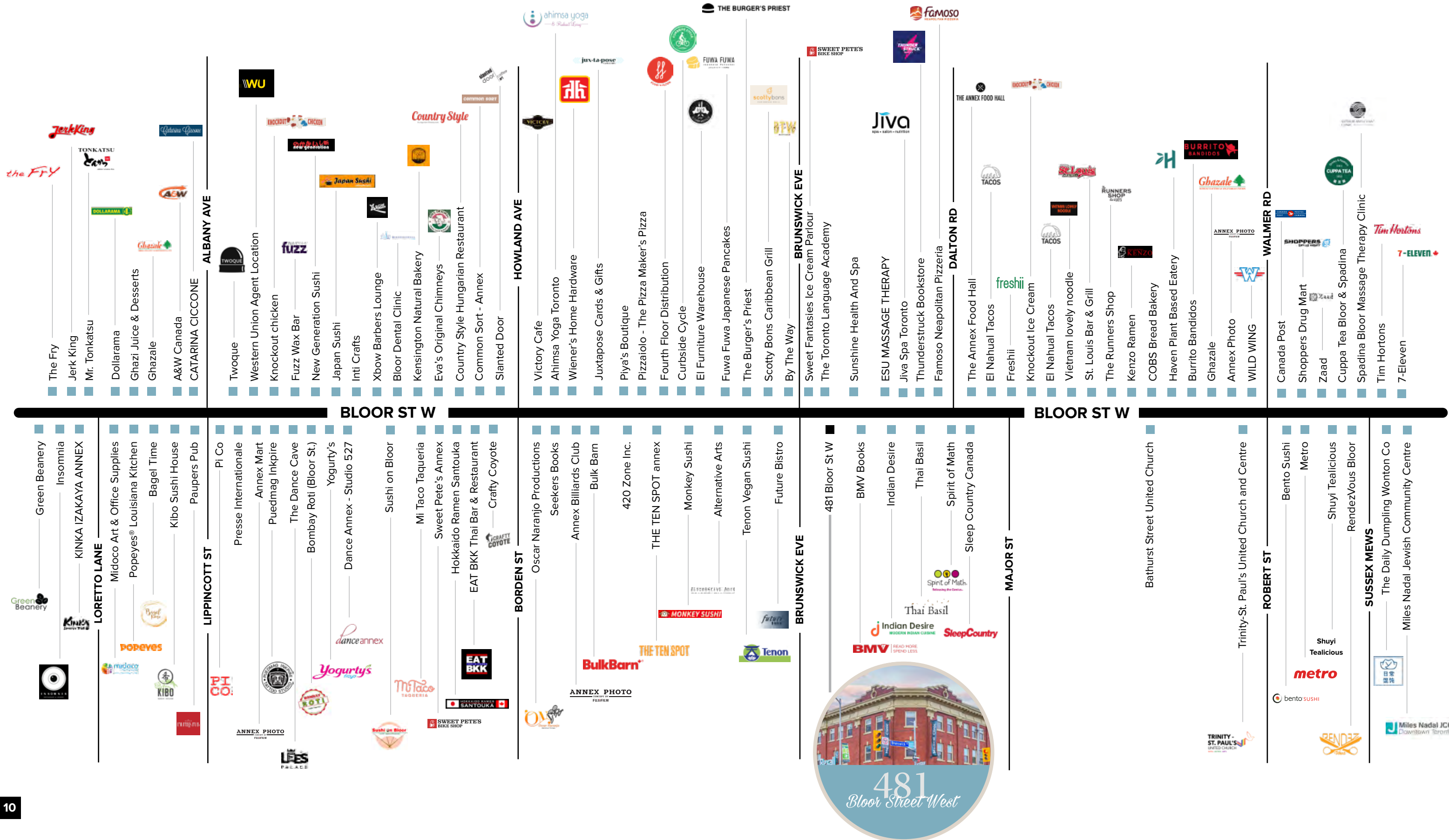


23,562

Vehicular Count

Within 1km Radius | Statistics Canada, 2021

NEIGHBOURHOOD
RETAILERS





481 *Bloor Street West*

PREMIUM CORNER RETAIL FOR SUBLEASE

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