

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 427 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

Retail 1:	3,019 SF	} Can be leased together or separately
Retail 2:	427 SF	
Retail 3:	521 SF	
Available:	Immediately	
Term:	5-10 years	
Net Rent:	Please contact Listing Agents	
Additional Rent:	\$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

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LOWER CONCOURSE



NEIGHBOURHOOD RETAILERS

<p>DOLLARAMA — Dollarama</p> <p>POPEYES — Popeyes Louisiana Kitchen</p> <p>petvalu — Pet Valu</p> <p>freshii — Freshii</p> <p>BMO — BMO Bank of Montreal</p>	<p>HEATH ST E</p> <p>Midtown Gastro Hub</p> <p>Harvey's</p> <p>Pizza Pizza</p> <p>Tim Hortons</p> <p>Shoppers Drug Mart</p>
<p>DELISLE AVE</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>HEATH ST E</p> <p>Freedom Mobile</p> <p>Legs Beautiful</p> <p>Roots</p> <p>ST. CLAIR CENTRE</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>ST CLAIR AVE W</p> <p>Mary Be Kitchen</p> <p>MARY BE KITCHEN</p> <p>HOLY CHUCK</p> <p>Topcuts</p> <p>The Bagel House</p> <p>Book City</p> <p>Rucci Shop For Men</p> <p>Home Hardware</p> <p>Nove Trattoria</p> <p>Bombay Roti</p>	<p>ST CLAIR AVE E</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

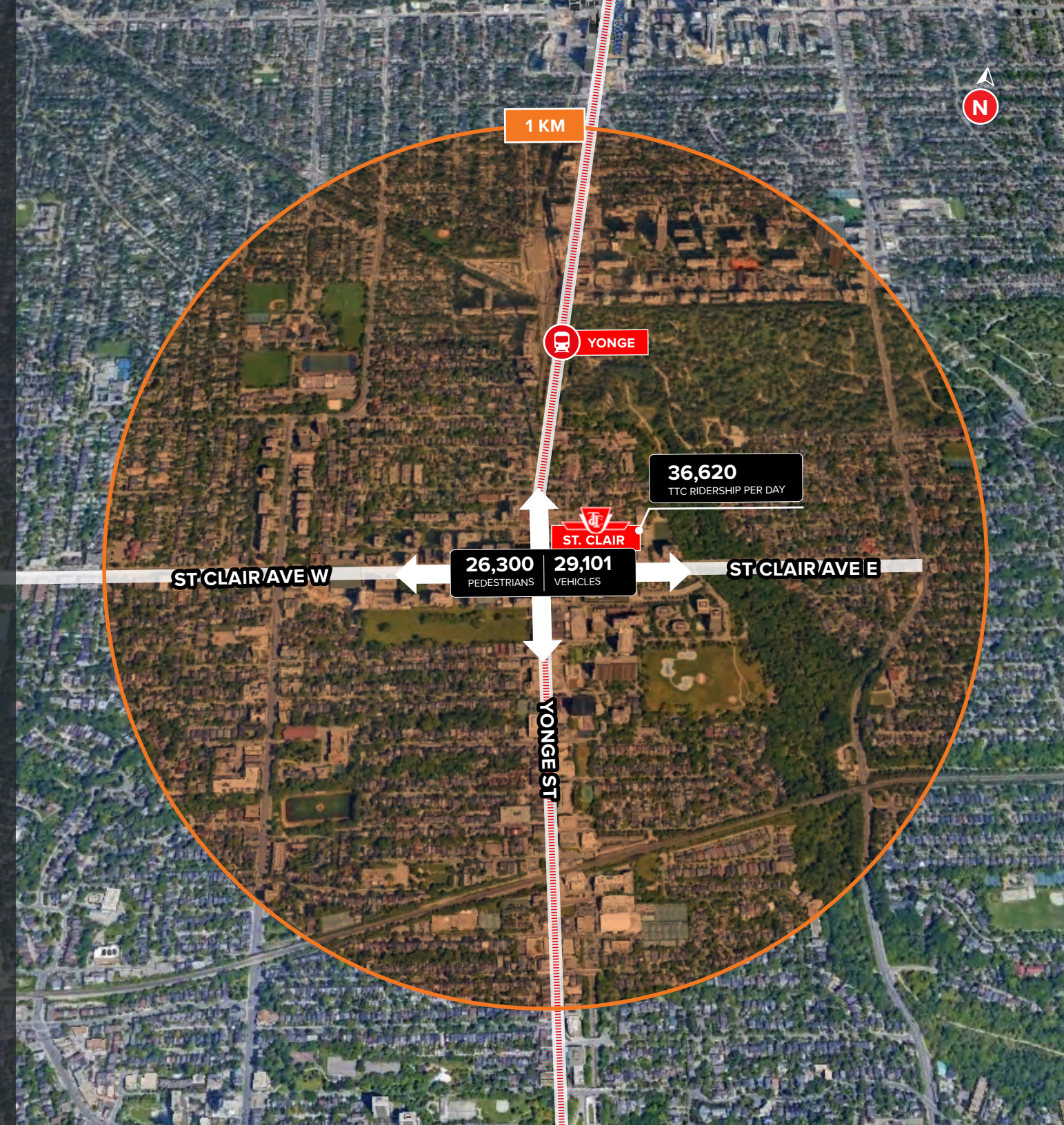
Daytime Population



\$242,148

Average Household Income

* Within 1km Radius
Statistics Canada, 2021



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