



# 2076 *Danforth Avenue*

**DANFORTH & WOODBINE BUILDING FOR LEASE**

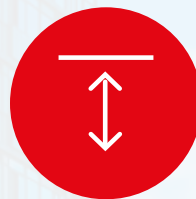


# Corner Building Opportunity

2076 Danforth Avenue is a rare full-building retail / office opportunity on the northwest corner of Danforth & Woodbine. The building features 10,103 SF over three floors and can be leased to a single-tenant or multiple tenants. Offering excellent exposure and branding opportunities on Danforth Avenue and Woodbine Avenue, the property is located adjacent to some of the city's most desirable east-end neighbourhoods, including Greektown, Leslieville, and The Beaches.



**10,103**  
TOTAL SF



**+/- 10 FT**  
Ceiling Height

## DEMOGRAPHICS

Within 1km Radius | Statistics Canada, 2021



**26,942**  
Total Population



**4%**  
Growth Rate (2015-2020)



**18,069**  
Daytime Population



**\$114,327**  
Average Household Income



# Retail Overview

<b>Ground Floor:</b>	3,161 SF	} Can be leased together or separately
<b>Second Floor:</b>	3,078 SF	
<b>Third Floor:</b>	3,214 SF	
<b>Common Lobby:</b>	650 SF	
<b>Total:</b>	<b>10,103 SF</b>	
<b>Term:</b>	5-10 years	
<b>Available:</b>	Immediately	
<b>Net Rent:</b>	Please contact Listing Agents	
<b>Additional Rent:</b>	\$8.64 PSF (est. 2021)	

## Highlights

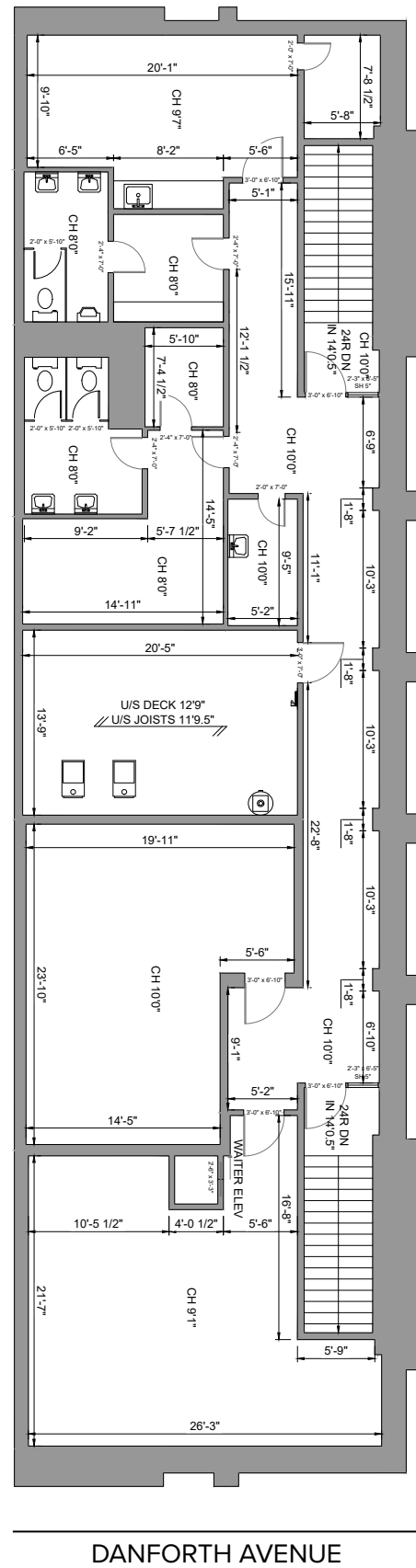
- Over 110 FT of wraparound frontage on the northwest corner of Danforth & Woodbine
- Suitable for a variety of retail and office uses
- Woodbine Station across the street, providing direct access to downtown
- Excellent co-tenancies, including BMO, Dollarama, Scotiabank, RBC, Tim Hortons, and Kia



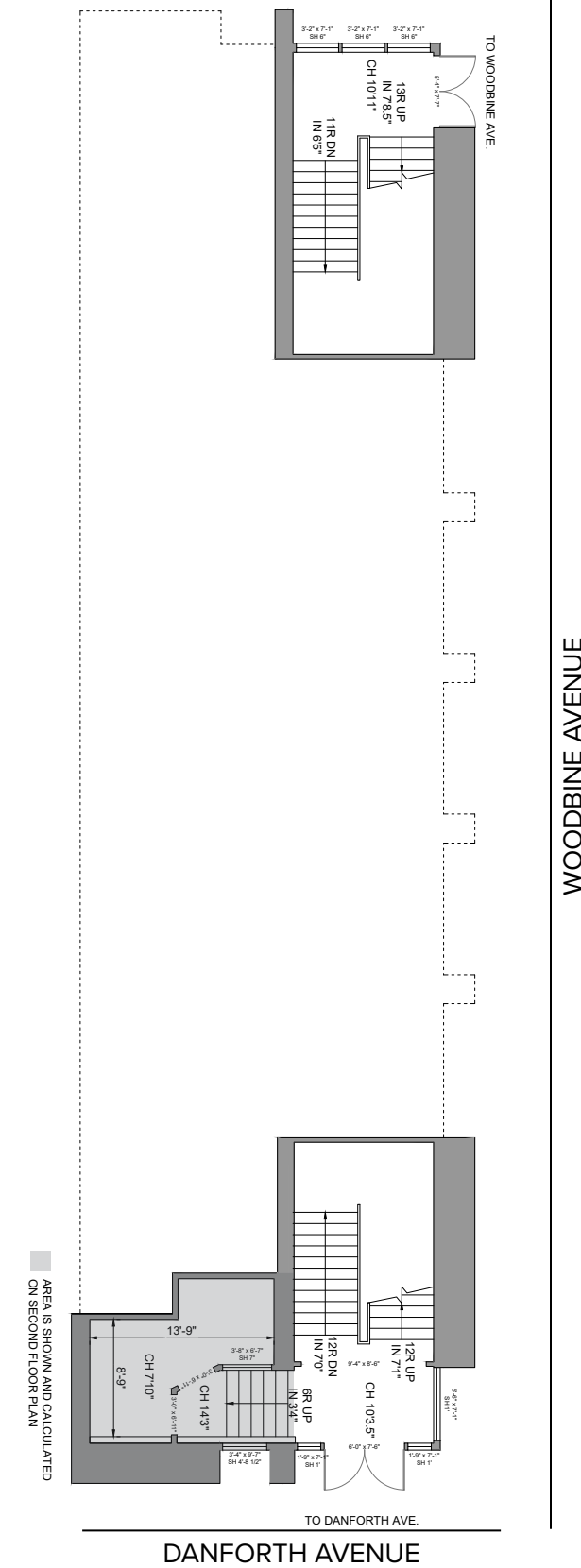


# Floor Plan

**THIRD FLOOR ▶**  
**3,214 SF**



**COMMON LOBBY ▶**  
**650 SF**



# Retail map



**2076 Danforth Avenue**

- Natural Florist
- Little Ones Closet
- Wine Rack
- The Elery Market & Catering
- The Canine Social Company Ltd
- Wheels & Wings Hobbies
- The Handwork Department
- My Sewing Studio
- Firefly Creative Writing
- The Samosarie
- Sonya Psychic Reader On The Danforth
- Michelle Mendlowitz
- Mary's Brigadeiro
- Hair Modern Cut
- Wag On The Danforth
- Pellas Studio
- Seb's Cappuccino
- Celena's Bakery
- Fresh 1 Market
- Ciraco Custom Framers Inc.
- The Groove Bar & Grill
- Pizza Nova
- Impressions The Dental Hygiene Spa
- Ace Awards
- Royal Beef
- Parlor 23
- Fabric Spark
- Brand Name Shoes & Clearance
- Madame Gateau
- Unicorn Cafe
- The Hebe Store
- Moberly Natural Foods
- Zav Coffee Shop
- Warren Fruit Market
- Silly Goose Kids
- RBC
- Dollarama
- Scotiabank
- 2076 Danforth Ave
- The Workaround
- AGA Variety
- Edie's Place Bar & Cafe
- Flamingo Restaurant
- Bridgewater Trading Corp
- Brick Farm Breakfast
- Freedom Mobile
- The Twelfth Fret Guitarists' Pro Shop
- Hot Pot Cafe
- Coffee Time
- Cut 4 U
- The Wool Mill
- Nails On Danforth
- Hobbyplex
- John's Hobbies
- The Rusty Nail Pub
- It's My Party
- Toronto Kia
- Toronto Honda Parts

**ALDRIDGE AVE**

- I.D.A. - Danforth Drug Mart
- IDA Danforth Drug Mart IDA
- MIDAS
- Splash N Shine Hand Car Wash and Detailing
- Woodbine Animal Clinic
- City Dance Arts
- Woodbine Animal Clinic

**E LYNN AVE**

- East Lynn Park

**E LYNN AVE**

- Metro Nails
- Cafe Cocoro
- Manzer Hair Studio
- Henna Planet
- Danforth Carpet Connection
- Crying Out Loud
- Elite Music Academy
- Arat Kilo Mengistu Butcher Shop
- Clean Cuts Barbershop
- Synergy Sports Medicine and Rehabilitation

**MOBERLY AVE**

- Dulux Paints
- Flourishing Sprouts
- The Pink Studio - Dance + Fitness
- Firkin on Danforth
- Thai Room
- David's Academy
- The Lane School of Music
- Pizza Pizza

**WOODBINE AVE**

- BMO Bank of Montreal
- Main Drug Mart
- Sandy's Restaurant
- The Right Side Boutique and Studio
- Undercover Kids Inc.
- Value Village

**AMROTH AVE**

- Chatr Mobile
- FedEx
- Image Master Photo
- GYOKO SUSHI
- THE POWER VISIONS DANFORTH
- The Derma Bar
- Home Hardware
- St. John's Thrift Store
- The Bartending School of Ontario
- New Era Pharmacy

**CEDARVALE AVE**

- Poured Coffee
- First Class Printing
- Laptop Canada
- Children's French Book Corner
- Zoma Beauty Salon
- The Montessori Room
- Atto sushi

# 2076 *Danforth Avenue*

## DANFORTH & WOODBINE BUILDING **FOR LEASE**

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