

# Yorkville

*Property for Sale*

ONE TROPHY PROPERTY. TWO EXCEPTIONAL FRONTAGES.

26 BELLAIR STREET • 81 YORKVILLE AVENUE



**CBRE** GILLEN

# Yorkville

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26 Bellair Street • 81 Yorkville Avenue

K.P. Gillen & Co. Realty Ltd. and CBRE Limited (the “Advisors”) are pleased to offer for sale 26 Bellair Street and 81 Yorkville Avenue in Toronto (the “Property” or the “Site”), an unparalleled real estate opportunity in Toronto’s renowned luxury retail node.

The Property features **6 commercial units and 2 loft units with private patios**. 26 Bellair Street and 81 Yorkville are one asset (one PIN + Tax Bill) and must be purchased together.

Currently 100% occupied by a diverse mix of tenants, the Property benefits greatly from its strong tenancy profile and incredible location in the heart of one of Toronto’s most prestigious neighbourhoods.



[Click Here for Video](#)



26 BELLAIR ST



81 YORKVILLE AVE

# Asset Overview

ONE TROPHY PROPERTY. TWO EXCEPTIONAL FRONTAGES.

<b>26 Bellair Street</b>	Lower:	1,790 sq. ft.
	Level 1:	1,749 sq. ft.
	Level 2:	1,782 sq. ft.
	Level 3:	<u>1,364 sq. ft.</u> + patio
	<b>Total:</b>	<b>6,685 sq. ft.</b>
<b>81 Yorkville Avenue</b>	Lower:	822 sq. ft.
	Ground:	714 sq. ft.
	Second:	682 sq. ft.
	Third:	<u>646 sq. ft.</u> + patio
	<b>Total:</b>	<b>2,864 sq. ft.</b>
<b>Total Size:</b>		<b>9,549 sq. ft.</b>

**Offers will be reviewed on or after 2 PM on March 1st, 2023**



## Investment Highlights



### BELOW MARKET RENTS

*Below market rents provide the investor with the opportunity to increase cash flow and return over time at lease roll over/renewal. The majority of the leases are significantly below market.*



### END-USER POTENTIAL

*The landlord termination rights provide an end-user a rare opportunity to occupy a prime building on Yorkville Avenue.*

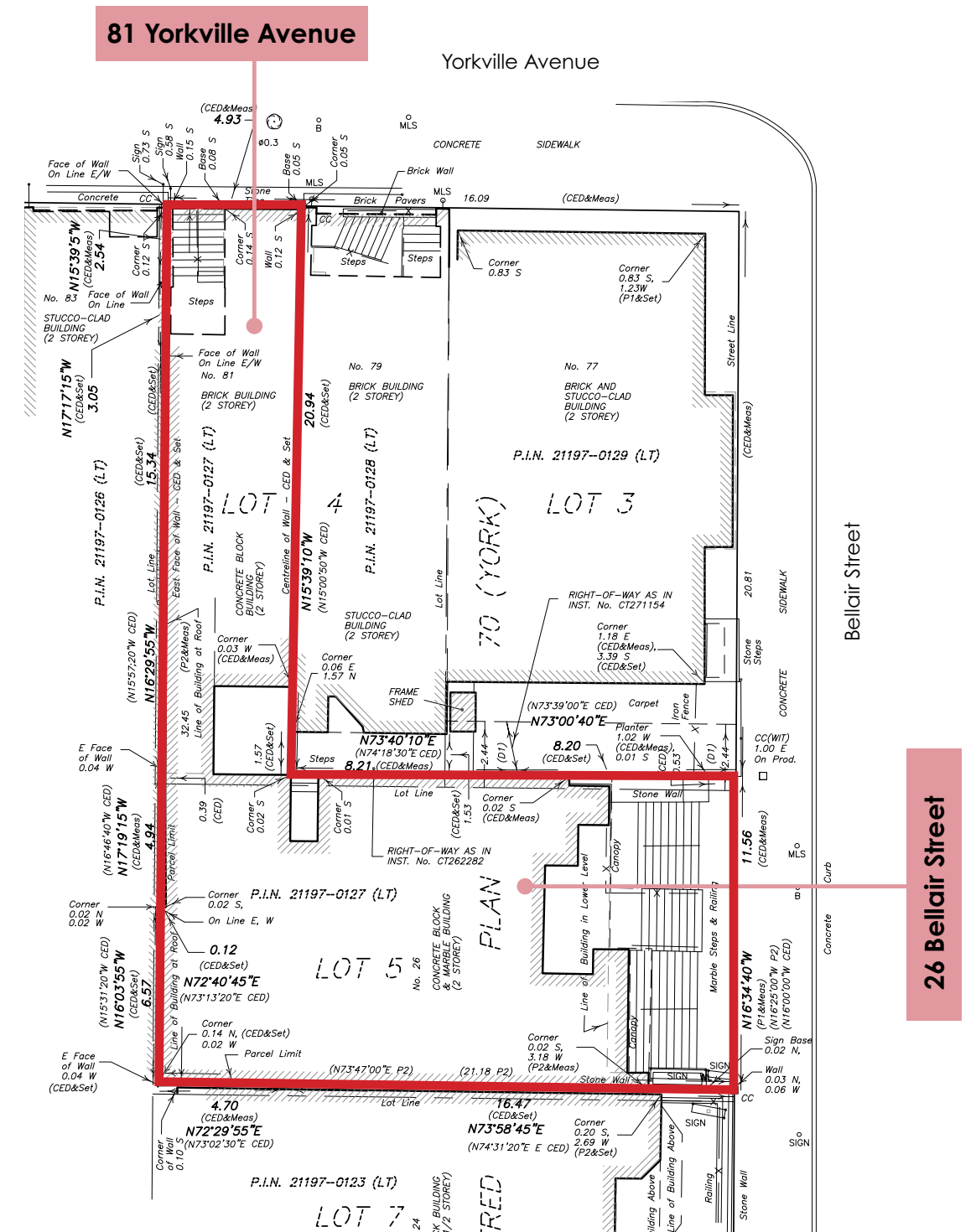


### STRATEGIC LAND ASSEMBLAGE

*The Property provides the owner a strong foothold on one of the most important corners in Canada, with mid to long-term development potential.*



# Property Survey



# Property Highlights

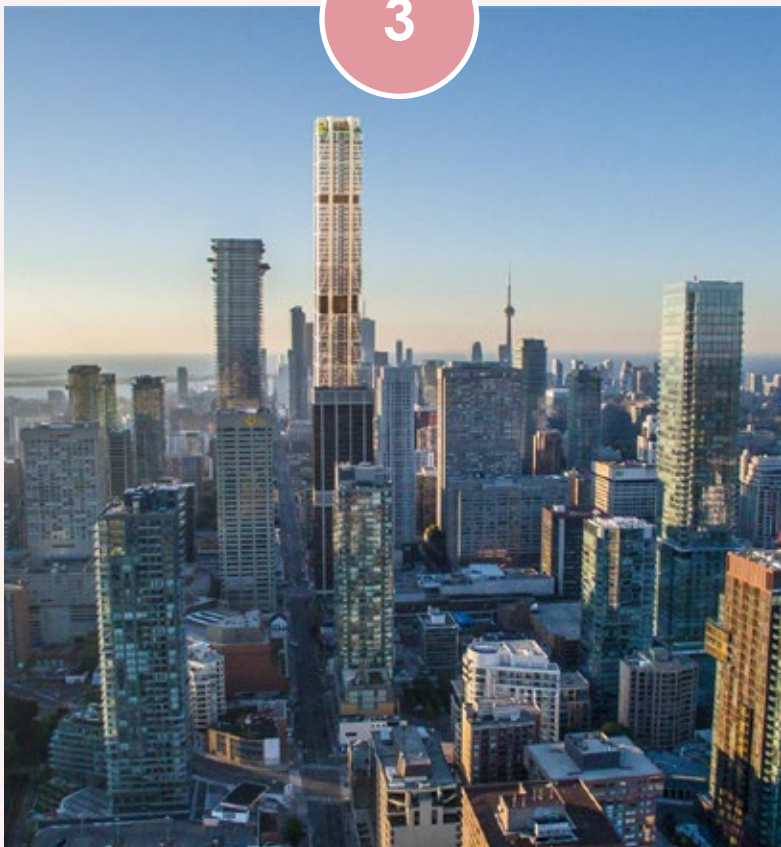
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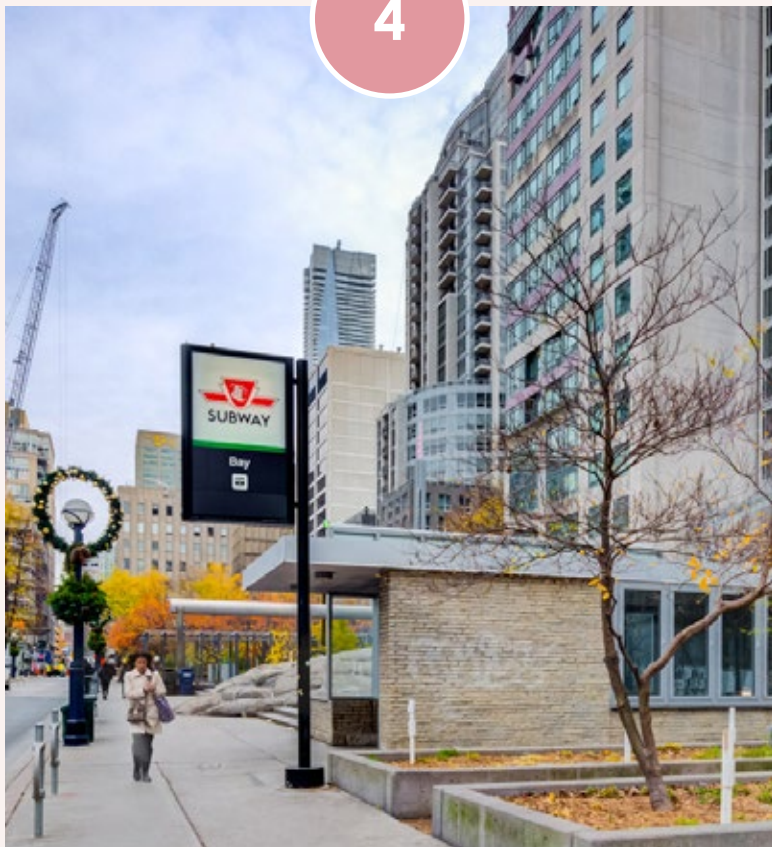
2



3



4



## Premium Asset in Canada's Most Prestigious Neighbourhood

Located in the heart of Yorkville, an area recognized globally as one of the top ten shopping destinations in the world. This iconic neighbourhood is home to over 700 world class designer boutiques, restaurants, hotels and galleries all nestled along tree-lined, cobble-stone streets. Neighbouring retailers include Chanel, Reformation, Versace, Brunello Cucinelli, Stone Island, Christian Louboutin, Balenciaga and many more.

## Strong Tenancy Profile with Stable Long-Term Cash Flow

The Property is 100% occupied by a diverse mix of tenants with a weighted average lease term (WALT) of 4.38 years, providing astute investors with stable long-term cash flows and contractual rental escalations. The below market rents provide future rental upside potential.

## At the Epicentre of a Transforming Node

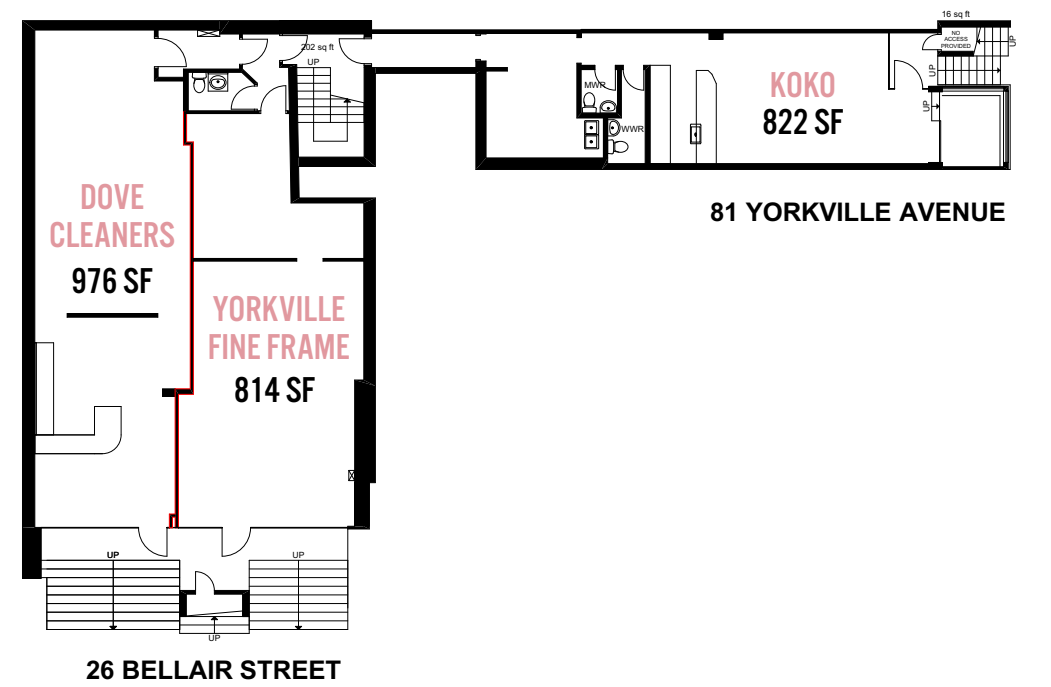
The Property is situated among some of Toronto's most transformative development projects, welcoming a combination of new luxury residential towers and retailers. The neighbourhood supports a total population of 19,305 people (within a half kilometer radius), projected to increase by 25.5% by 2027. Average household income is \$276,607, well above the City of Toronto average of \$132,003.

## Accessible & Transit Oriented

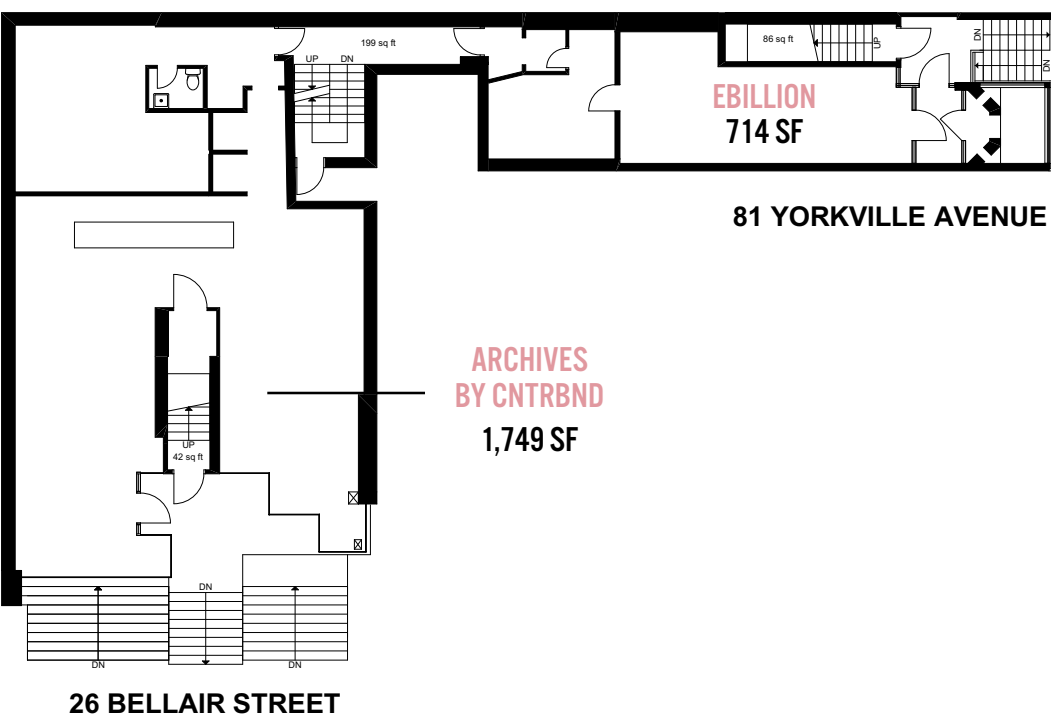
The Property is situated steps from Bay station, located on the Bloor-Danforth subway line. Bloor-Yorkville has ample public parking with over 5,100 spaces. There is a public Green P parking lot across the street from the Property which has 172 parking spots.

# Floor Plans

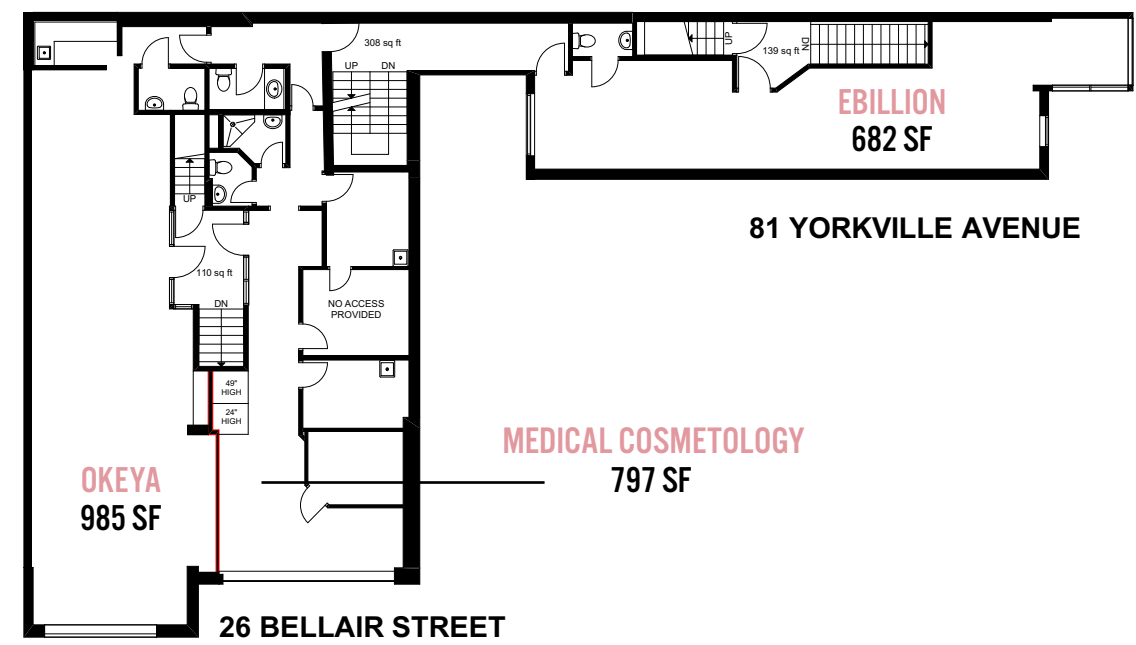
## LOWER



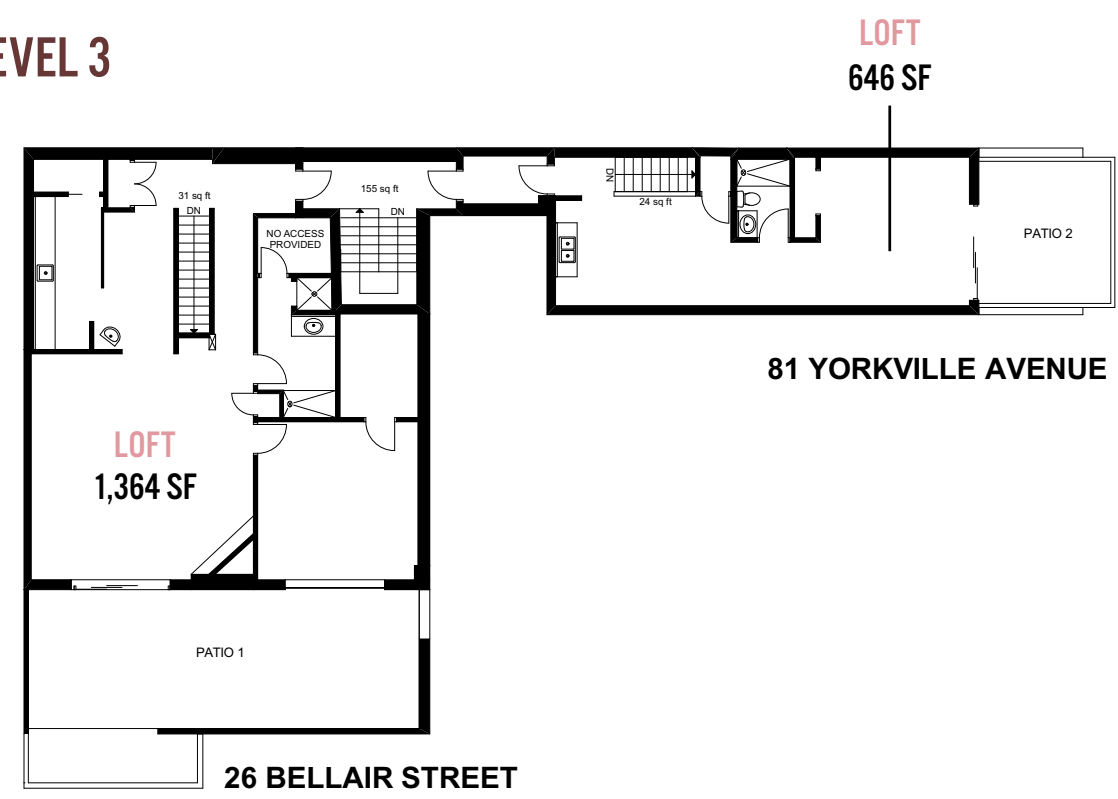
## LEVEL 1



## LEVEL 2

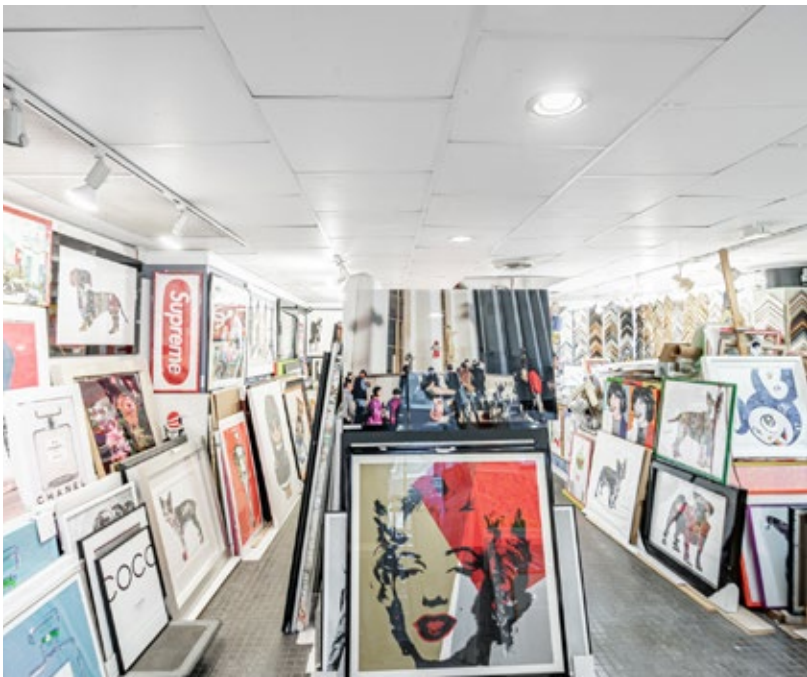


## LEVEL 3



# 26 Bellair Street

Archives by CNTRBND, Dove Cleaners, Yorkville Fine Frame, Okeya, Medical Cosmetology + Loft



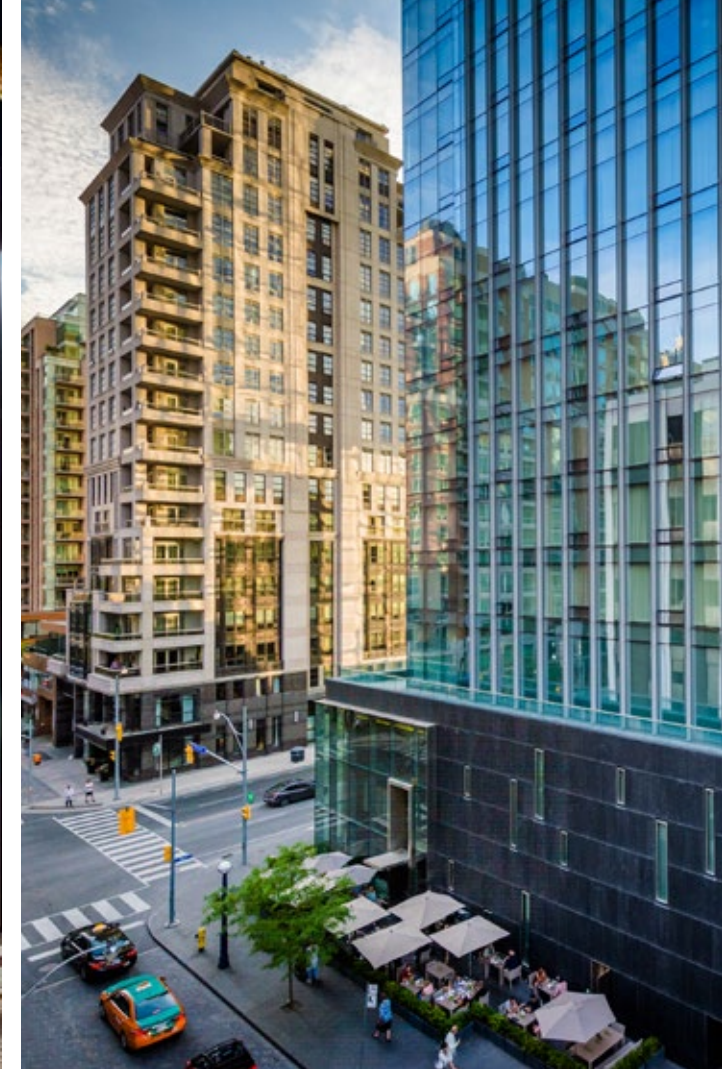
# 81 Yorkville Avenue

*KOKO! ShareBar, Ebillion + Loft*



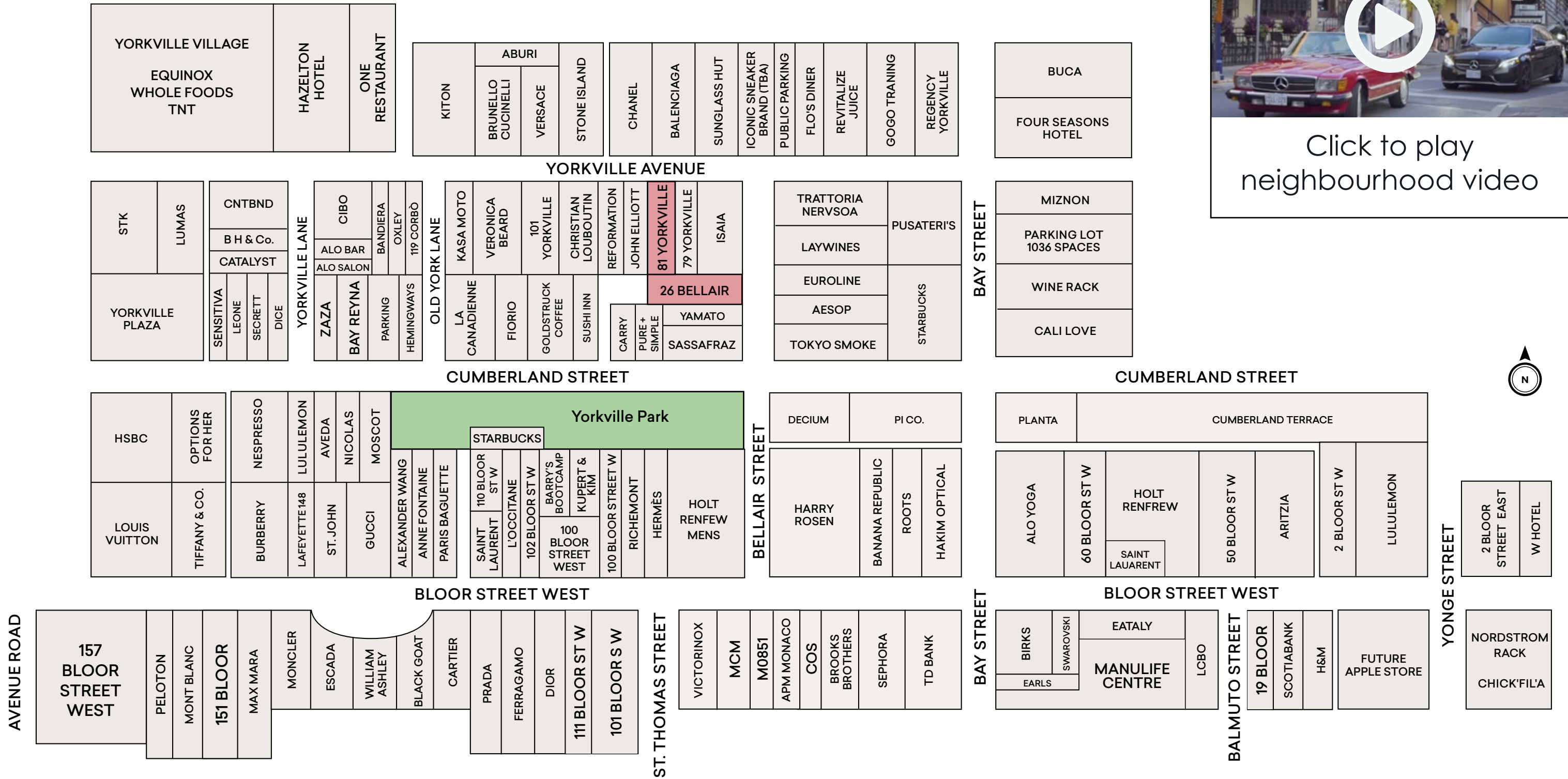
# BLOOR yorkville R

The Bloor-Yorkville node represents the pinnacle of Canadian high-street retail. The Yorkville and Cumberland area is recognized internationally as one of the top ten shopping destinations in the world, with high-end fashion uses dominating the street front. The area provides residents and tourists with the country's most prestigious selection of luxury and aspirational retailers and holds the highest net rental rates in Canada. The area boasts 2.3 million sq. ft. of retail space, 1.5 million of which is street-front. Annual retail sales performance in this area often exceeds \$2,500 per sq. ft.



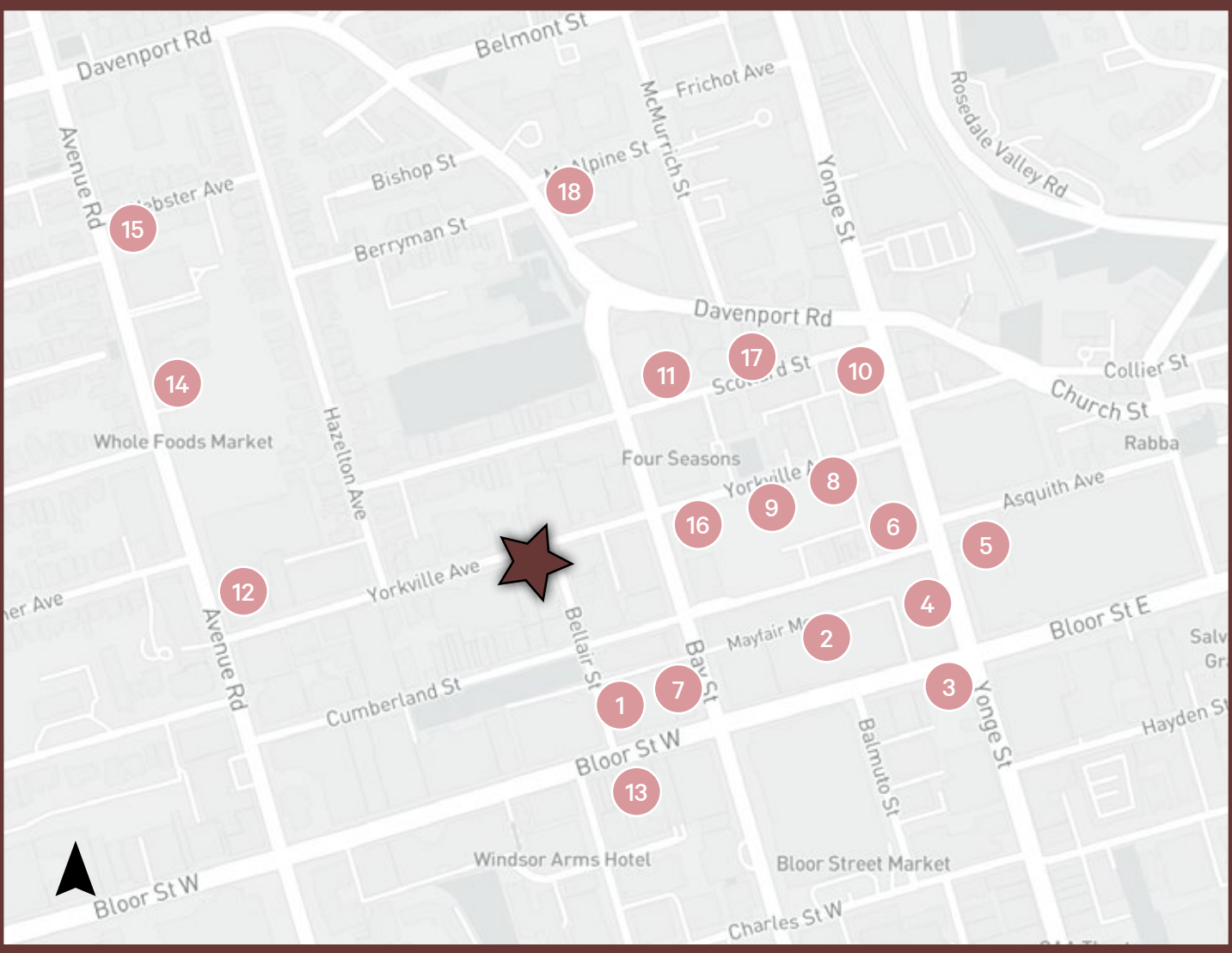


# Bloor-Yorkville Streetscape



# Canada’s Most Exclusive Residential Market

Bloor-Yorkville is experiencing dramatic intensification with a series of high-end residential developments in the immediate vicinity of The Property. There are 18 condominium projects in various stages of development totaling more than 8,900 units in this node. The One, an 85 storey condominium currently under construction on the south west corner of Bloor & Yonge, once complete will be the tallest condo in Canada and will have a total of 505 suites. The Property stands to benefit from this strong population growth through additional foot traffic from affluent individuals along with additional retailers looking to secure a presence in the highly sought after neighbourhood.



#	Condo/Address	Units	Status
1	80 Bloor Street West	1,356	Pre-Construction
2	50 Bloor Street West	600	Pre-Construction
3	The One	505	Under Construction
4	Cumberland Square	1,815	Pre-Construction
5	Adagio	202	Under Construction
6	Eight Cumberland	399	Under Construction
7	1200 Bay	332	Pre-Construction
8	11 YV	670	Under Construction
9	The Pemberton	1,029	Under Construction
10	1 Scollard	152	Pre-Construction
11	50 Scollard	148	Under Construction
12	33 Avenue Road	65	Pre-Construction
13	83-95 Bloor St W	1,118	Pre-Construction
14	89 Avenue Road	28	Under Construction
15	The Webley	9	Pre-Construction
16	1255 Bay	357	Pre-Construction
17	30 Scollard	79	Pre-Construction
18	100 Davenport	42	Pre-Construction

**INCOMING CONDO UNITS: +/- 8,906**



1255 BAY STREET



80 BLOOR STREET



50 SCOLLARD

# DEMOGRAPHIC SNAPSHOT



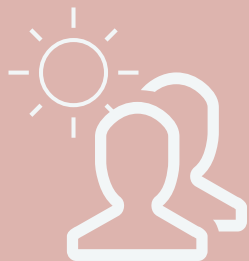
**\$276,607**

AVERAGE HOUSEHOLD INCOME\*



**19,305**

TOTAL POPULATION\*



**39,457**

DAYTIME POPULATION\*



**25.5%**

POPULATION CHANGE (2022-2027)\*

\*WITHIN HALF A KILOMETER OF THE PROPERTY



Toronto is the largest city in Canada and the fifth most populous city in North America. The various commerce and business districts of Toronto feature a daily influx of commuters from throughout the GTA increasing the day-time population by 181% (over 400,000 people) providing excellent support for retail locations and restaurants throughout downtown. Toronto tourism saw a record number of visitors in 2018, hosting more than 28.1 million visitors, generating \$6.7 billion for the local economy.

Bloor-Yorkville is a highly sought-after location for well established professionals, situated in downtown Toronto. The half kilometer radius surrounding the Property supports a total population of 19,305 as of 2022, projected to increase to 24,232 by 2027. As of 2022, the average household income was \$276,607, well above the city of Toronto's average income of \$132,003. This demographic snapshot of the surrounding area is highly representative of the affluent individuals with disposable income for both investment and consumer spending.

# Advisors

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**GILLEN CBRE**

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