

Premium Bloor Street Retail For Lease



ChoiceProperties



175 Bloor Street East

Premium Retail Opportunity

175 Bloor Street East presents a prime retail opportunity at the southeast corner of Bloor Street East & Church Street. Situated at the base of a 600,000 SF Class 'A' office complex and positioned within walking distance to Bloor-Yonge Subway Station, this is a rare opportunity to secure a premium Bloor Street address. This pre-fixture, 'right-sized' unit features 10+ FT ceiling heights, outdoor patio potential, indoor atrium patio potential, and high visibility from the Church & Bloor intersection. Neighbouring retailers include Flock, Z-teca, Pi Co., and Orangetheory Fitness.



1,729 SF

Total Ground Floor



10+ FT

Ceiling Height



2 MINS

To Bloor-Yonge Subway Station



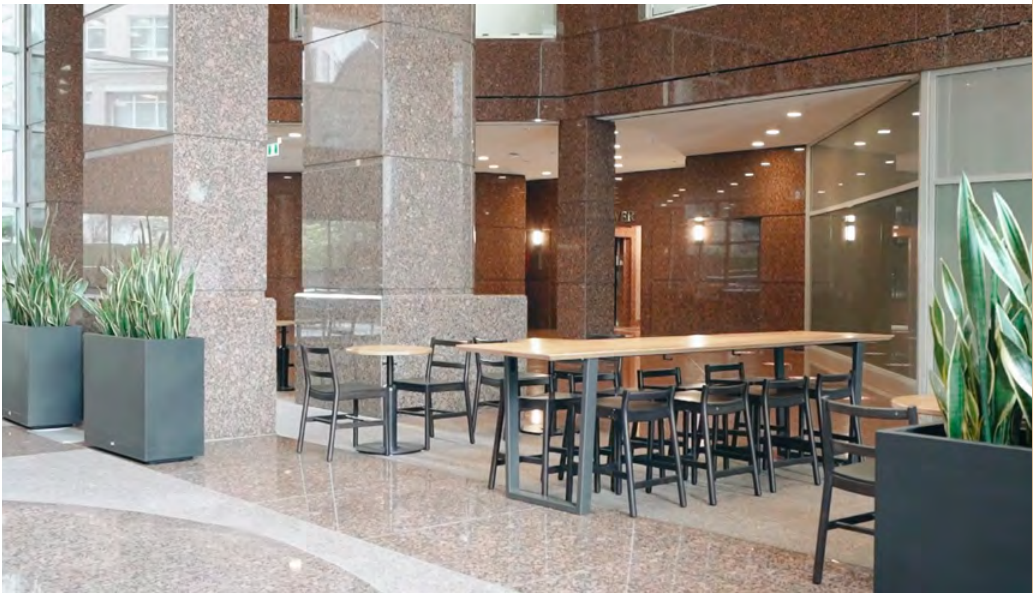
Retail Overview

PROPERTY DETAILS:

Retail — Front of House:	1,063 SF	} Can be leased together or separately
Retail — Back of House:	666 SF	
Total:	1,729 SF	
Available:	Immediately	
Term:	5-10 years	
Net Rent:	Please contact Listing Agents	
Additional Rent:	\$23.04 (est. 2021)	

HIGHLIGHTS:

- Excellent branding opportunity at the southeast corner of Church & Bloor
- Steps to Bloor-Yonge Subway Station
- Includes exterior front patio and interior atrium patio
- Short distance to Bloor Street’s “Mink Mile” luxury strip
- Ceiling heights of 10+ FT
- Neighbouring tenancies include Flock, Z-teca, Orangetheory Fitness, and Pi Co.



Floor Plan

GROUND FLOOR | 1,729 SF

CHURCH STREET

TRAVEL DISTANCE
TO GARBAGE IS THRU EXTERIOR PUBLIC WAY ONLY

MAIN
ENTRANCE

UP 1 RISER

1,063 SF
RETAIL —
FRONT OF HOUSE

OUTDOOR
PATIO POTENTIAL

COMMON CORRIDOR

TD TO ALTERNATIVE PUBLIC WASHROOM = APPROX. 40.84 m

INDOOR ATRIUM
PATIO POTENTIAL

ADJACENT
TENANT

COMMON AREA
WASHROOMS
SERVING PREMISES

666 SF
RETAIL —
BACK OF HOUSE

EXISTING
VESTIBULE

NOT IN
CONTRACT
(NIC)



BLOOR STREET

Area Overview



Demographics

- 77,132**
Total Population
- 125,349**
Daytime Population
- 14%**
Growth Rate (2015-2020)
- \$122,935**
Average Household Income

Within 1km Radius | Statistics Canada, 2021



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AGENCY RETAIL GROUP

175 Bloor Street East

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