

# 22 St. Clair Avenue East

SIGNATURE PRE-FIXTURED RESTAURANT



YONGE & ST. CLAIR

*For Lease*

ChoiceProperties





# 22 *St. Clair Avenue East*

22 St. Clair Avenue East is an opportunity to lease a signature pre-fixtured restaurant premises consisting of 6,320 SF with a signature rooftop patio. Connected to the St. Clair Centre, the restaurant features excellent exposure to both St. Clair Avenue East and the interior shopping corridor adjacent Loblaws in the Centre. The rooftop premises features 2,418 SF of outdoor patio area offering incredible views overlooking the Yonge & St. Clair neighbourhood.

Yonge & St. Clair is one of midtown Toronto's most significant intersections, adjacent to affluent Forest Hill, Moore Park and Rosedale neighbourhoods. The area is seeing a remarkable transformation with ample mixed-use developments and new notable retailers such as: BUCA, IQ Foods, Playa Cabana and Greenhouse Juice Co. The St. Clair Centre benefits from its TTC connectivity and active office population making it an ideal destination for a signature restaurant.

**6,320 SF**

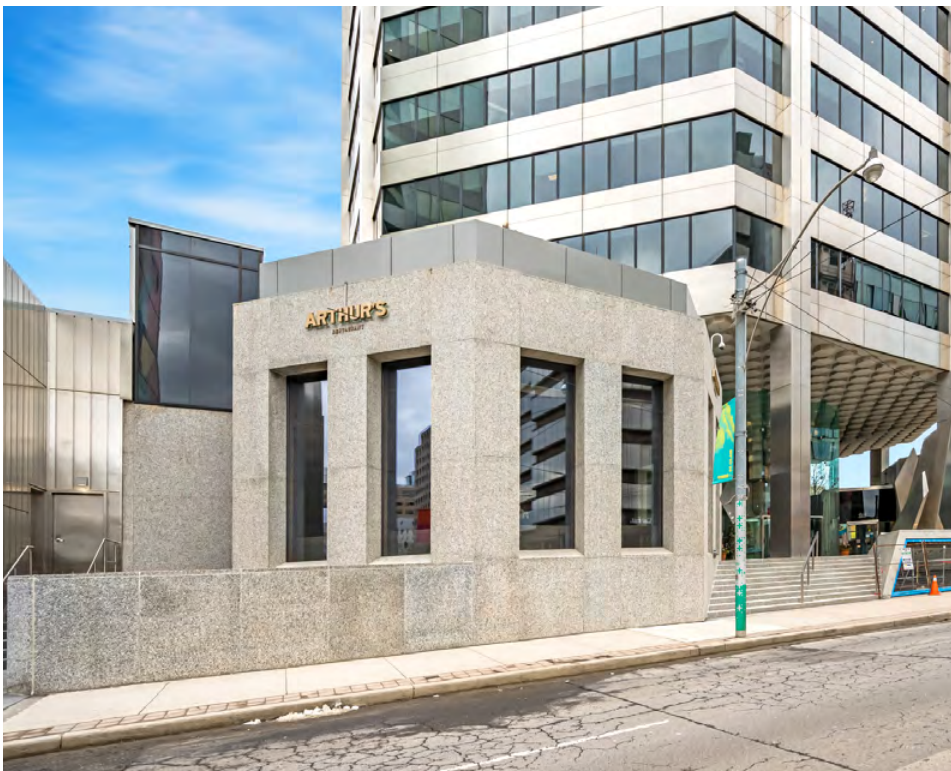
Retail Space

**2,418 FT**

Rooftop Patio







## *Property Details*

<b>Ground Floor:</b>	6,320 SF
<b>Rooftop Patio:</b>	2,418 SF
<b>Available:</b>	Immediately
<b>Term:</b>	5-10 years
<b>Net Rent:</b>	Please contact Listing Agents
<b>Additional Rent:</b>	\$20.65 (est. 2021)

### **HIGHLIGHTS**

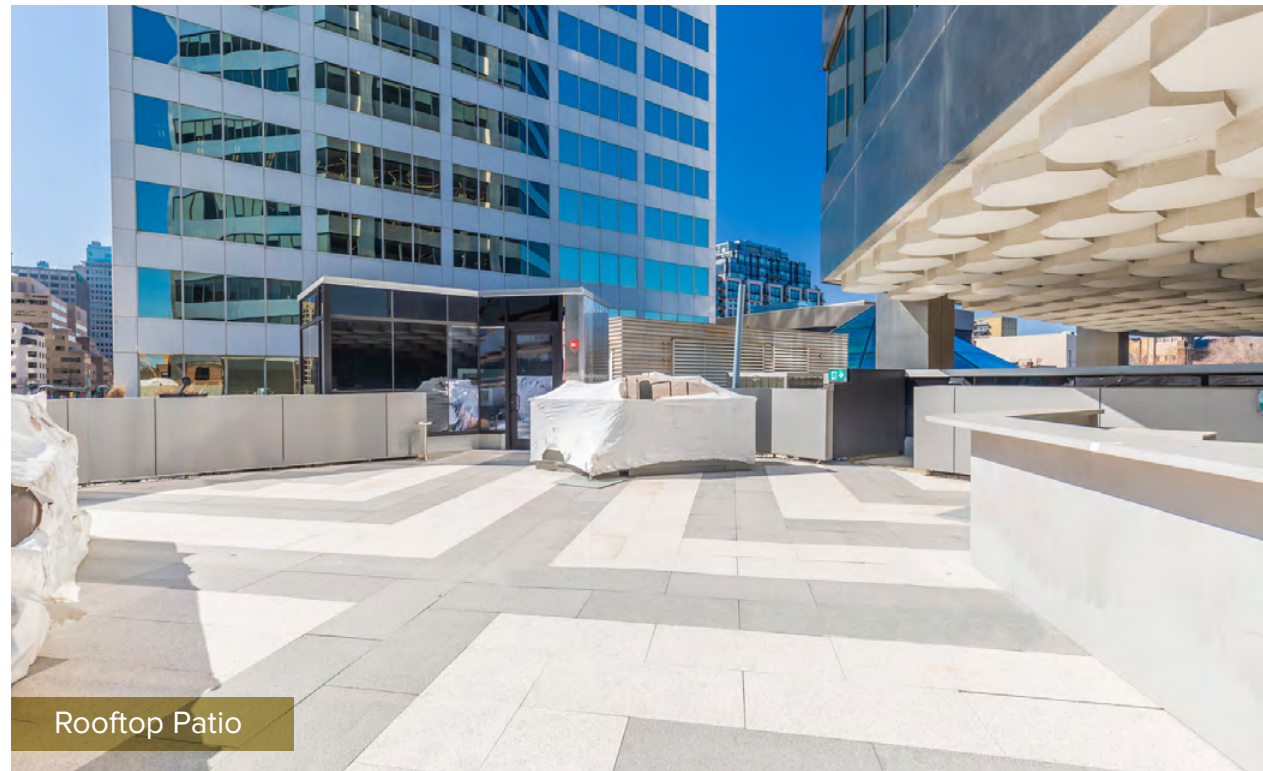
- Signature pre-fixtured restaurant premises including numerous high end improvements
- Existing kitchen infrastructure in place
- Incredible rooftop patio premises with dedicated elevator access
- Storage space of 375 SF available
- Excellent signage and branding opportunity on St. Clair Avenue East
- Green P parking lot situated North of the building
- Direct access to St. Clair TTC Subway station via the St. Clair Centre





22

*St. Clair*  
INTERIOR PHOTOS



Rooftop Patio

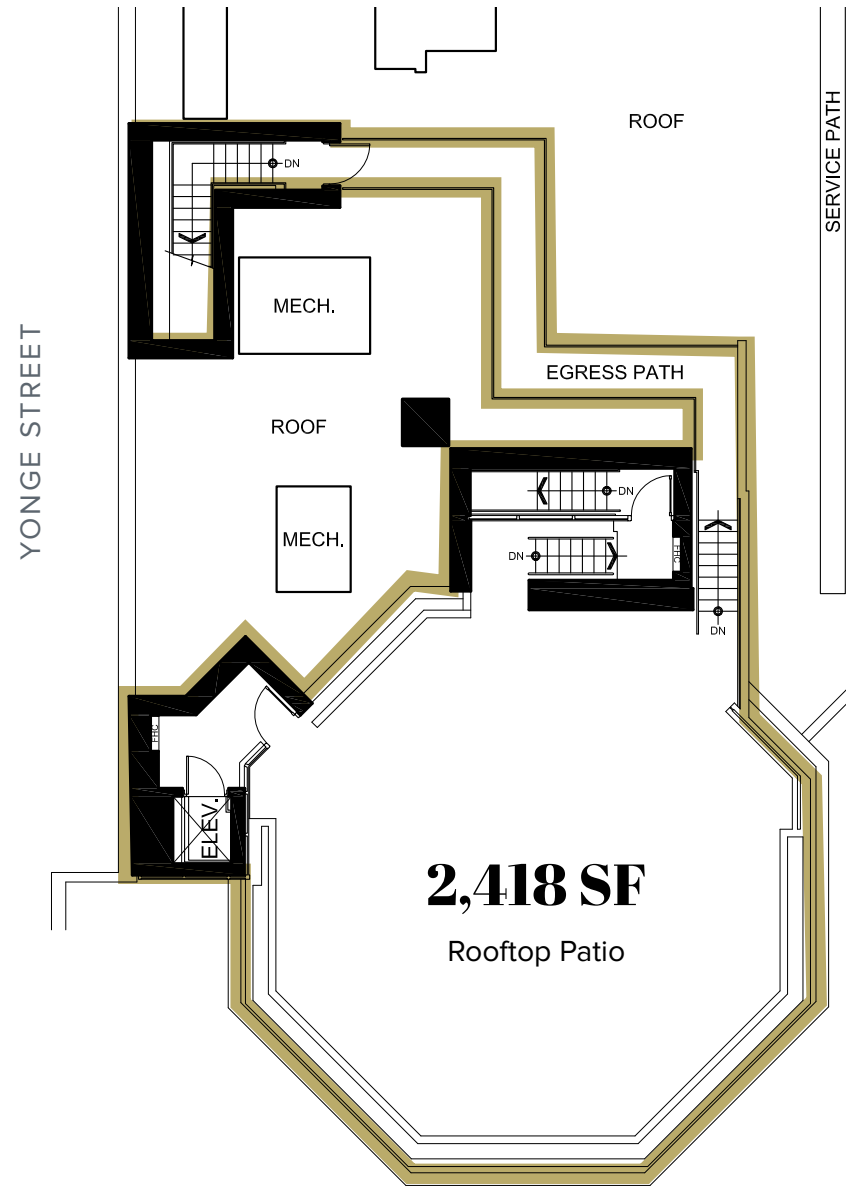
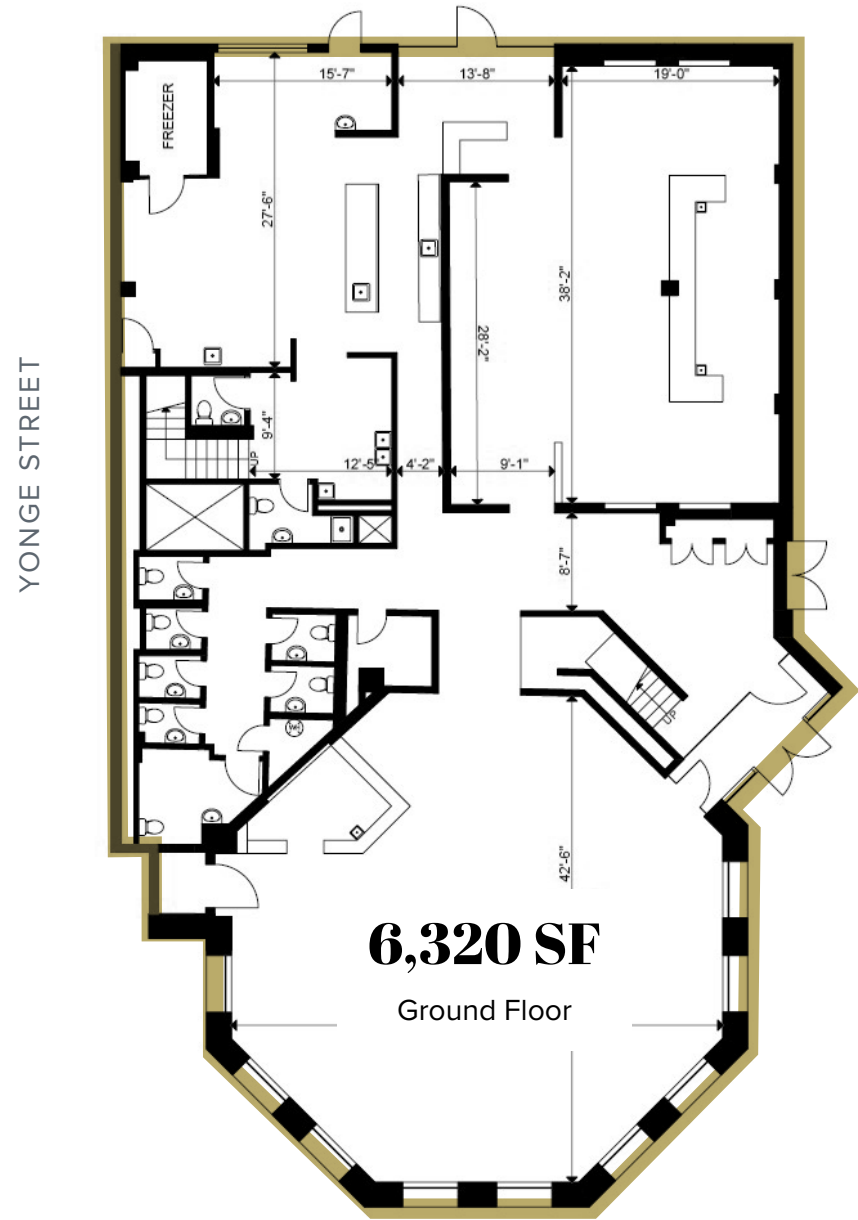


Rooftop Patio

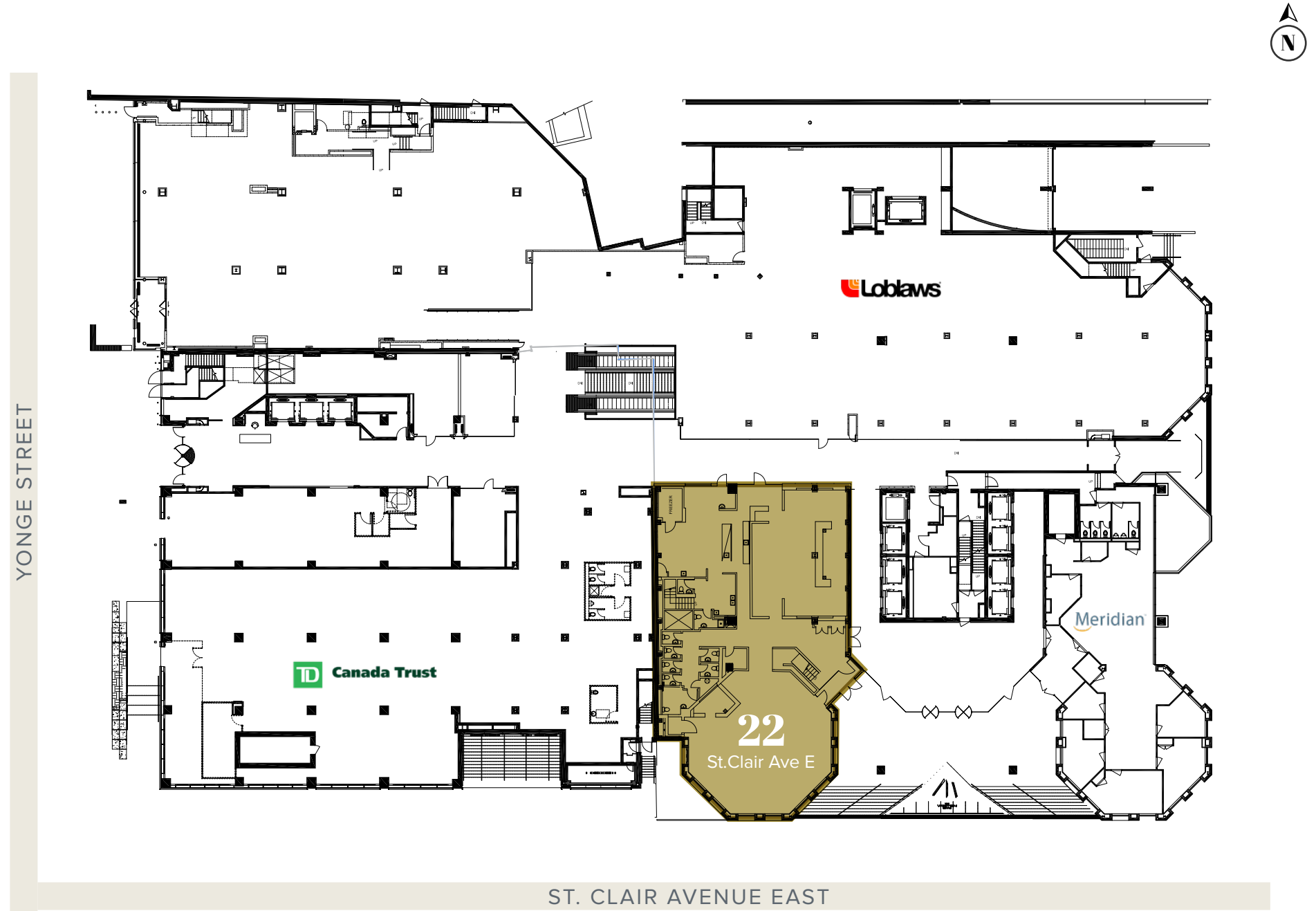




Floor Plan



St. Clair Centre





# 22 St. Clair

## NEIGHBOURHOOD RETAILERS



## Demographics



**27,364**  
Total Population



**10%**  
Growth Rate (2015-2020)

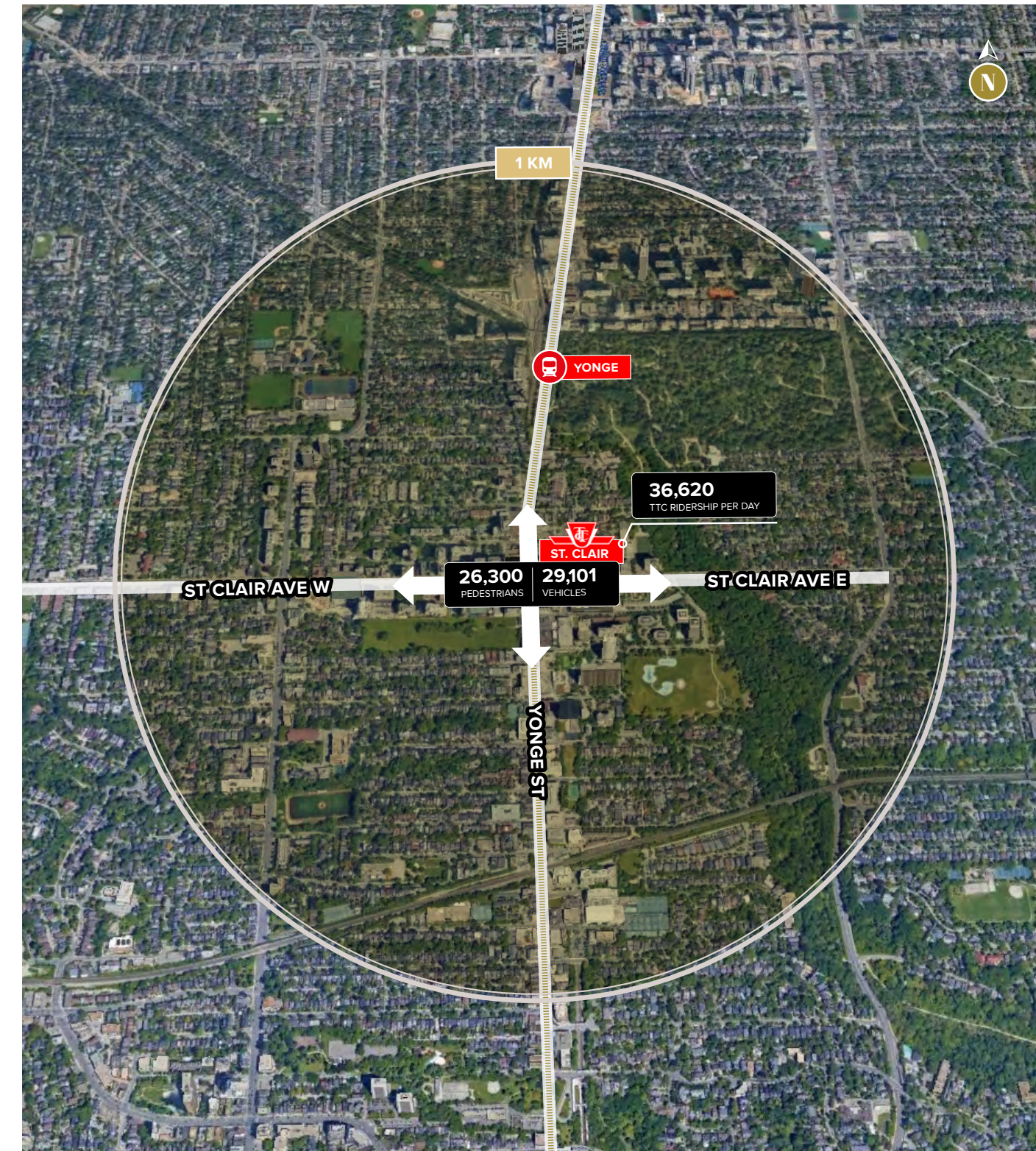


**34,610**  
Daytime Population



**\$242,148**  
Average Household Income

\* Within 1km Radius  
Statistics Canada, 2021







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