

Fifteen Bloor

Exceptional Freestanding Retail For Lease
Yonge & Bloor



Bloor Street

Flagship Retail Opportunity

15 Bloor Street West is a generational opportunity to lease a full-building flagship in Canada's most prestigious shopping district. Boasting a striking three storey glass façade and nearly 50 feet of frontage on Bloor Street West, 15 Bloor Street is adjacent to "The One", an 85 storey luxury residential building, and future flagship Apple store.

Steps from Yonge & Bloor, 15 Bloor Street West is surrounded by the world's leading retailers including Eataly, Sephora, Dior, Prada, Cartier, Moncler, Montblanc, Peloton, Louis Vuitton, Tiffany & Co., Gucci, Hermes, Roots, Zara, Aritzia and many more.



19,799 SF
Total Retail Space

+/- 5,000 SF
Per Level

+/- 13 FT
Ceiling Heights

47 FT
Bloor Street Frontage

Bloor-Yorkville

Recognized internationally as one of the world's top shopping destinations, Toronto's Bloor-Yorkville is often compared to Fifth Avenue in New York, Rodeo Drive in Los Angeles, and Chicago's "Magnificent Mile".



Featuring best-in-class luxury brands such as Prada, Hermes and Gucci as well as Canadian retail icons Harry Rosen and Holt Renfrew, Bloor-Yorkville is Canada's fashion mecca.

Bloor-Yorkville is in the midst of a radical transformation with nearly 30 high-end residential developments and over 10,000 new units under construction.

AVENUE ROAD

PELOTON

MONT BLANC

STUART WEITZMAN

MaxMara

MONCLER

ESCADA

WILLIAM & ASHLEY

black goat

Dior

DOLCE & GABBANA

ROYAL de VERSAILLES

COLE HAAN

ST. THOMAS STREET

VICTORINOX

FIRE & FLOWER

apm

MCM

COS

SEPHORA

TD Canada Trust

BAY STREET

BIRKS

EATALY

BMO

LCBO

Balmuto Street

Scotiabank

15 Bloor Street West

Future Electronics Store

YONGE STREET

NORDSTROM rack

TOKYO SMOKE

Peloton

Mont Blanc

Stuart Weitzman

Max Mara

Moncler

Escada

William Ashley

Black Goat Cashmere

Cartier

Prada

Coach

Dior

Dolce & Gabbana

Royal De Versailles

Cole Haan

Victorinox

Fire & Flower

APM Monaco

MCM

COS

Sephora

TD Canada Trust

Birks

Eataly

BMO

LCBO

Scotiabank

Future Electronics Store

Nordstrom Rack

Tokyo Smoke

AVENUE ROAD

Church of the Redeemer

Louis Vuitton

Tiffany

Burberry

Lafayette 148

St. John Knits

Gucci

Anne Fontaine

L'Occitane

Zegna

Hermes

Holt Renfrew Men

BELLAIR STREET

Harry Rosen

Roots

Hakim Optical

BAY STREET

Holt Renfrew

Zara

Aritzia

Talbots

Swarovski

YONGE STREET

RBC

LOUIS VUITTON

TIFFANY & CO.

BURBERRY

LAFAYETTE 148 NEW YORK

ST. JOHN

GUCCI

ANNE FONTAINE

L'OCCITANE EN PROVENCE

Ermenegildo Zegna

HERMES PARIS

HARRY ROSEN

Roots

HAKIM OPTICAL

HOLT RENFREW

ZARA

ARITZIA

TALBOTS

SWAROVSKI

RBC

Retailers

Bloor Street West

6

7

Premier Location

Demographics

25,078*
Population

46
Median Age

\$321,266
Average HH Income

14,618
Daytime Population

8.8M SF
Office Inventory

2.0%
Office Vacancy Rate

97
Walker's Paradise

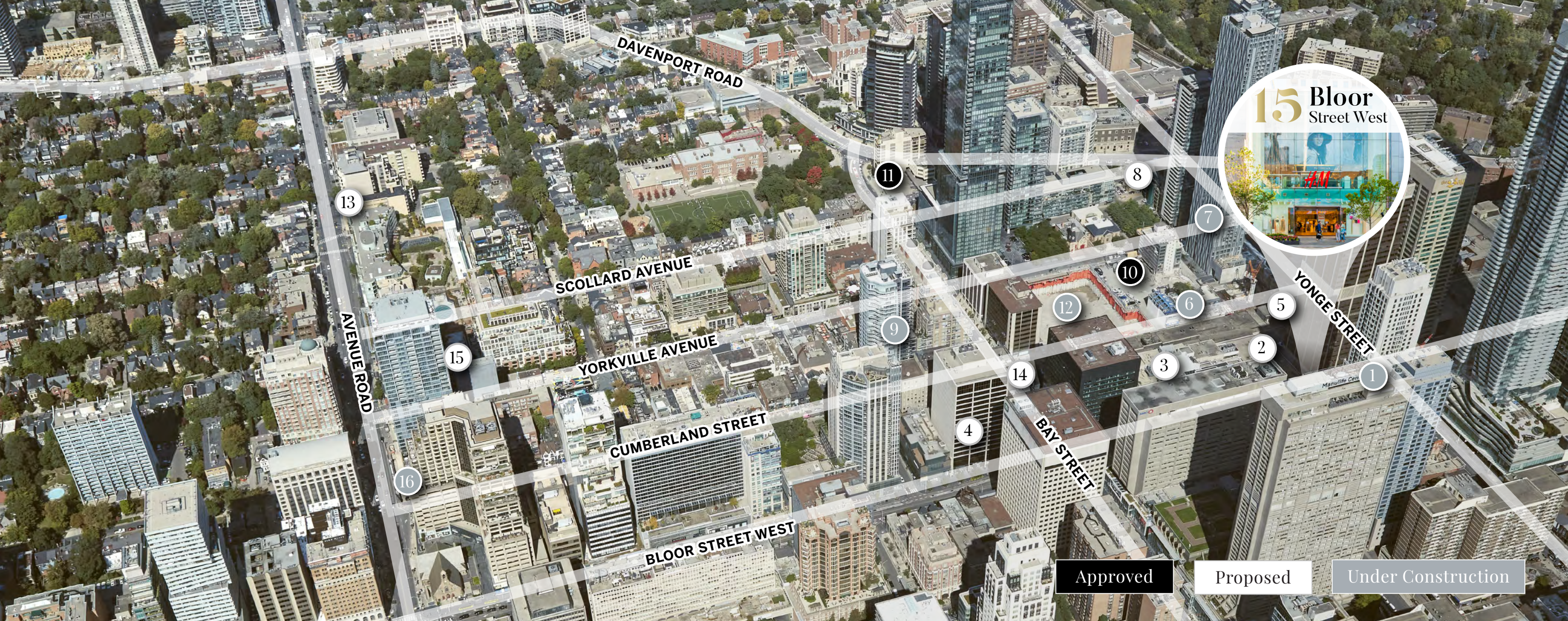
100
Excellent Transit Score

Bloor-Yorkville Trade Area (Bloor-Scollard and Yonge-Avenue)

Statistics Canada, 2021

**0.5km Radius.*



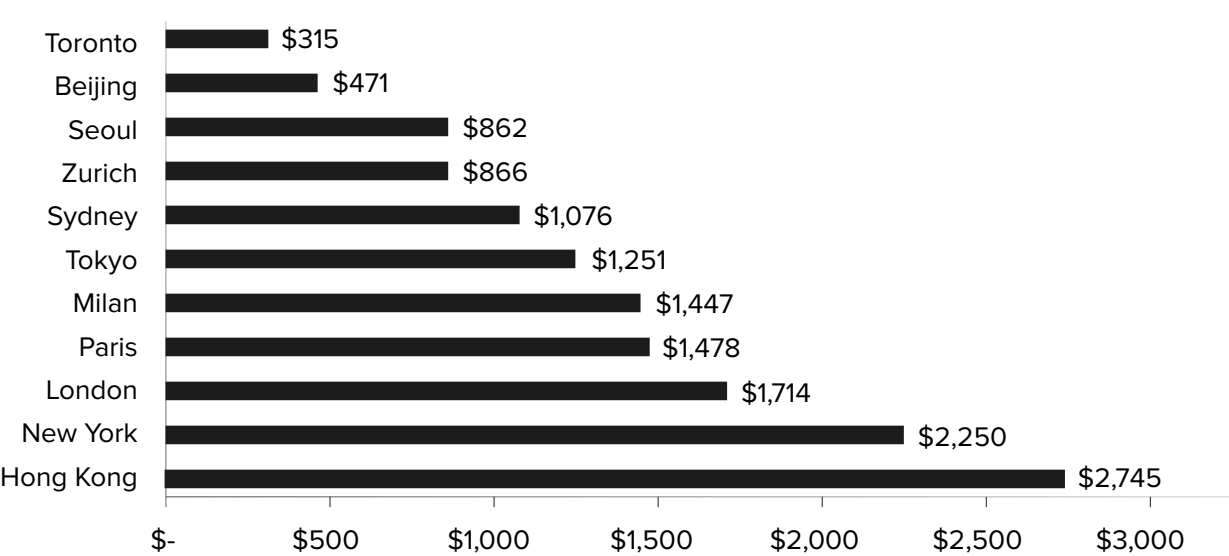


Development Overview

	Address	Storeys (#)	Residential Units (#)
1	1 Bloor Street West	85	416
2	Cumberland Square	50, 61, 75	1,595
3	50 Bloor Street West	70	600
4	80 Bloor Street West	79	1,430
5	771 Yonge Street	25	136
6	8 Cumberland Street	51	371
7	1 Yorkville Avenue	58	577
8	1 Scollard Street	46	152

	Address	Storeys (#)	Residential Units (#)
9	94 Cumberland Street	25	200
10	11 Yorkville Avenue	62	719
11	50 Scollard Street	41	112
12	33 Yorkville Avenue	68, 44	1,029
13	89 Avenue Road	20	36
14	1200 Bay Street	87	332
15	140 Yorkville Avenue	29	100
16	21 Avenue Road	40, 31	797

2019 Global High Street Average Net Rents





Retail Overview

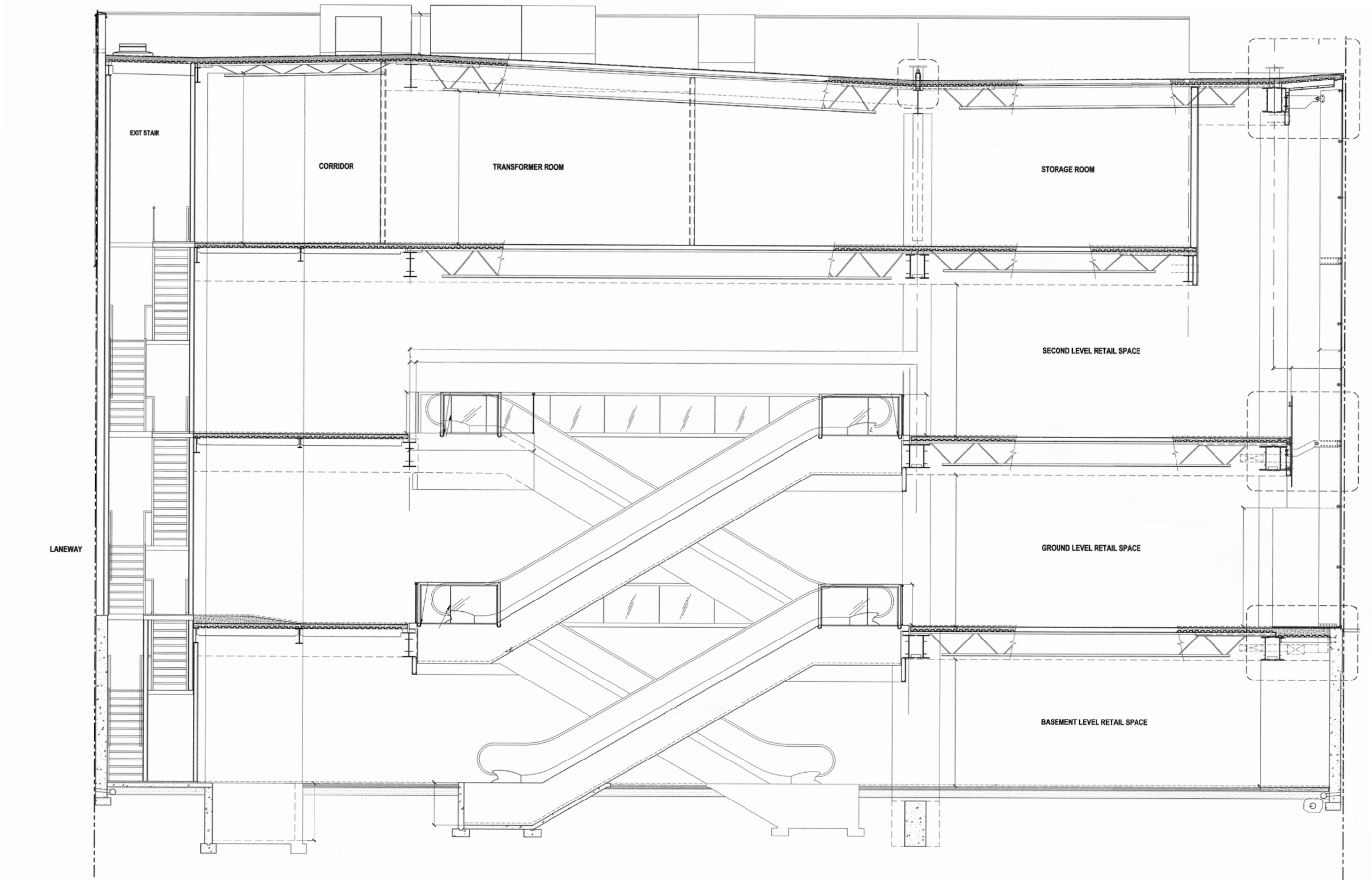
Ground Floor:	4,837 SF	Available:	Please Contact Listing Agents
Second Floor:	4,988 SF	Term:	Please Contact Listing Agents
Third Floor:	4,988 SF	Net Rent:	Please Contact Listing Agents
Lower Level:	4,985 SF	Additional Rent:	\$45.00 PSF (est. 2021)
Total:	19,799 SF		

Highlights

- Exceptional freestanding full-building retail opportunity at Canada’s best intersection.
- Unmatched branding potential with towering three-story glass façade.
- Existing vertical transportation - elevator, escalator and staircase.
- Directly adjacent to a future 20,000 square foot flagship Apple store.



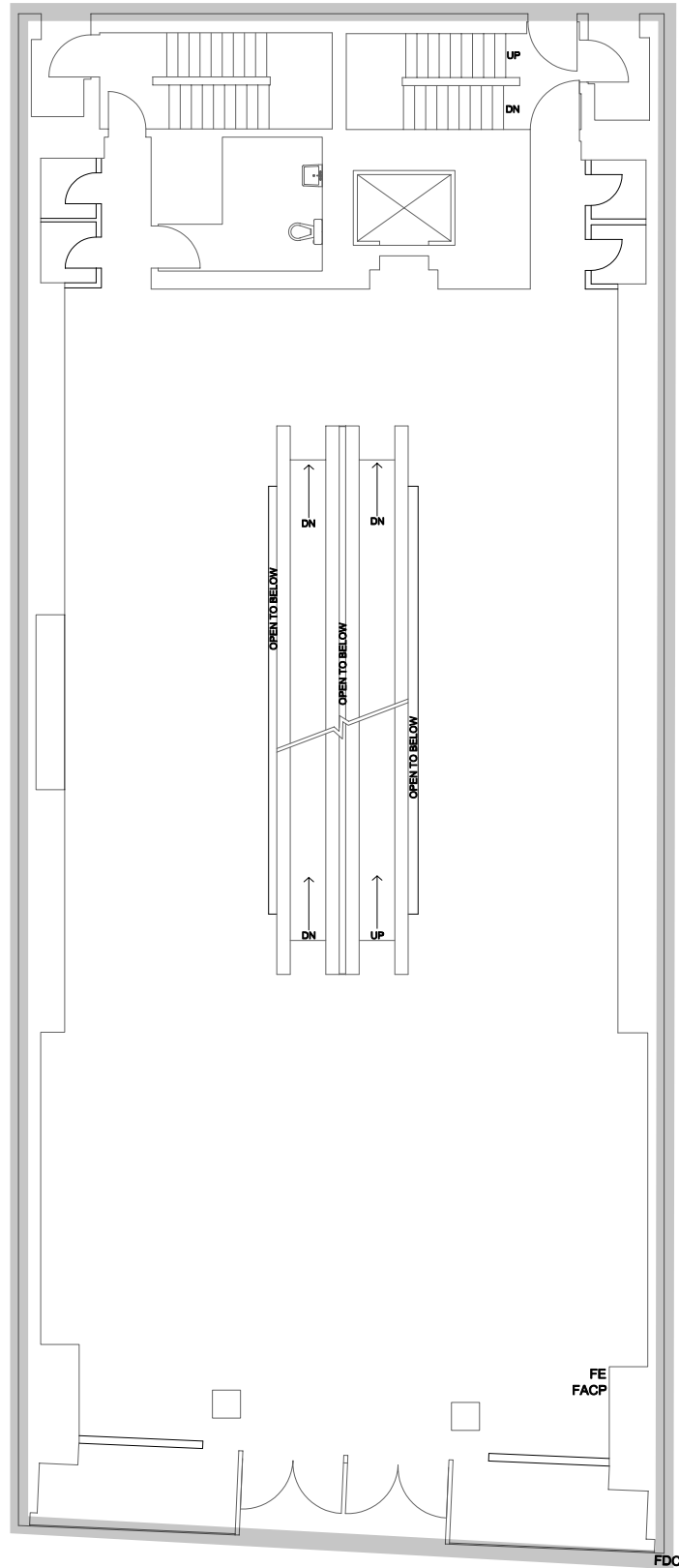
Total | 19,799 SF



BLOOR STREET WEST

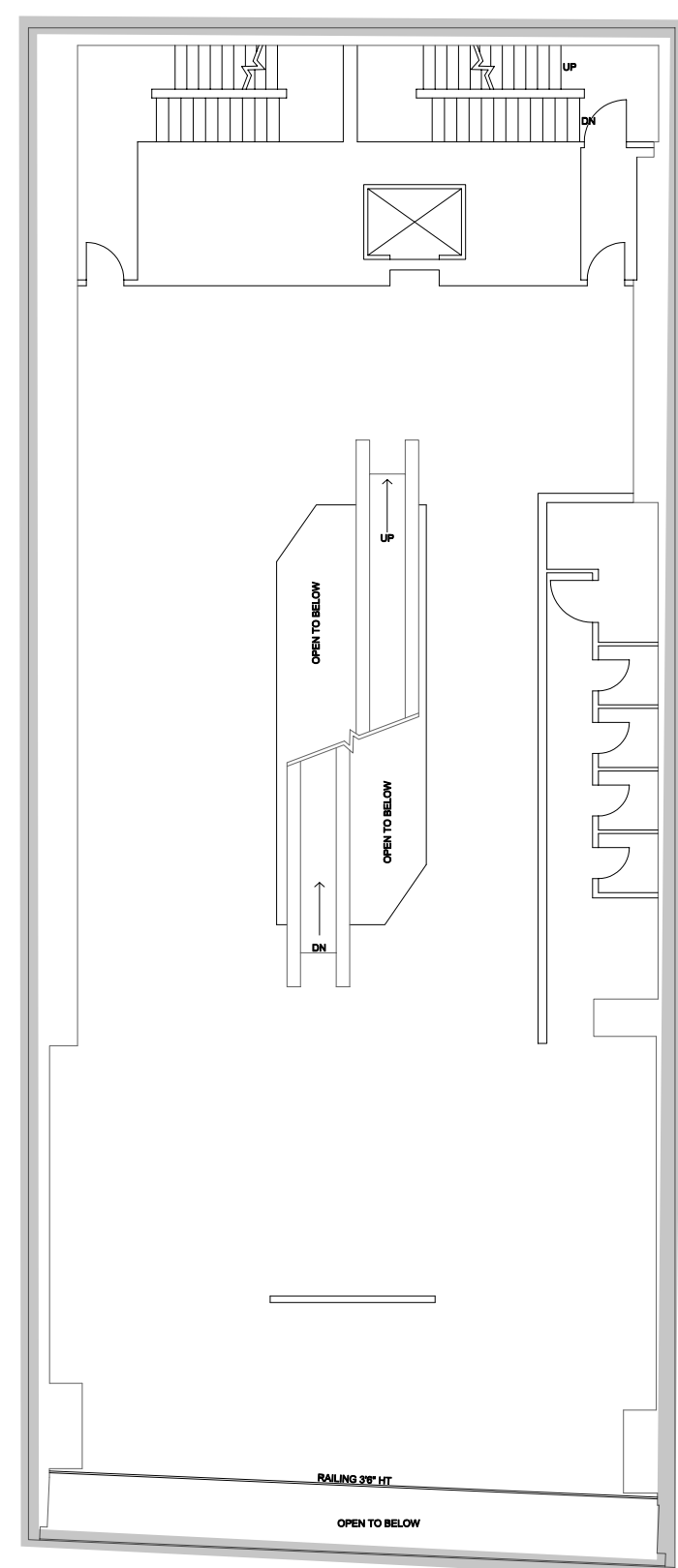


Ground Floor | 4,837 SF



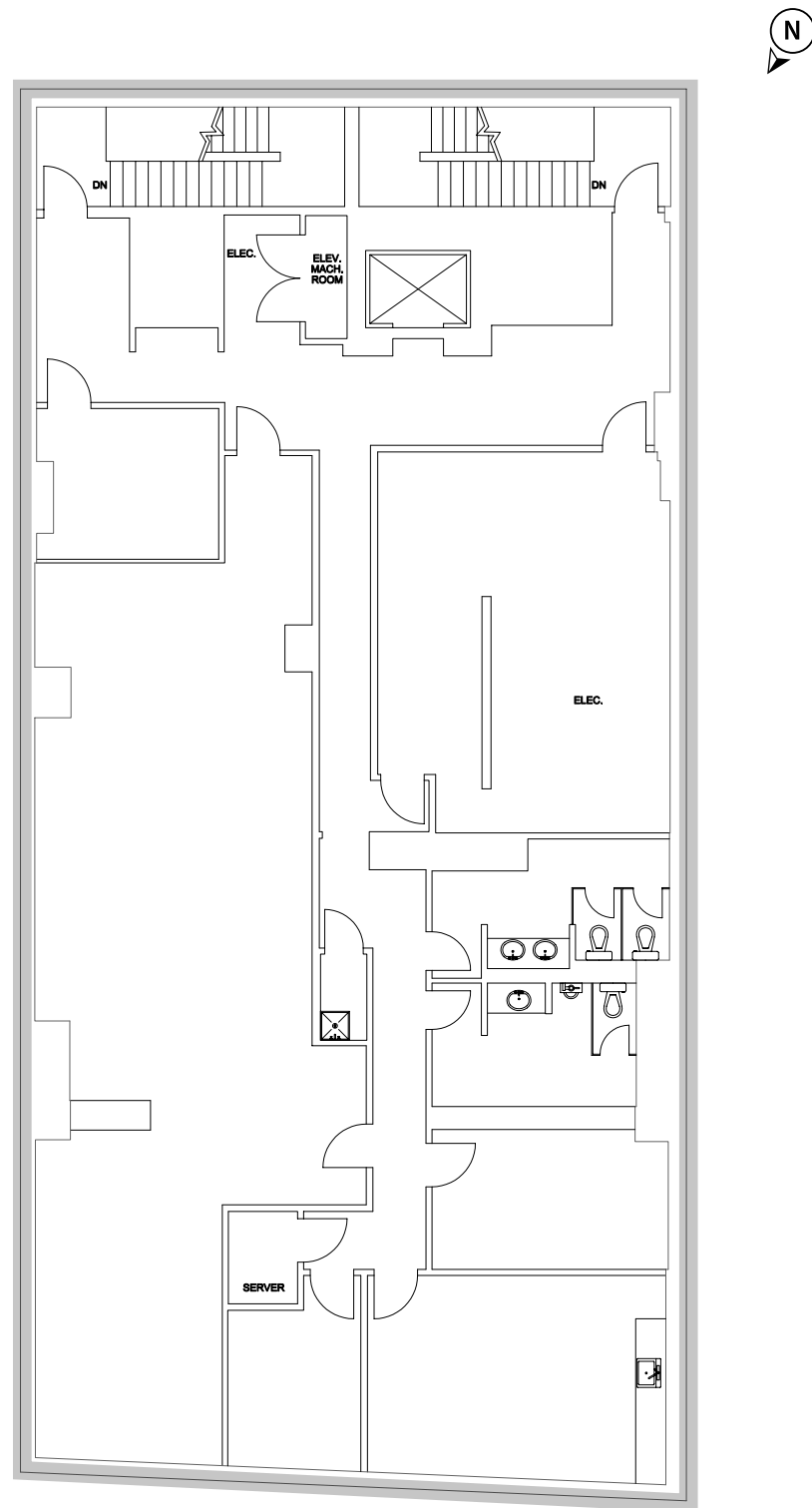
BLOOR STREET WEST

Second Floor | 4,988 SF



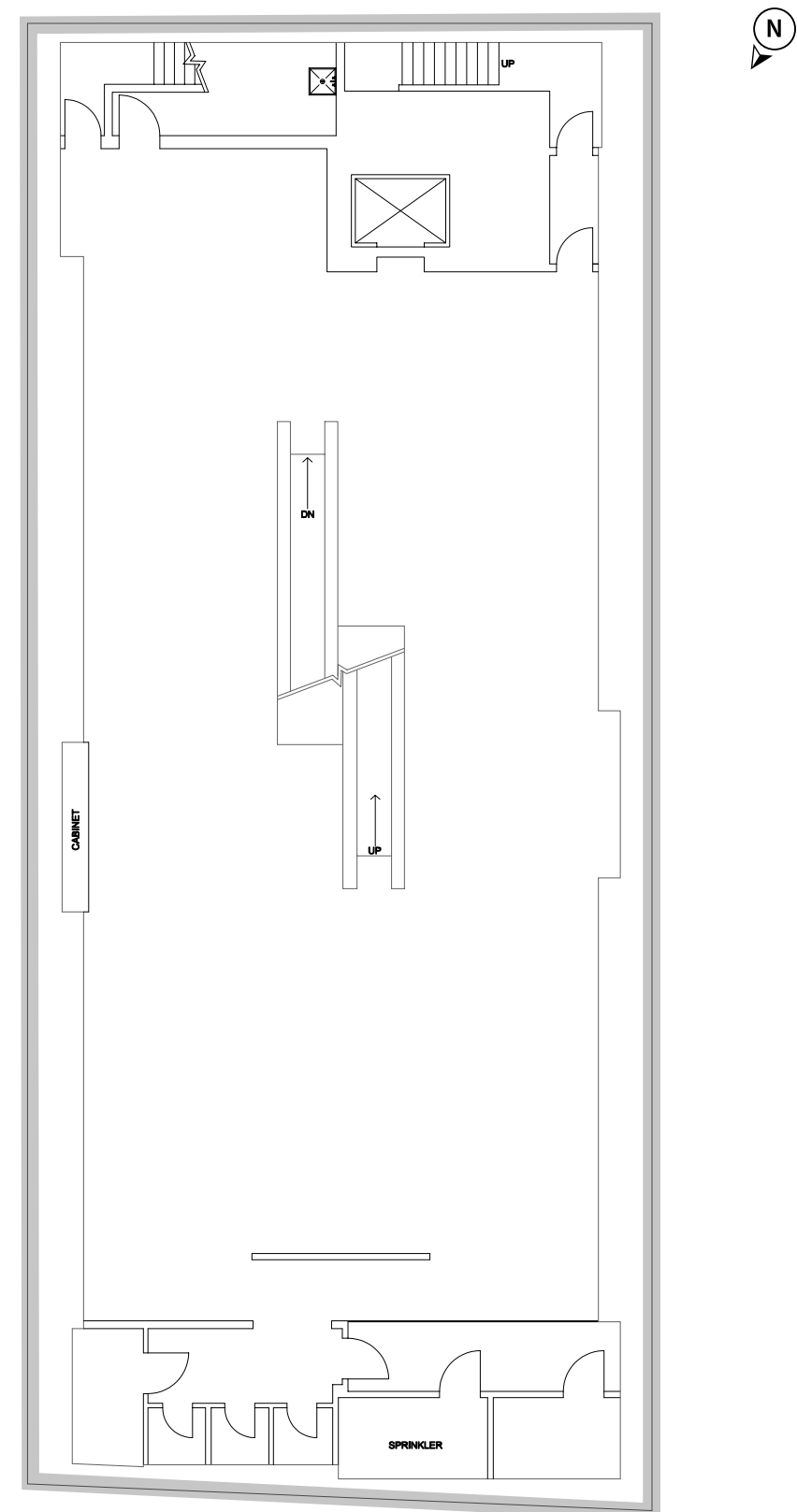
BLOOR STREET WEST

Third Floor | 4,988 SF



BLOOR STREET WEST

Lower Level | 4,985 SF



BLOOR STREET WEST



Fifteen Bloor

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