

# SHORT-TERM LAND LEASE OPPORTUNITY



**116 AVENUE ROAD**  
TORONTO, ON

# PROPERTY DETAILS

116 Avenue Road is a tremendous short-term land lease opportunity with excellent frontage along bustling Avenue Road. The subject property is steps from Yorkville, Canada's most prestigious shopping district. Neighbouring tenants include Whole Foods, Equinox Fitness, TNT, Sotto Sotto, & more! The area is undergoing significant residential & commercial intensification.

This unimproved vacant lot has potential for a variety of outdoor retail uses including food truck festivals, flea markets, community events and more!

There is a variety of finishing options available including pavement or gravel.

## LOCATION

South of Davenport Road on the West side of Avenue Road.

## LOT SIZE

5,716 SF

## RENTAL RATE

Negotiable

## TERM

6 to 36 months

## POSSESSION

Immediate



# DEMOGRAPHICS & ACTIVE DEVELOPMENTS IN THE AREA

#	DEVELOPMENT	# OF UNITS	COMPLETION YEAR
1	1 BLOOR ST	416	2023
2	8 CUMBERLAND ST	356	2022
3	33 YORKVILLE AVE	1033	2022
4	181 BEDFORD RD	283	2021
5	420 DUPONT ST	216	2021
6	346 DAVENPORT RD	31	2021
7	281 AVENUE RD	39	2020
8	155 AVENUE RD	67	2019
9	200 CUMBERLAND ST	320	2019
10	1 YORKVILLE AVE	555	2019



**310,174**  
Population

**+15.3%**  
Population  
10Yr Growth



**\$143,011**  
Average  
Household  
Income



**9,546**  
Pedestrian  
Foot Traffic



**55,569**  
Vehicular  
Traffic



\*Source: CoStar 2020 3-Km radius

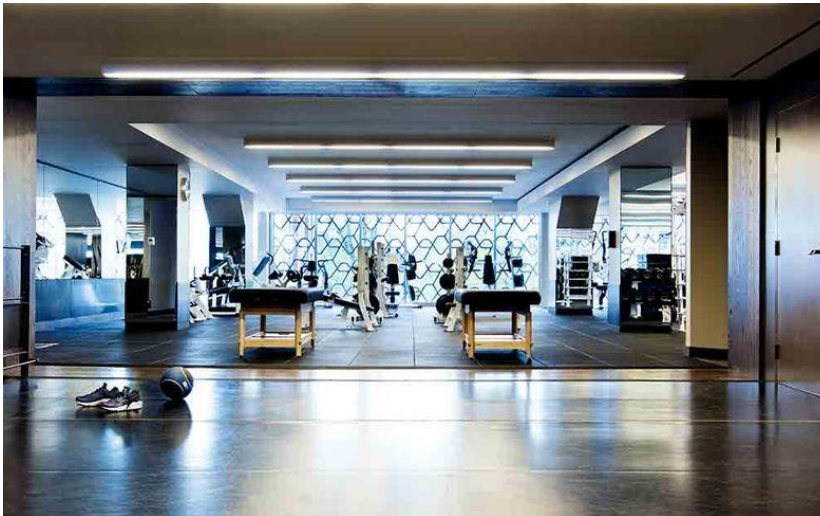
# AREA OVERVIEW

116 Avenue Road is situated at the border of the Annex and Yorkville Village, Canada's most prestigious shopping district. Home to exclusive restaurants, boutiques, art galleries, amenities and entertainment, the node defines luxury living in Toronto. Besides being a retail mecca, Yorkville is lined with beautiful streets and gracious history homes, mature trees and perfect little parks.

## RESTAURANTS & BARS

Yorkville is home to many of Toronto's highest-rated restaurants including:

- Alo Bar
- Buca
- Cafe Boulud
- Chabrol
- Cibo
- Estia
- Joso's
- Sassafras
- Kasamoto
- Yamato
- Sofia
- ONE
- STK
- Blu
- Trattoria Nervosa



## HEALTH & LIFESTYLE

Equinox is Yorkville's premier fitness destination featuring cutting-edge facilities. Head to Whole Foods afterwards for some healthy snacks.

For those who are more adventurous there is a Crossfit located at the corner of Davenport and Avenue Road.

## SHOPPING

From designer boutiques carrying the latest fashion trends, to high-end galleries and antique shops, Yorkville is a must-shop for residents and tourists alike!



# PROMINENT PUBLIC TRANSIT



DISTANCE TO ST. GEORGE, BAY  
OR MUSEUM TTC SUBWAY  
STATIONS

**APPROXIMATELY 750M  
9 MINUTE WALK**



TTC BUS ACCESS

**5 AVENUE ROAD | 6 BAY**

BLOOR DANFORTH LINE

YONGE &  
UNIVERSITY LINE

SPADINA RD

SPADINA  
STATION

ST GEORGE  
STATION

BLOOR ST W

ST GEORGE ST

TRANBY AVE

5 AVENUE ROAD BUS



AVENUE RD

DAVENPORT RD

6 BAY BUS

# 116 AVENUE ROAD



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