

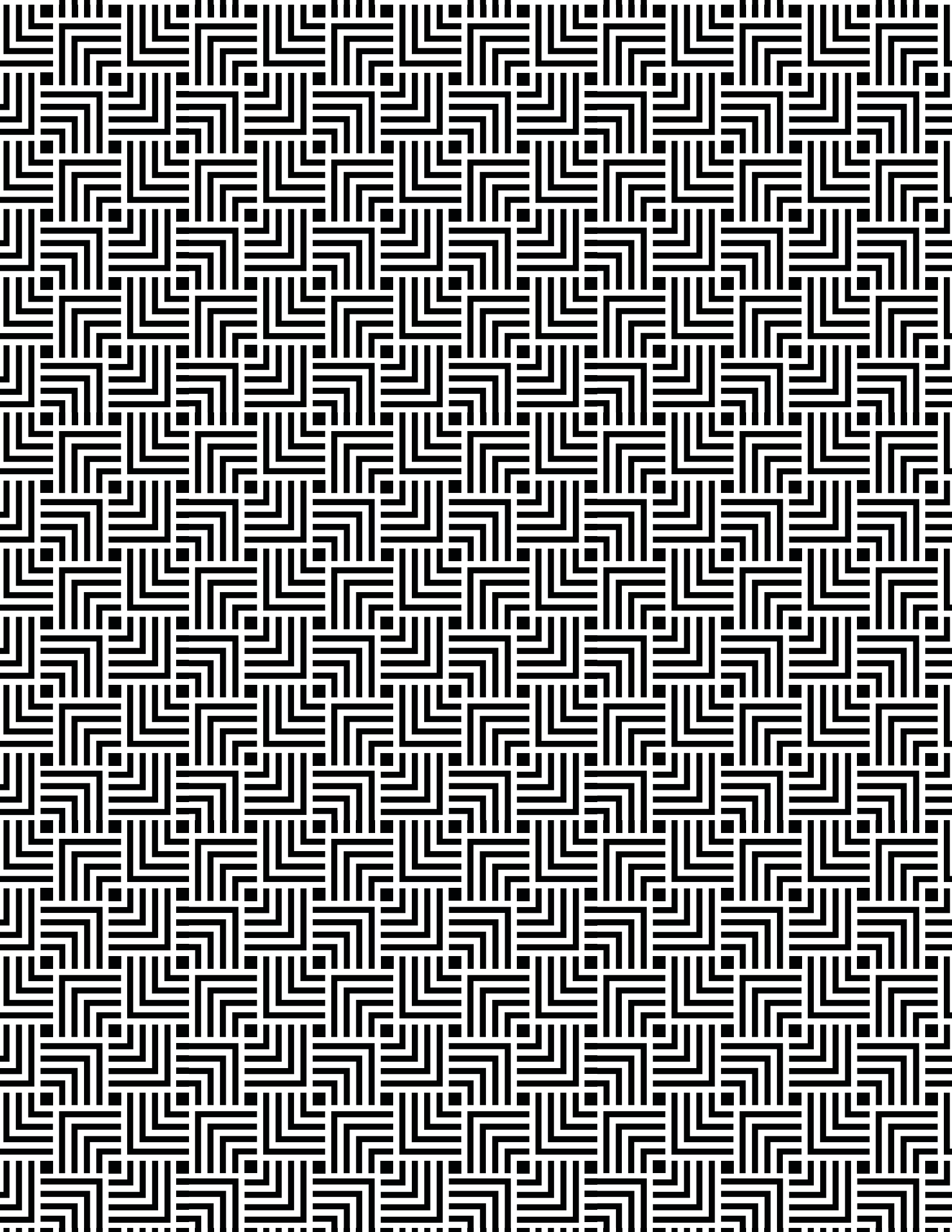
TRICON
RESIDENTIAL

CBRE

The Ivy

RETAIL FOR LEASE

**8 GLOUCESTER STREET
TORONTO**



THE IVY 8 GLOUCESTER STREET

The Real Toronto

Steps away from Yonge and Bloor, a bustling intersection along Toronto's most iconic street, and connected to several thriving neighbourhoods to the North, South, East and West, The Ivy offers retailers an opportunity unlike any other.

THE IVY 8 GLOUCESTER STREET

Retail Opportunity

1,658 sq. ft.
SIZE

Please contact agents
NET RENT

\$20.00 per sq. ft.
TMI

Q4 2023
POSSESSION

- Brand new retail on the north side of Gloucester Street, just east of Yonge Street
- Part of The Ivy, a 231-unit purpose-built rental project being developed by Tricon Residential and Angel Developments
- Steps to both Bloor-Yonge station and Wellesley station



Upcoming Developments

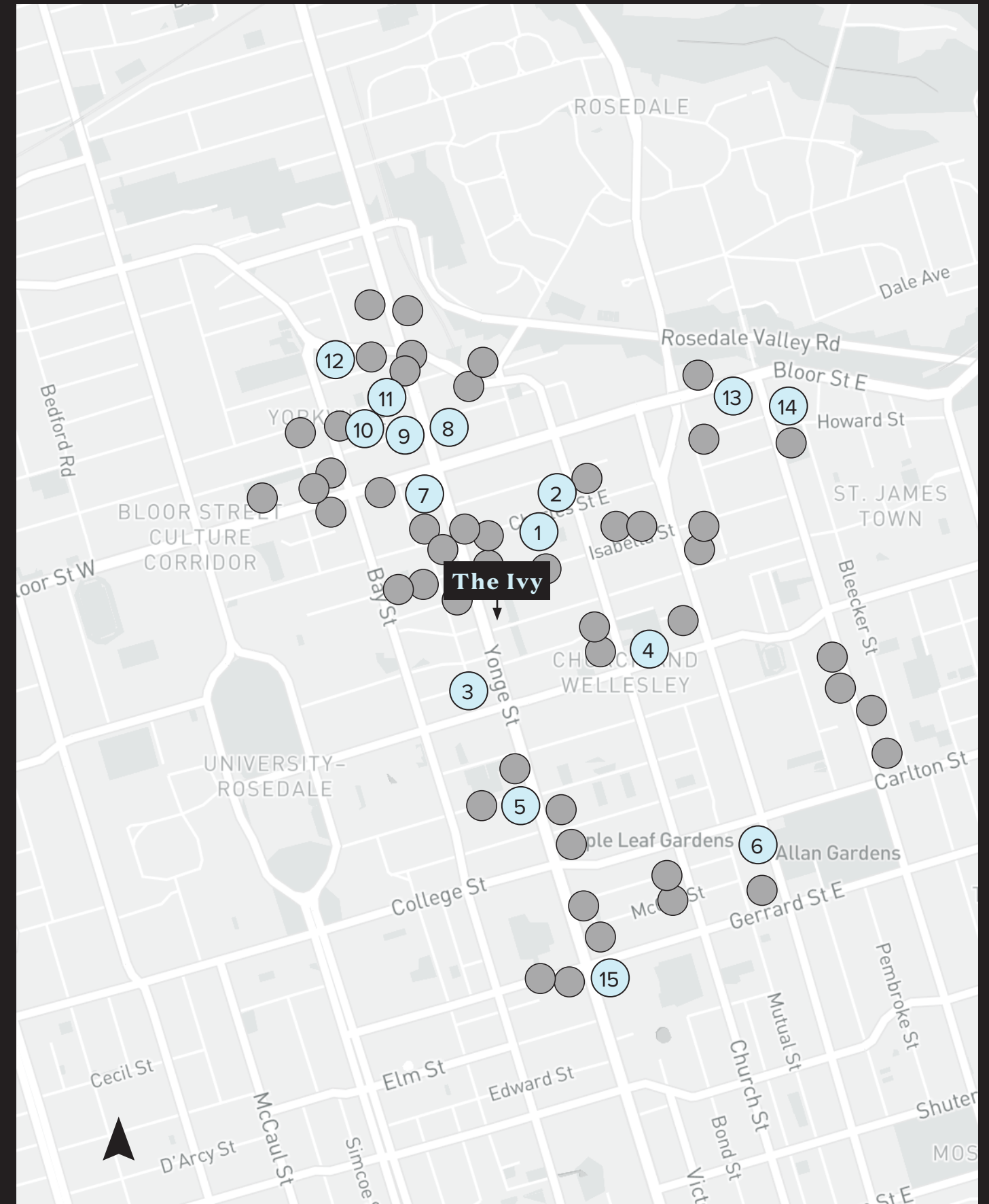
Within 1 km

There are currently **15 developments under construction** within a 1 km radius of The Ivy, that will provide **8,070 new residential units** within the next few years. There are **54 developments in the pre-construction phase** that will create an additional **30,000 units** in the years to come.

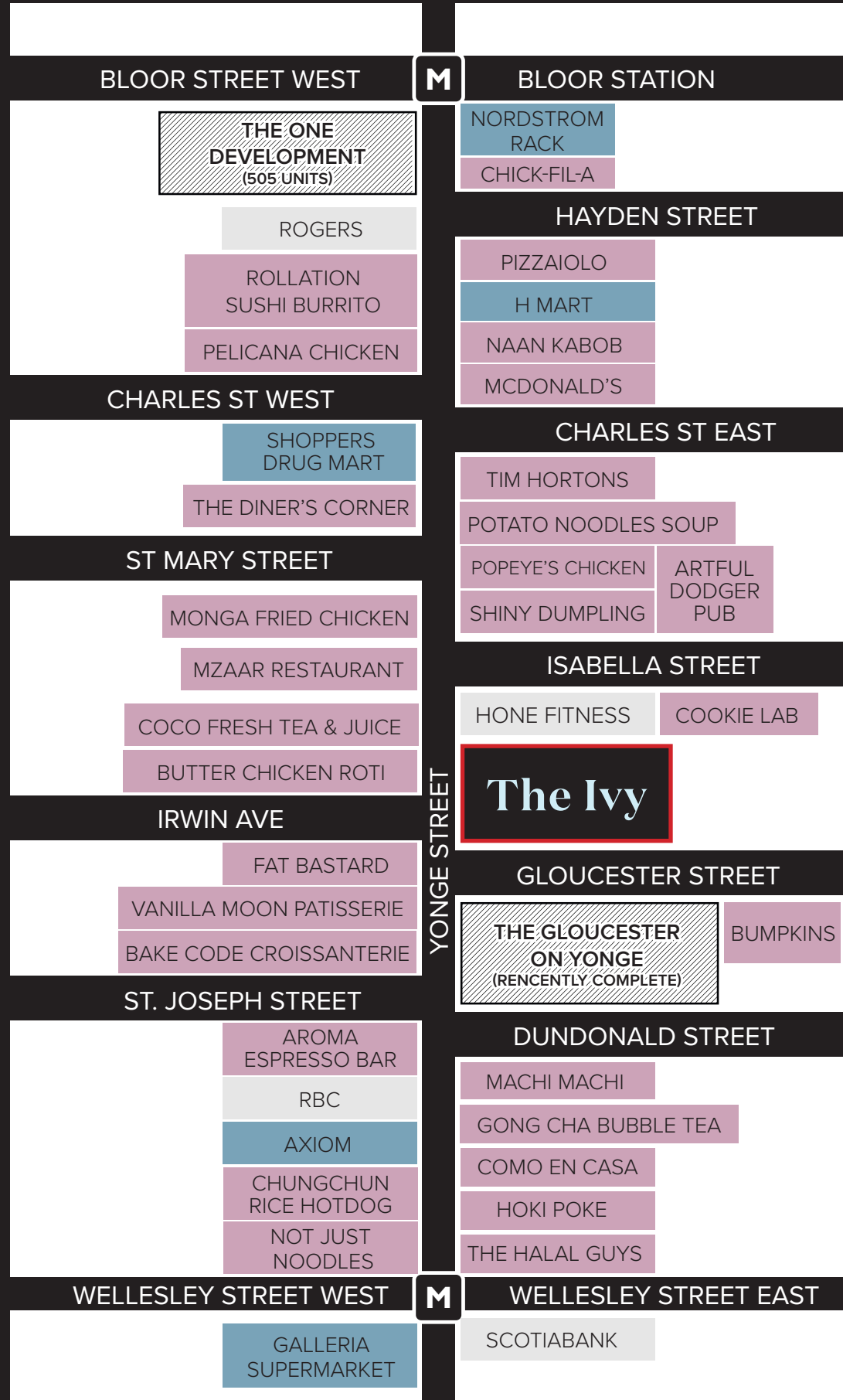
 **UNDER CONSTRUCTION**
8,070 NEW RESIDENTIAL UNITS

 **PRE-CONSTRUCTION**
30,000 NEW RESIDENTIAL UNITS

1. 55 Charles Street East
2. The Charles at Church
3. 8 Wellesley
4. Eighty One Wellesley
5. IMMIX
6. JAC Condos
7. The One
8. Adagio
9. Eight Cumberland
10. The Pemberton
11. 11 YV
12. 50 Scollard
13. The Rosedale on Bloor
14. Burke Condominiums
15. Concord Sky



Surrounding F&B + Retail



RETAIL


RESTAURANT
& CAFES

WELLNESS &
AMENITIES



Neighbourhood Demographics

 **50.2%**
UNDER THE AGE OF 35

 **62.4%**
HAVE A BACHELORS DEGREE
OR HIGHER

 **67%**
CURRENTLY RENTING

 **16.1%**
POPULATION INCREASE BY 2027

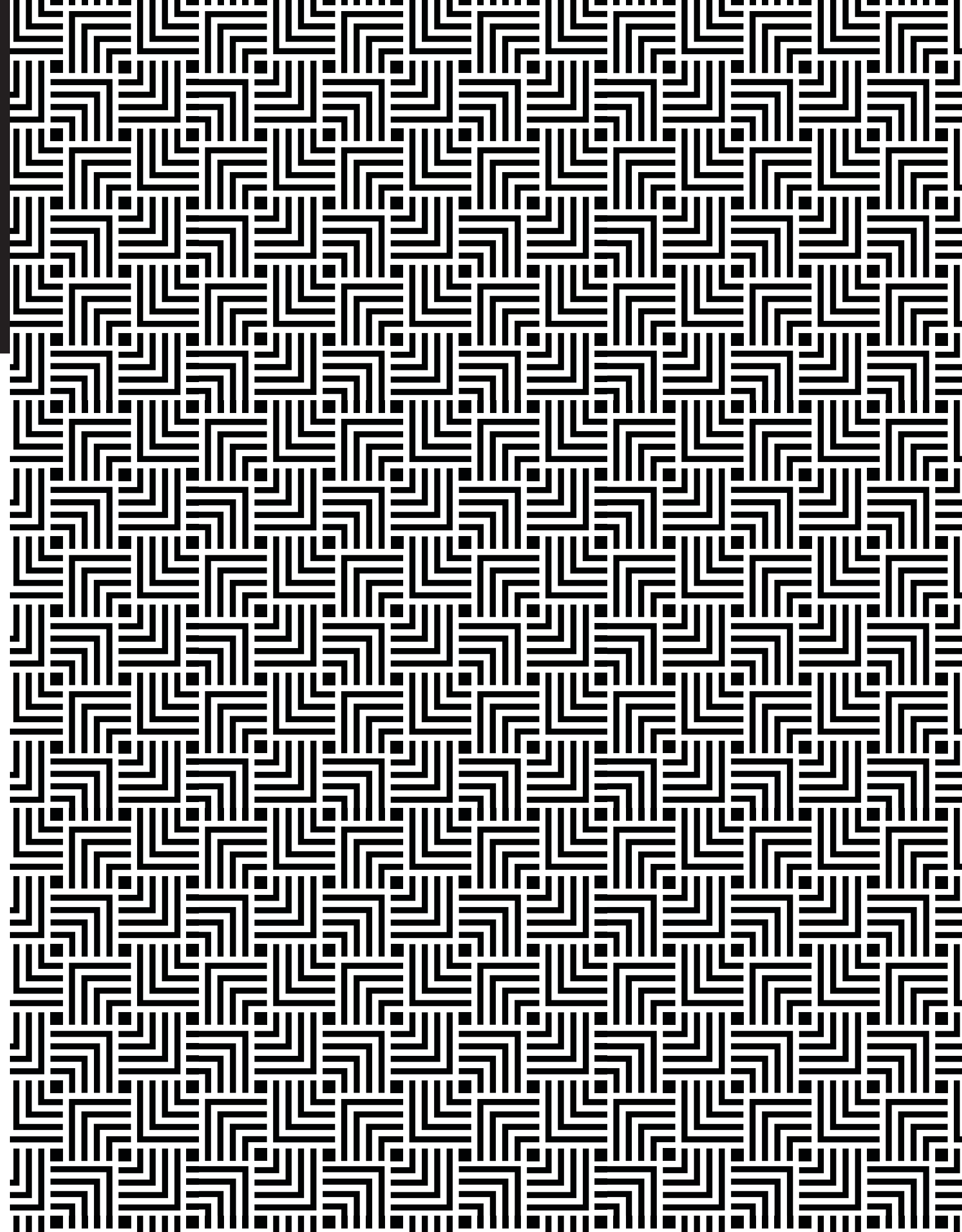
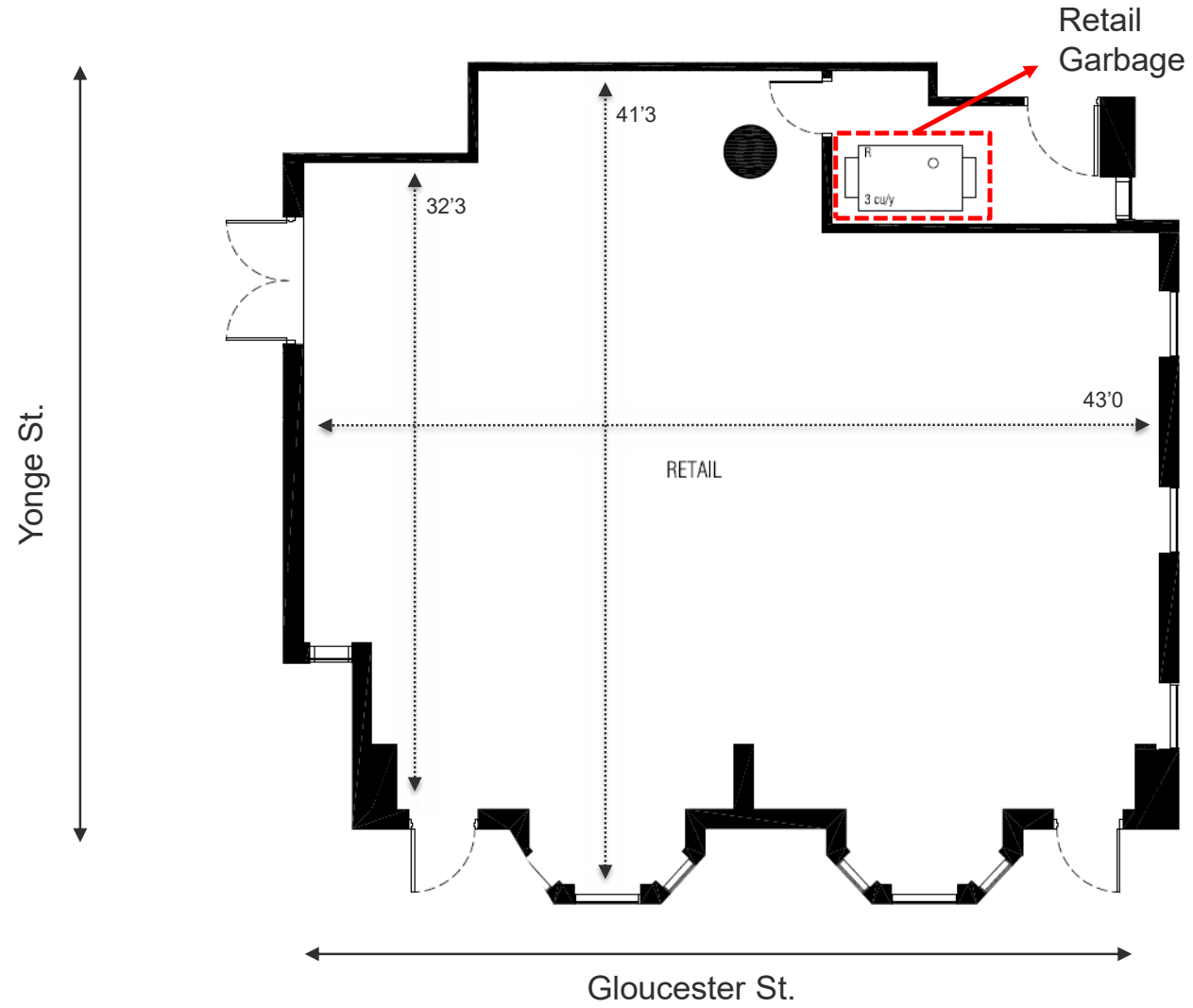
\$133,087
AVERAGE HOUSEHOLD INCOME



*Percentages are of total living population within 1km of 8 Gloucester Street

Retail Floor Plan

1,658 sq. ft.



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TRICON
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