

SLOANE

BY FITZROVIA

**Exceptional Retail Units
Available For Lease**

**1,537 SF up to 4,138 SF
Located Across from Yorkdale Shopping Centre**

**3450 Dufferin Street
Toronto, ON**



savills

Welcome to

SLOANE

BY FITZROVIA

Right sized retail units available at the base of Fitzrovia's Yorkdale development, in the north end of Toronto. Sloane is comprised of three excellently developed residential rental towers ideally situated only a 5 minute walk from Yorkdale Shopping Center; Canada's premier shopping destination and just south of the 401 Highway. Sloane will feature a large integrated park, a lobby cafe/bar and Montessori School. This site will house 759 residential units, giving retailers a built in customer base.

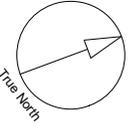
The Opportunity

- Size:** Unit 1: 4,138 SF
Unit 2: 1,537 SF
- Net Rent:** Contact Listing Agents
- T.M.I.:** \$15.00 PSF (2025 estimate)
- Available:** Q4 2024
- Ceiling Height:** 19.68 FT
- Ideal Uses:** F&B, light grocery/convenience, specialty fitness, experiential / health & wellness, daily needs (ex. barber or hair salon)
- Comments:**
- Excellent ceiling heights
 - Mezzanine potential
 - Patios incorporated in the design for both units
 - Both units are in shell condition - ready to be built out
 - Highly accessible via Hwy 401 and the Yorkdale Subway
 - Location pulls from a captive audience from 3 residential towers, as well as the surrounding established residential neighbourhoods
 - Retail signage opportunities to be discussed with Landlord



SLOANE

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Retail Floor Plans

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Site Plan

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SMARTCENTRE DOWNSVIEW

ALLEN ROAD

YORKDALE SHOPPING CENTRE

DUFFERIN STREET

HIGHWAY 401

HIGHWAY 401

BRIDGELAND AVENUE

AERIAL HAS BEEN EDITED FOR ILLUSTRATIVE PURPOSES

Aerial Overview

SLOANE

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Restaurant
Exterior Signage
Opportunity



HWY 401
EXIT RAMP

Dufferin Street

Options to be discussed and approved by Landlord, and are dependent on city permit approval

Construction Update

SLOANE

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Construction Update

SLOANE

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Construction Update - Unit 1 Retail





MAP FEATURES SELECT RETAILERS IN THE AREA

Retail Location Map

Neighbourhood Demographics



112,498
TOTAL
POPULATION



149,814
DAYTIME
POPULATION



\$148,513
AVG. HOUSEHOLD
INCOME



\$3,857
AVG. SPEND
ON CLOTHING



\$4,170
AVG. SPEND
ON RESTAURANTS



43,600
TOTAL
HOUSEHOLDS



22,860
DAILY RIDERSHIP
YORKDALE STATION



39
MEDIAN
AGE



18M
ANNUAL SHOPPERS
AT YORKDALE

DEMOGRAPHICS: 3 KM RADIUS AROUND 3450 DUFFERIN ST
SOURCE: ESRI DEMOGRAPHICS 2023

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