

# SLOANE

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3450 DUFFERIN STREET

## Retail Space *for* Lease

TORONTO, ON



RENDERINGS ARE ARTIST'S CONCEPT E. & O.E.

 FITZROVIA

 AVISON  
YOUNG

3450 DUFFERIN STREET  
TORONTO, ON

# WELCOME TO YOUR *New* RETAIL SPACE



# SITE PLAN

HWY 401

3450 DUFFERIN STREET  
TORONTO, ON

BRIDGELAND AVE

YORKDALE

BRIDGELAND AVE

DUFFERIN ST

UNIT 1

UNIT 2

All paving and construction has been completed on site. Image overlay is included to orient the retail spaces on site and within the area.



# UNIT 1 - 4,138 SF

## PROPERTY DETAILS

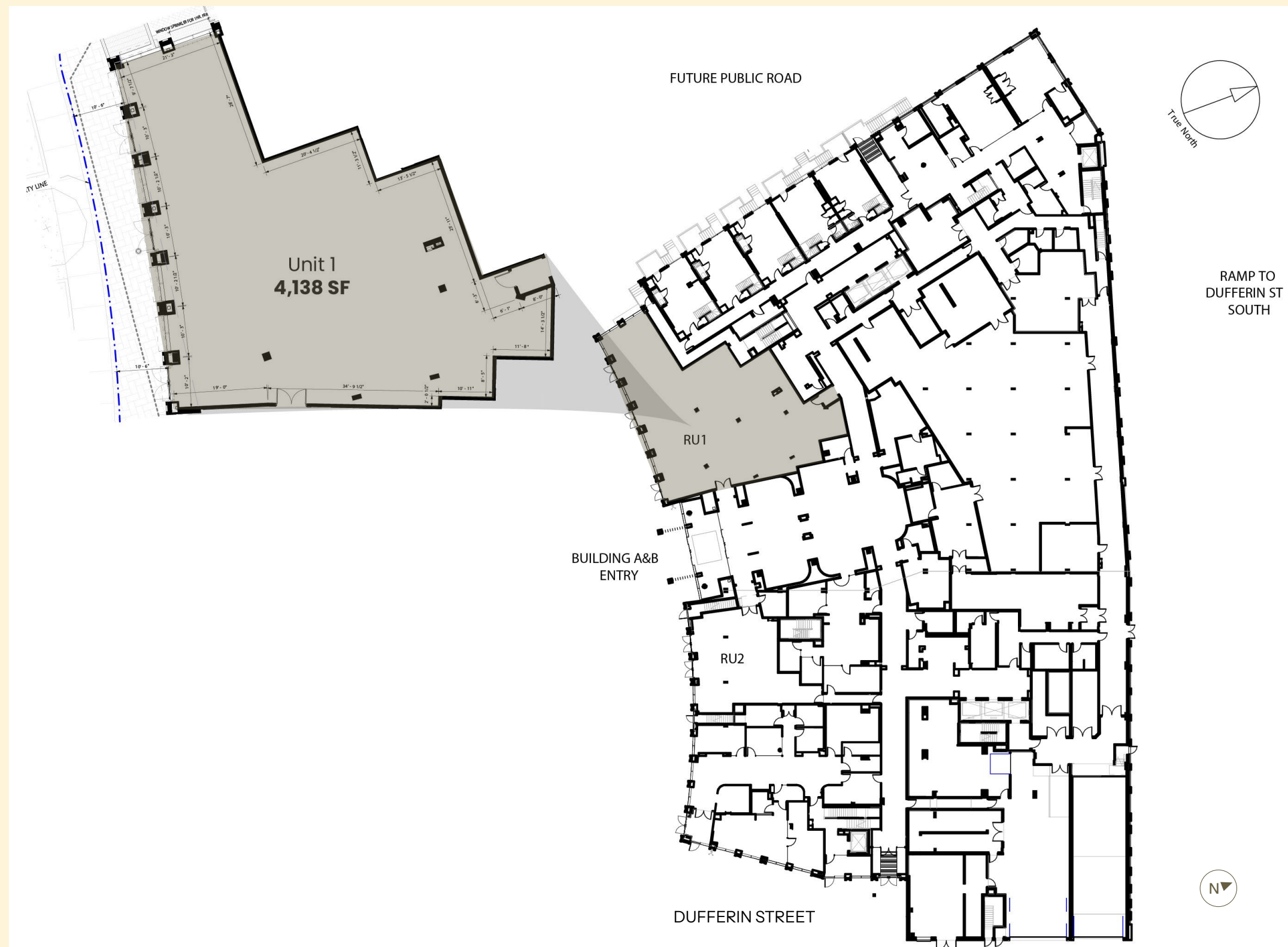
**Net Rent:** \$25.00 psf

**TMI:** \$20.00 psf

**Available:** Immediately

## Highlights

- Retail space for lease at the base of SLOANE, Fitzrovia's three-tower mixed-use development at Yorkdale.
- Located steps from Yorkdale Shopping Centre and Highway 401 with excellent transit connectivity.
- Situated within a growing, high-density residential node.
- Delivered in shell condition and featuring high ceilings and loading access.
- Includes underground commercial parking.
- Patio and mezzanine potential.
- Suitable for a variety of uses including restaurants, boutique grocery, and recreation.



# UNIT 2 – 1,537 SF

## PROPERTY DETAILS

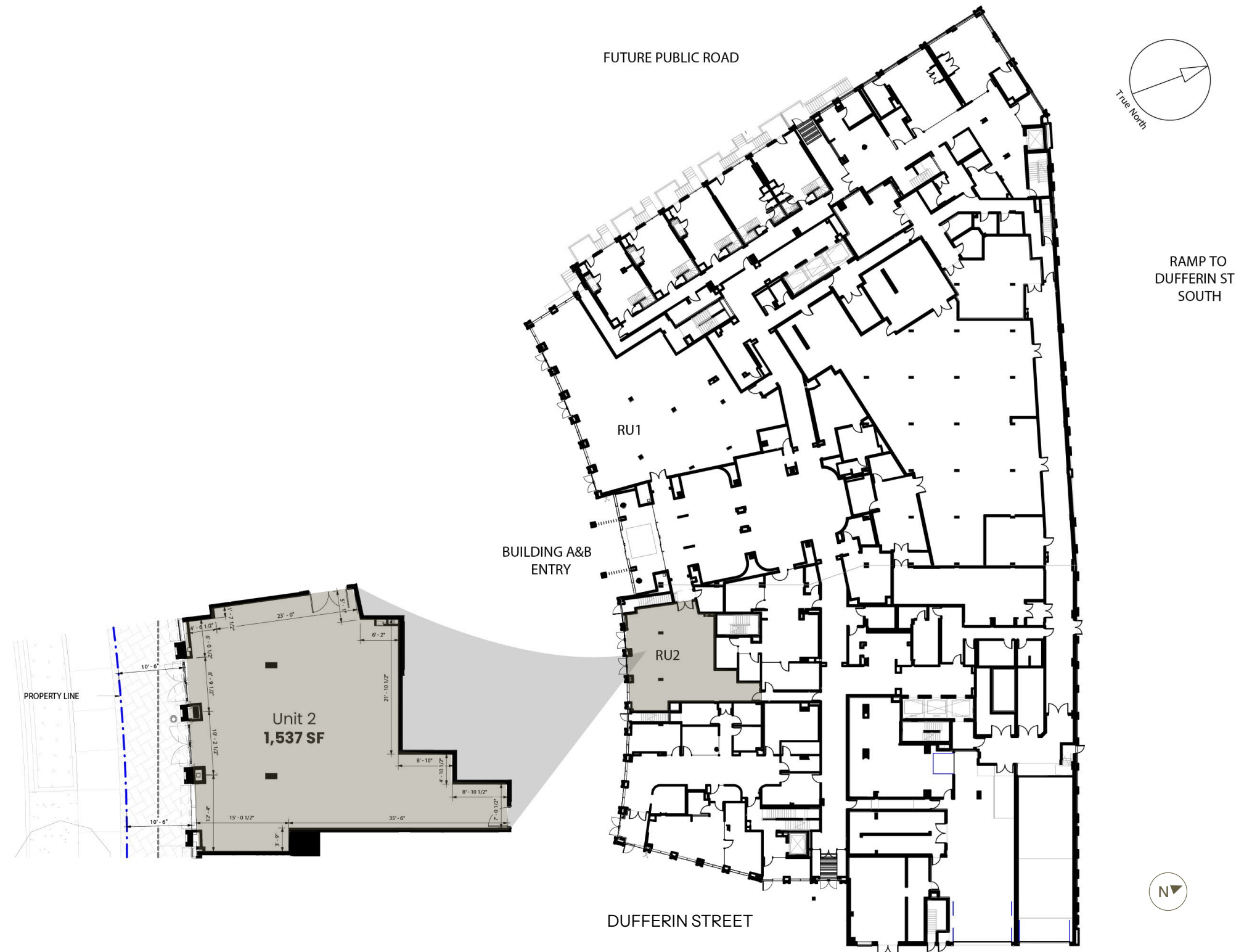
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### Highlights

- Retail space for lease at the base of SLOANE, Fitzrovia's three-tower mixed-use development at Yorkdale.
- Located steps from Yorkdale Shopping Centre and Highway 401 with excellent transit connectivity.
- Situated within a growing, high-density residential node.
- Delivered in shell condition and featuring high ceilings and loading access.
- Includes underground commercial parking.
- Patio and mezzanine potential.
- Suitable for a variety of uses including service based retail, medical, and fitness.



# IN THE AREA

## DEMOGRAPHICS

3KM RADIUS (2025)

124,334

TOTAL POPULATION

122,794

TOTAL DAYTIME POPULATION

\$141,282

AVERAGE HOUSEHOLD INCOME

37.7

MEDIAN AVERAGE

\$1,900

AVERAGE ANNUAL PERSONAL CARE SPEND

\$12,390

AVERAGE ANNUAL FOOD SPEND



Wilson Subway Stop

SHOPS AT WILSON STATION

SMARTCENTRES DOWNSVIEW

LCBO

YORKDALE

ARITZIA

HOLT RENFREW

Yorkdale TTC Passenger Pick-up

RIOCAN LAWRENCE ALLEN CENTRE

LCBO

3150 DUFFERIN

TRANSIT LEGEND

TTC YONGE-UNIVERSITY LINE

Lawrence West Station

MUST SOCIÉTÉ

JARDIN DE VILLE

ARDENE

URBAN PLANET

MADO

POPEYES

DOLLARAMA

demetres

SVP SPORTS

RED LOBSTER

FABRICLAND

THE bubble

PLAYTIME

Mary BROWNS CHICKEN

CAS

HARVEY'S

Wendy's

BURGER KING

# SLOANE

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