



CUSHMAN &
WAKEFIELD

3300 BLOOR STREET WEST

Toronto, ON

Two Small Format QSR Retail Spaces in the Bloor Islington Place Retail Complex



WELCOME TO 3300 BLOOR STREET WEST

Located in the bustling Bloor Islington Place (BIP) complex, at 3250-3300 Bloor Street West in Toronto, Ontario, this retail opportunity offers traffic from 800,000 square feet of office space and direct access to Islington Subway Station. BIP is one of the most recognizable office complexes in the GTA and west end of the city, and sees high pedestrian counts drawn to the centre's strong tenant mix of restaurants and services. Situated at the major intersection of Bloor Street West and Islington Avenue, the retail component of this complex is over 50,000 square feet and offers 24/7 underground parking.

DETAILS

	UNIT 1	UNIT 2
SIZES	484 SF	482 SF
NET RENT	Contact Listing Agents	
ADDITIONAL RENT	\$52.40 PSF (est. 2024)	
TERM	5-10 years	
AVAILABILITY	TBD	

HIGHLIGHTS

- Two small format spaces available for QSR Tenants in the foodcourt
- BIP is one of the best performing QSR nodes in the market. Foodcourt tenants include Pumpernickles, Freshii and Thai Express
- Retail podium sits at the base of over 800,000 SF of office space located directly above in the office towers
- 24/7 underground parking
- Direct access to Islington Subway Station
- Strong and stable co-tenancies including: Sobeys, Goodlife Fitness, Pumpernickles, Tim Hortons, Black Angus Steakhouse, Freshii, Service Ontario and more

PROPERTY OVERVIEW





BIP RETAILERS

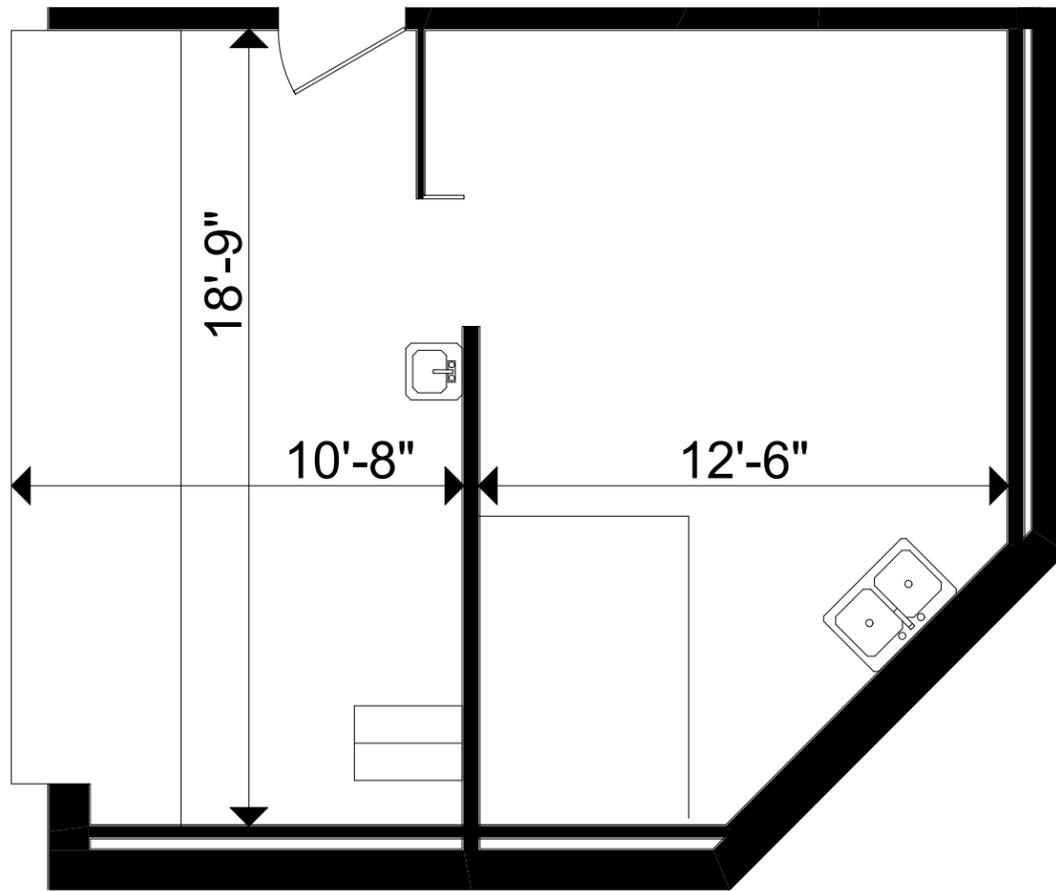
- A&W
- Au Pain Dore
- Bibab Express
- Black Angus
- Co-operators General Insurance Company
- Dr. Roger Avila (Dentist)
- Flair Cleaners
- Freshii
- Gateway Newstands
- Greek Stop
- Guardian Medi-Place Pharmacy
- Health Bound Health Network
- Kids & Company
- Meridian Credit Union
- Moneysworth & Best Quality
- Nails For You
- Pumpernickels
- Real Fruit Bubble Tea
- Service Ontario
- Sobey's
- Subway
- Thai Express
- Tim Hortons

BIP RETAILERS

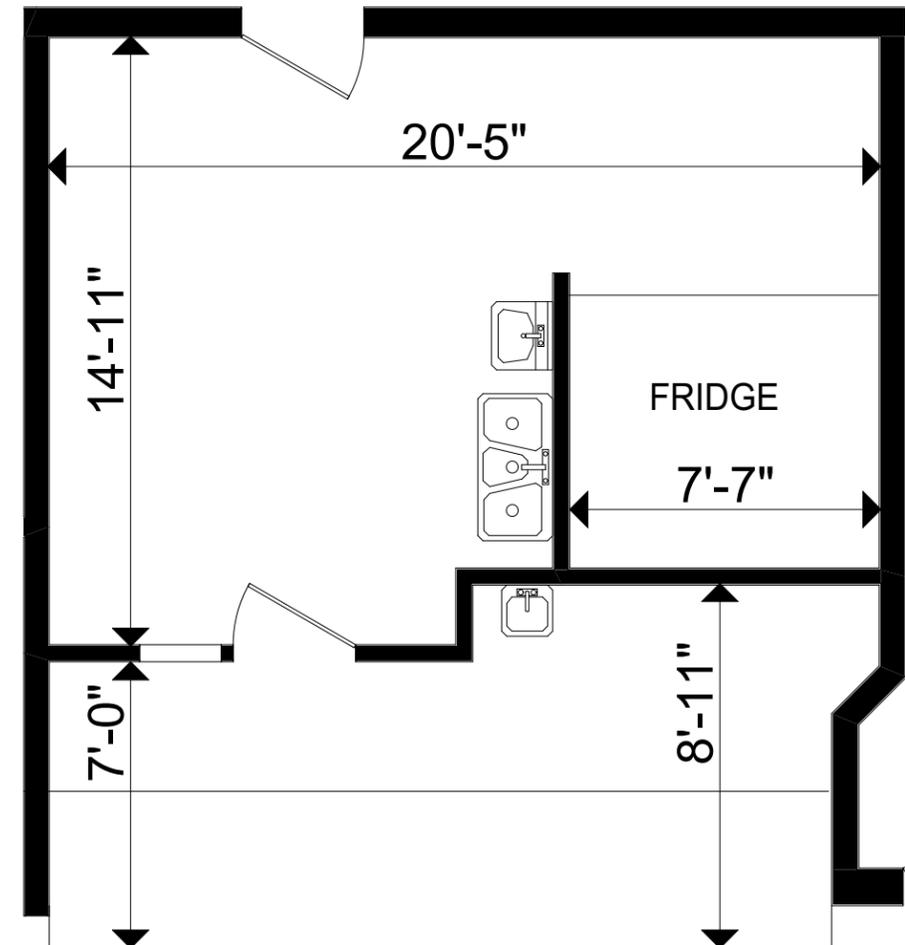


FLOORPLANS

GROUND FLOOR UNIT 1 - 484 SF



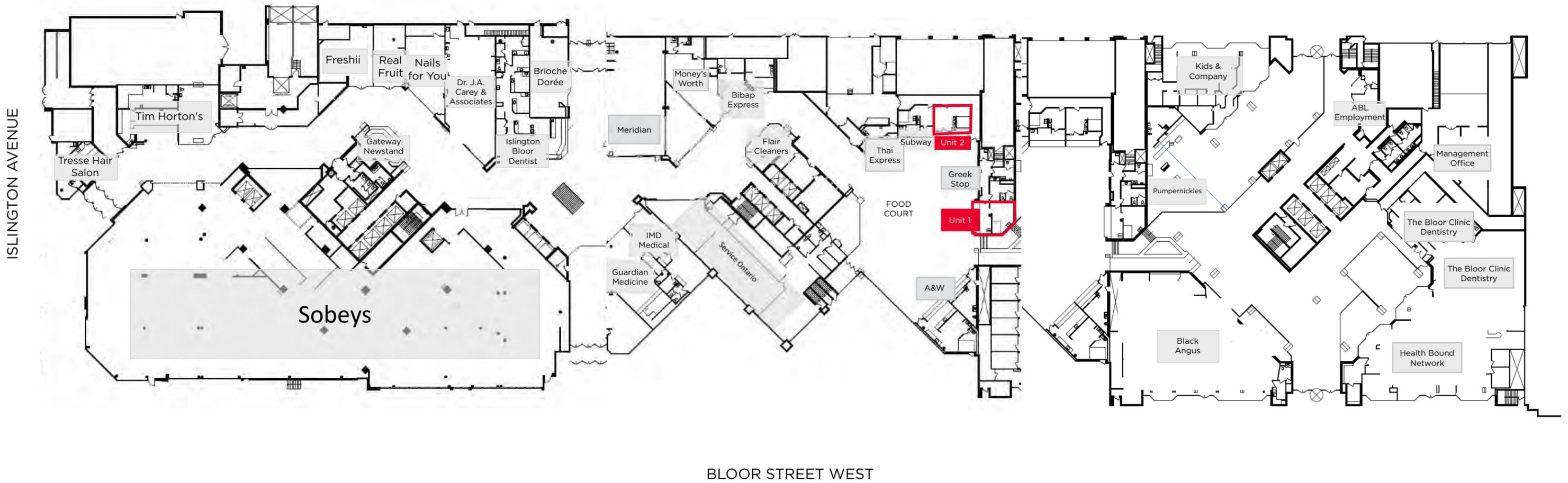
GROUND FLOOR UNIT 2 - 482 SF



SITE PLAN

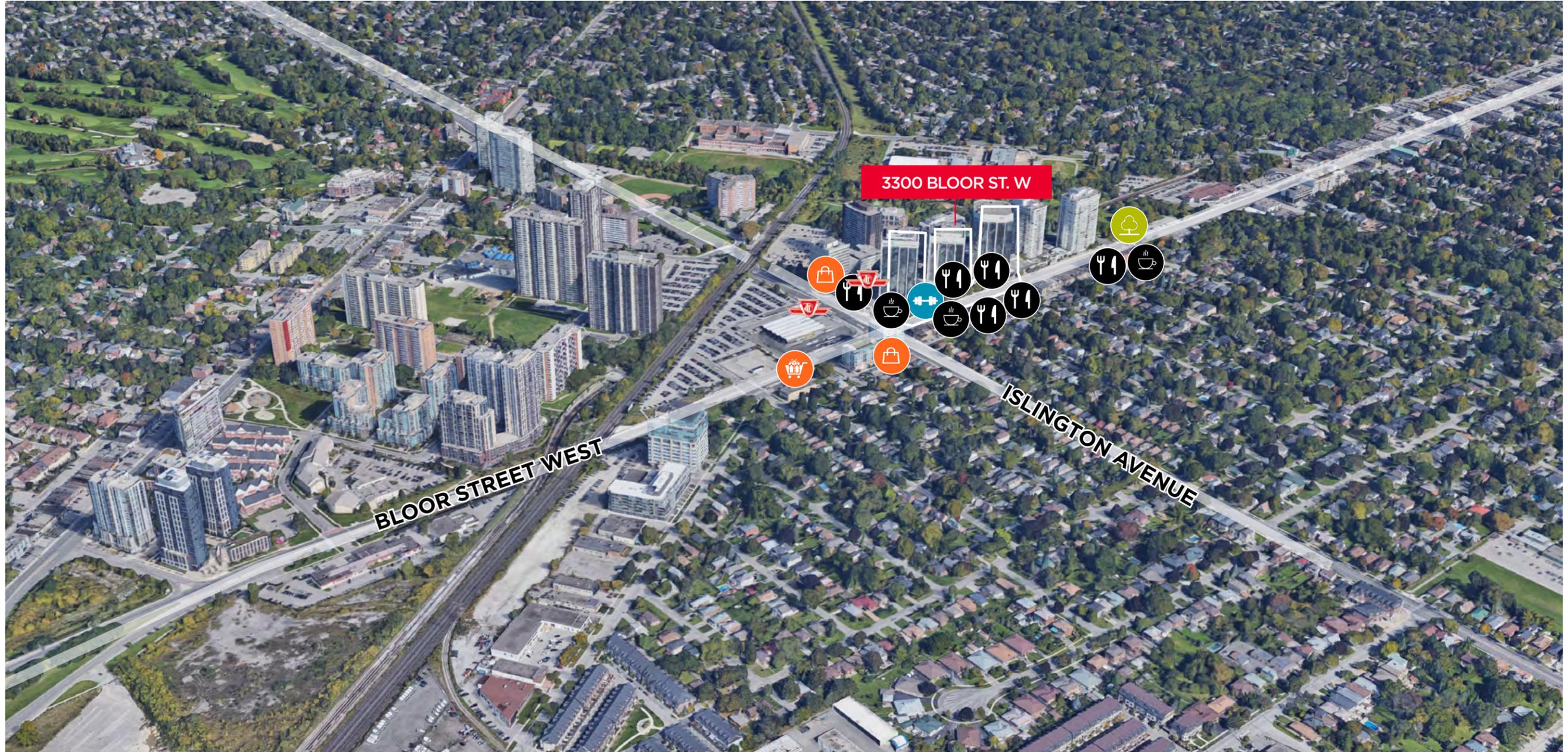
GROUND FLOOR UNIT 1 - 484 SF

GROUND FLOOR UNIT 2 - 482 SF



Site Plan of the bustling Bloor Islington Place, home to a strong merchandising mix of retailers





DEMOGRAPHICS



DAYTIME POPULATION
45,060



TOTAL TRAFFIC COUNT
1,020,089 CARS DAILY



2020 AVG. HOUSEHOLD INCOME
\$130,648



TRANSIT SCORE
99



WALK SCORE
83

**Within 2 km
Source: Statistics Canada*



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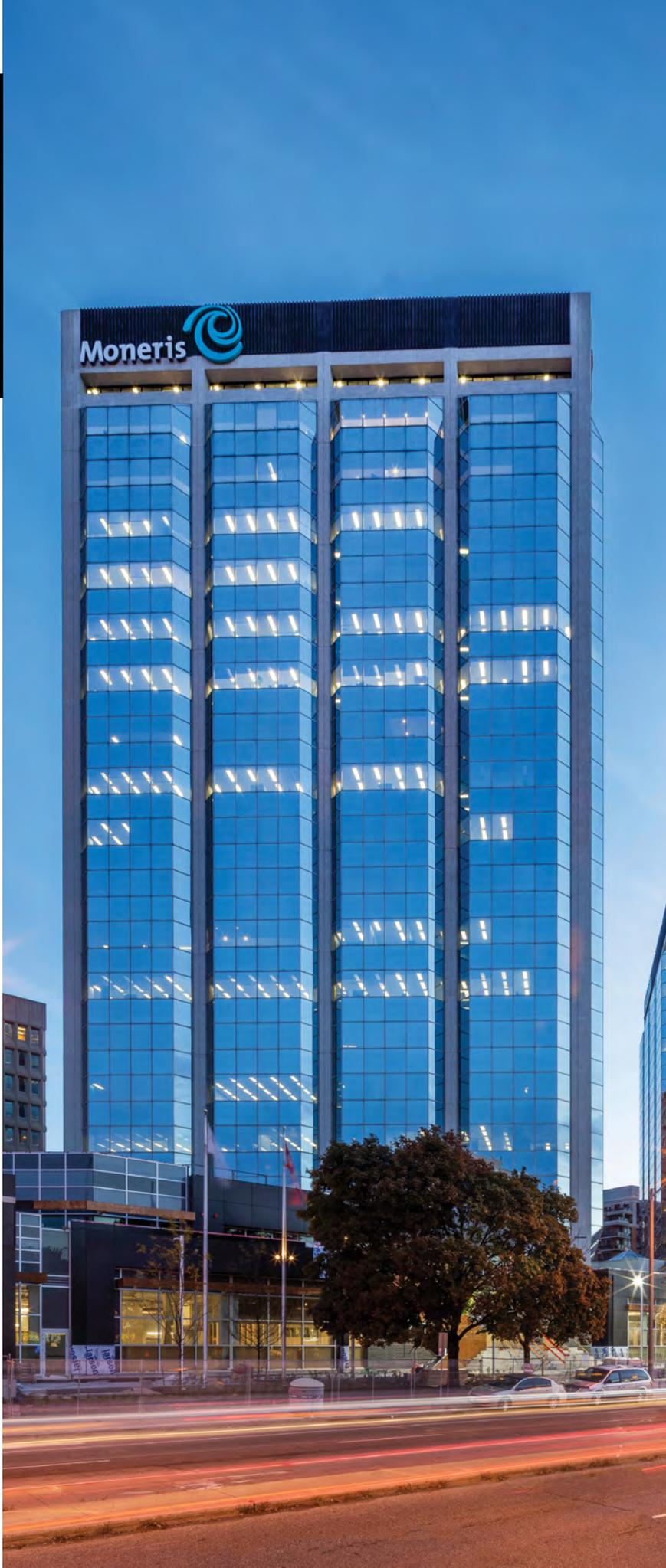
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