



CUSHMAN &
WAKEFIELD

3070 ELLESMERE ROAD

Toronto, ON

LEASING OPPORTUNITIES AT THE BASE OF STUDENT RENTAL UNITS



WELCOME TO 3070 ELLESMERE ROAD



3070 Ellesmere Road presents an exciting retail opportunity at the base of a brand-new, 26-storey purpose-built rental building. With 246 units and 720 bedrooms, the building offers a strong built-in customer base in a high-traffic, student-focused node. Multiple retail availabilities are offered with excellent frontage along Ellesmere Road, just minutes from Highway 401 and directly serviced by TTC bus routes. Located within walking distance from both the University of Toronto Scarborough Campus (UTSC) and Centennial College Morningside Campus. Ideal for food, service, and convenience-based retailers looking to tap into a young, dynamic, and growing population.

DETAILS

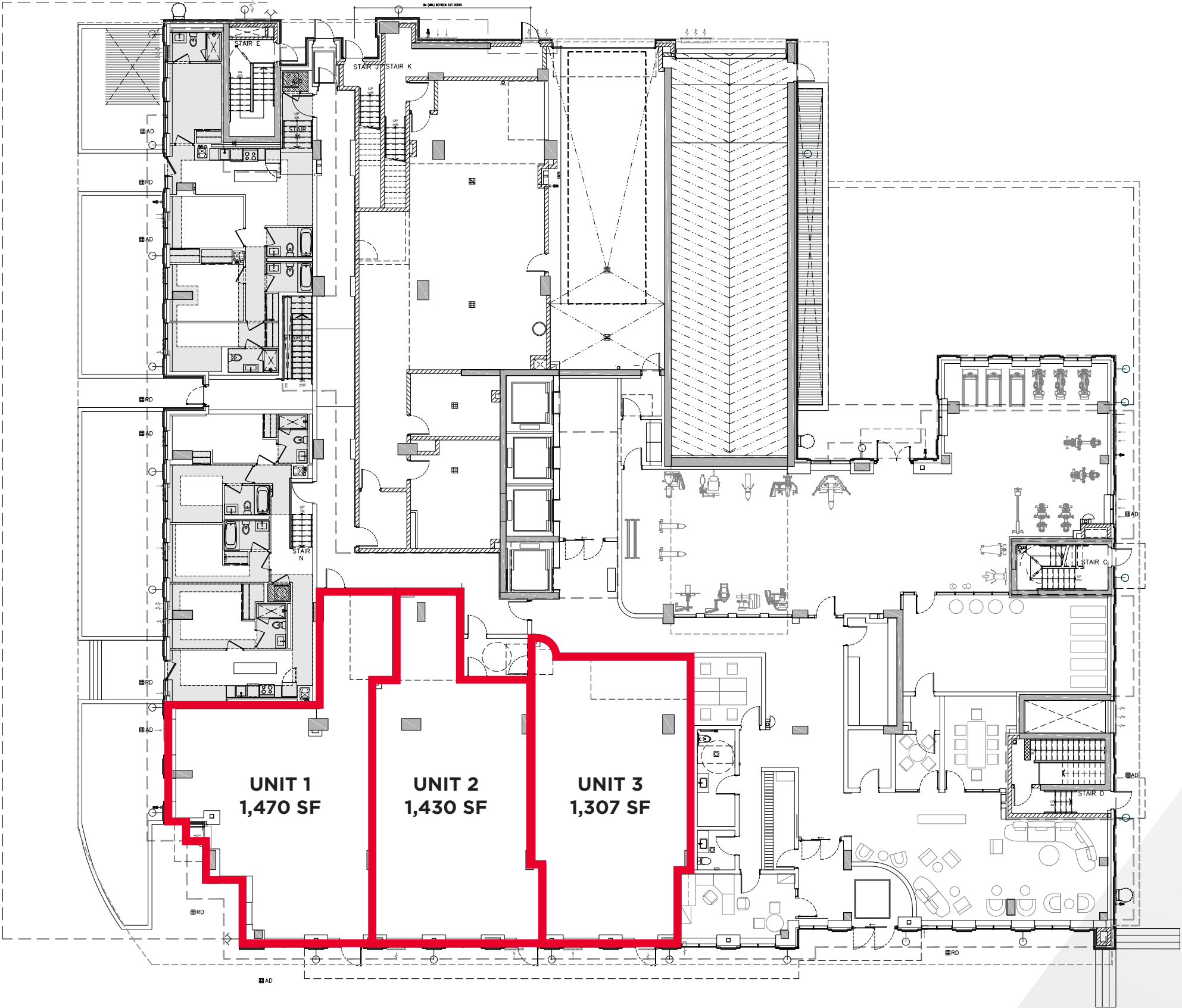
SIZE	UNIT 1	1,470 SF
	UNIT 2	1,430 SF
	UNIT 3	1,307 SF
NET RENT	Contact Listing Agents	
ADDITIONAL RENT	\$15.00 PSF (Est. 2025)	
TERM	10 Years	
AVAILABILITY	September 2026	

HIGHLIGHTS

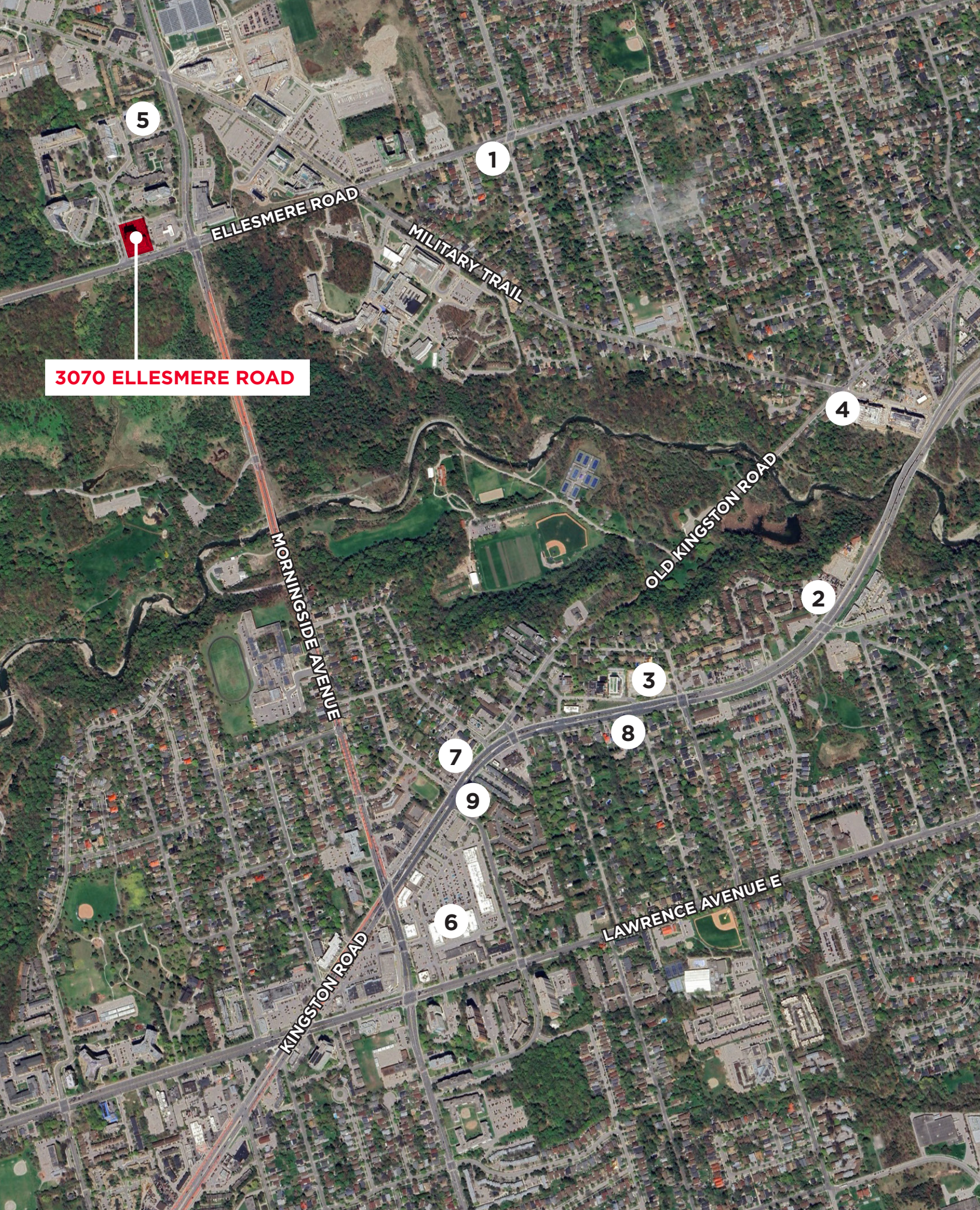
- Retail units located at the base of a 26-storey rental building with 246 rental units
- Potential patio opportunity for retail unit 1
- Targeting a mix of Tenants with the ability to accommodate food & beverage
- Three-level underground garage providing approx. 185 parking spaces, plus designated bike storage
- Seamless access to TTC bus routes and major roadways such as Highway 401



MORNELLE COURT



ELLESMERE ROAD

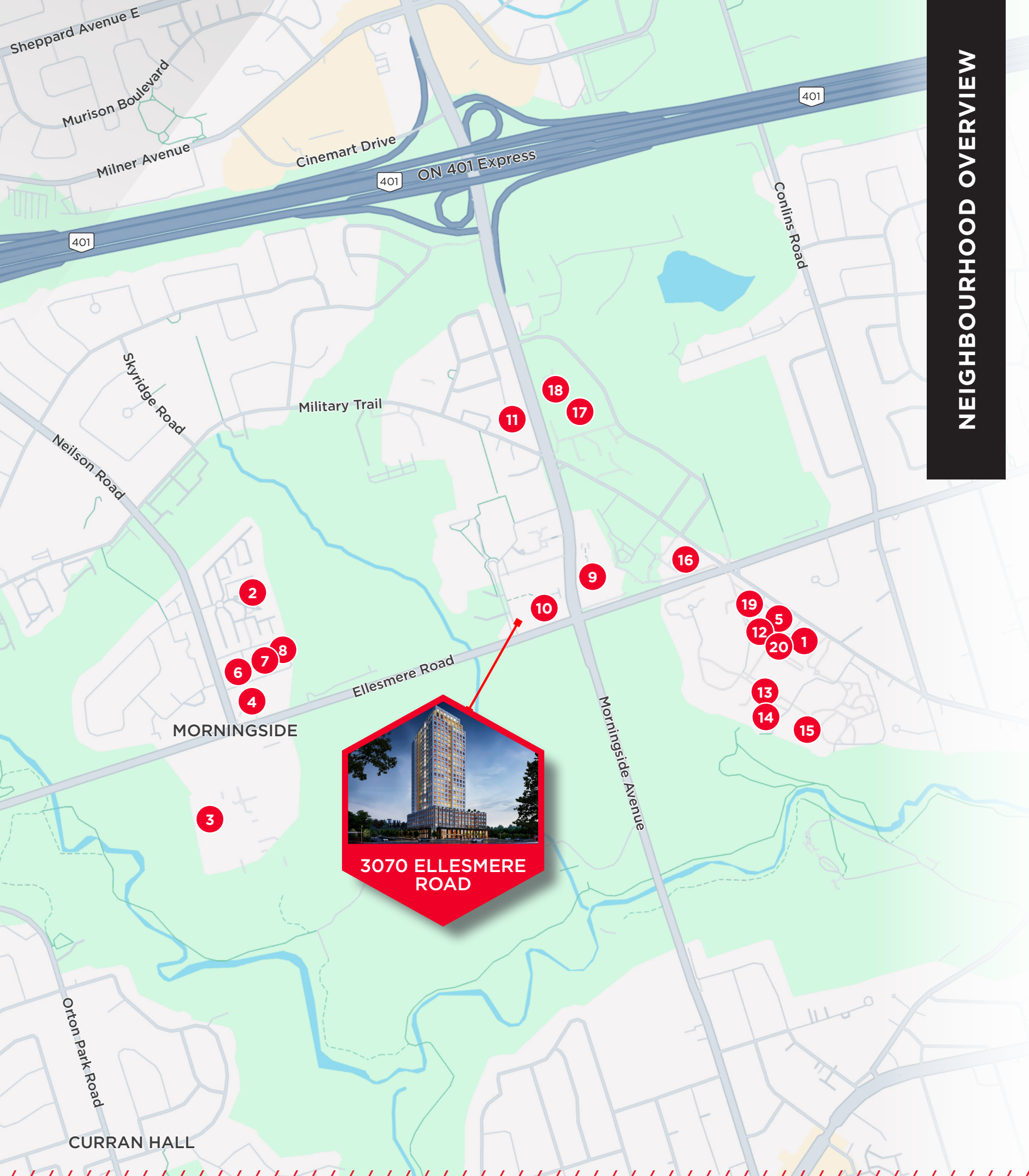


INCOMING DEVELOPMENTS

The area surrounding 3070 Ellesmere Road is experiencing significant growth, with a number of incoming residential developments and mixed-use projects planned or underway. Thousands of new residential units are expected to be delivered in the immediate area over the coming years, bringing a substantial increase in population density. As the neighbourhood evolves, the demand for quality retail offerings will continue to rise, creating a strong opportunity for retailers to establish a presence and serve the daily needs of this rapidly growing community.

Upcoming Area Developments

	STREET #	STREET NAME	STOREYS	# OF UNITS
1	3351	Ellesmere Road	4	51
2	4674	Kingston Road	13	483
3	4630	Kingston Road	13	566
4	1625	Military Trail	8, 8	276, 263
5	750	Morningside Avenue	4, 4	16, 12
6	255	Morningside Avenue	28, 18	518
7	4566	Kingston Road	12	130
8	62	Orchard Park Drive	4	47
9	4569	Kingston Road	11	101
Total				2,463



NEIGHBOURHOOD OVERVIEW

Neighbourhood Amenities

- 1. University of Toronto Scarborough Campus (UTSC)
- 2. Yash - Go Sweet House
- 3. Shoppers Drug Mart
- 4. Wendy's
- 5. Subway
- 6. Little Caesars Pizza
- 7. Dollarama
- 8. Food Basics
- 9. Centennial College Morningside Campus
- 10. A&W
- 11. Osmow's Shawarma
- 12. Pita Lite Shawarma
- 13. PizzaForno
- 14. Bento Sushi
- 15. Starbucks
- 16. La Prep
- 17. Booster Juice
- 18. Tim Hortons
- 19. Hero Certified Burgers
- 20. Chatime Bubble Tea Express

Demographics (1km)



Population
8,300



Daytime Population
8,319



Average Household Income
88,055.8



Median Age
36



Traffic Score
27



Pedestrian Score
69



Transit Score
72



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