

# 438 EGLINTON AVENUE WEST, TORONTO



## EXCLUSIVE HIGH VISIBILITY CORNER FOR LEASE IN FOREST HILL'S EGLINTON WAY

Former Retail Bank Branch Opportunity

5,236 Total Usable SF  
Ground Floor + Lower Level



# UPSCALE RETAIL LEASING OPPORTUNITY



## A rare corner opportunity in the heart of Forest Hill.

438 Eglinton Ave W offers prime corner exposure along the best strip of Forest Hill's Eglinton Way retail node, surrounded by one of Canada's most affluent and highly educated populations. Pedestrian-friendly and highly visible, this flagship retail location benefits from neighborhood density and from increased traffic with the imminent Eglinton Crosstown LRT. Premium frontage and signage along Eglinton Ave W and Castle Knock Rd make it ideal for traditional retail, services uses, F&B, and professional users seeking prestige and performance. The interior space has been recently renovated, with new finishes, washrooms and private offices. A lower level is included, with full ceiling height and finished / highly usable space.

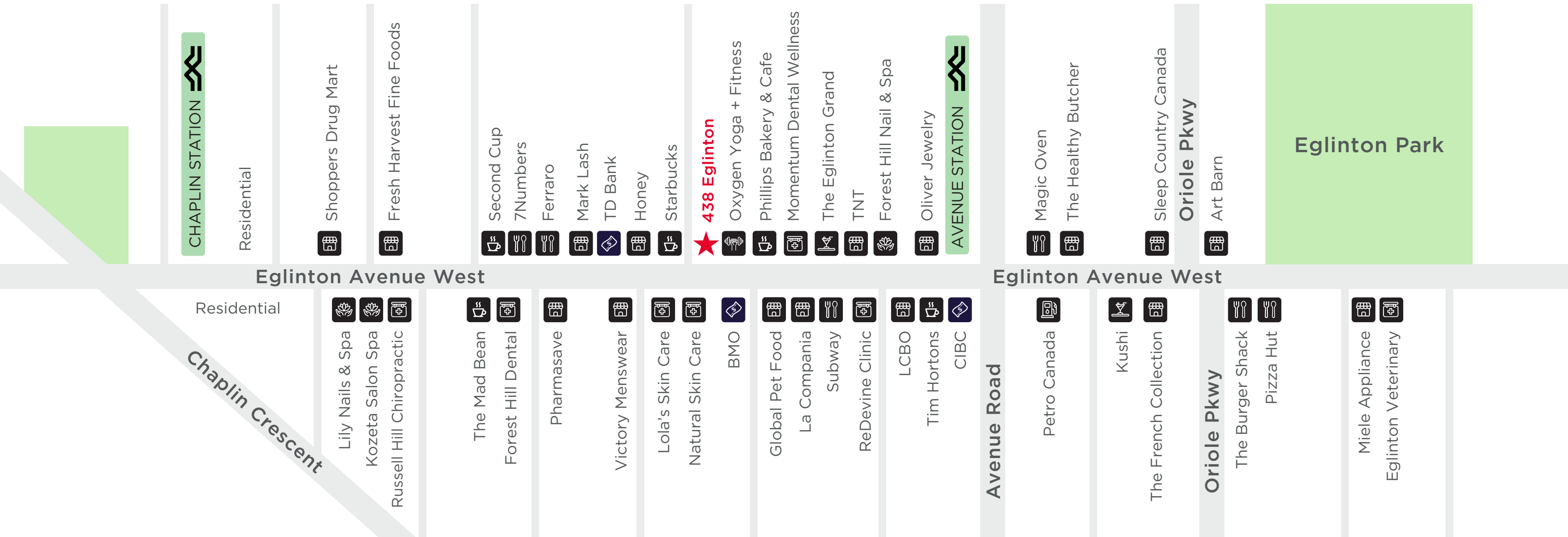


## SALIENT DETAILS

Size:	Ground Floor: 2,618 SF Lower Level: 2,618 SF*
	<b>Total: 5,236 SF</b>
Net Rent:	\$60.00 / SF
Additional Rent:	\$23.50 / SF ( 2025)
Availability:	June 30, 2026
Frontage:	28' on Eglinton Ave W 24' on Castle Knock Rd

\*Lower level has high ceilings + is fully finished (similar size to GF)

# AMENITIES MAP

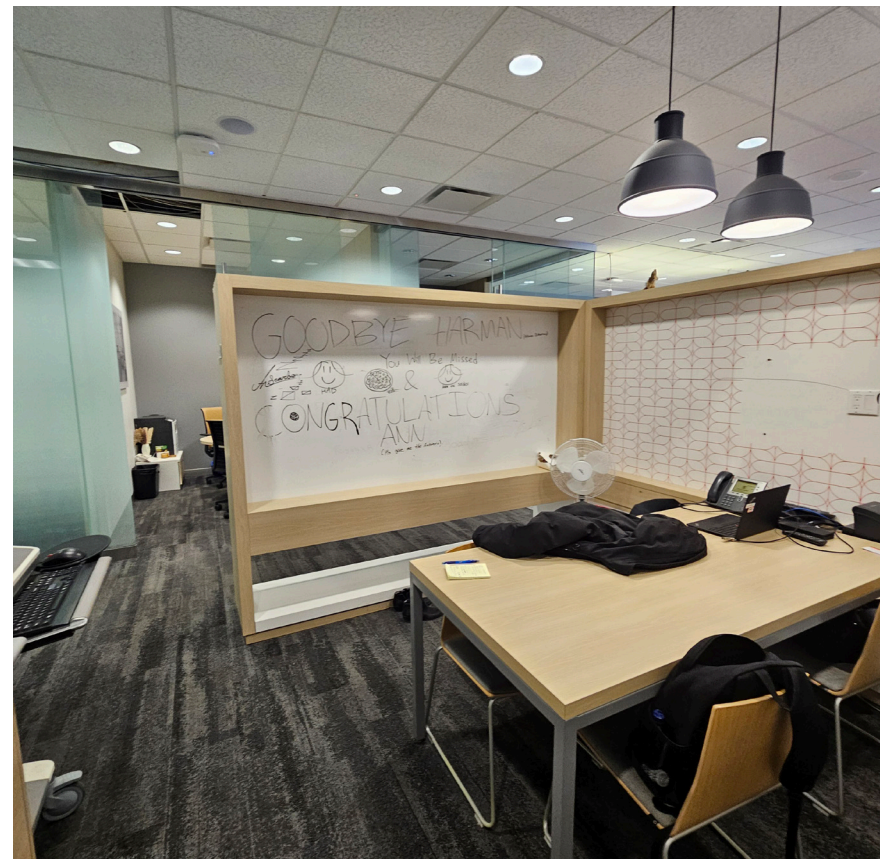
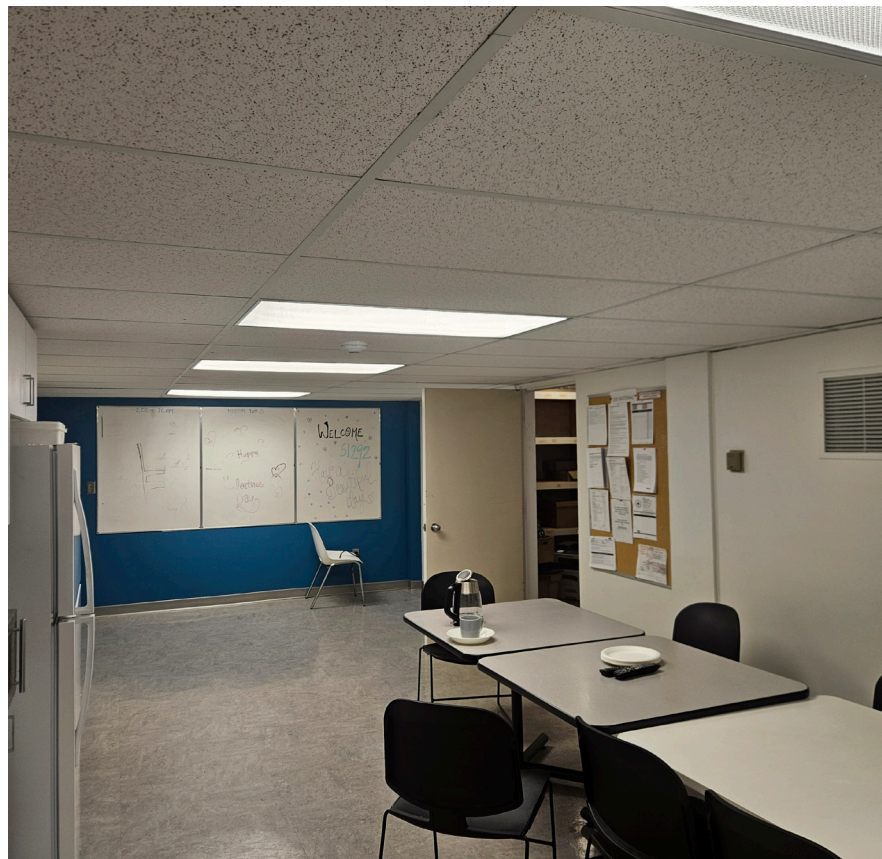


 Future Eglinton Crosstown Light Rail Transit (LRT)

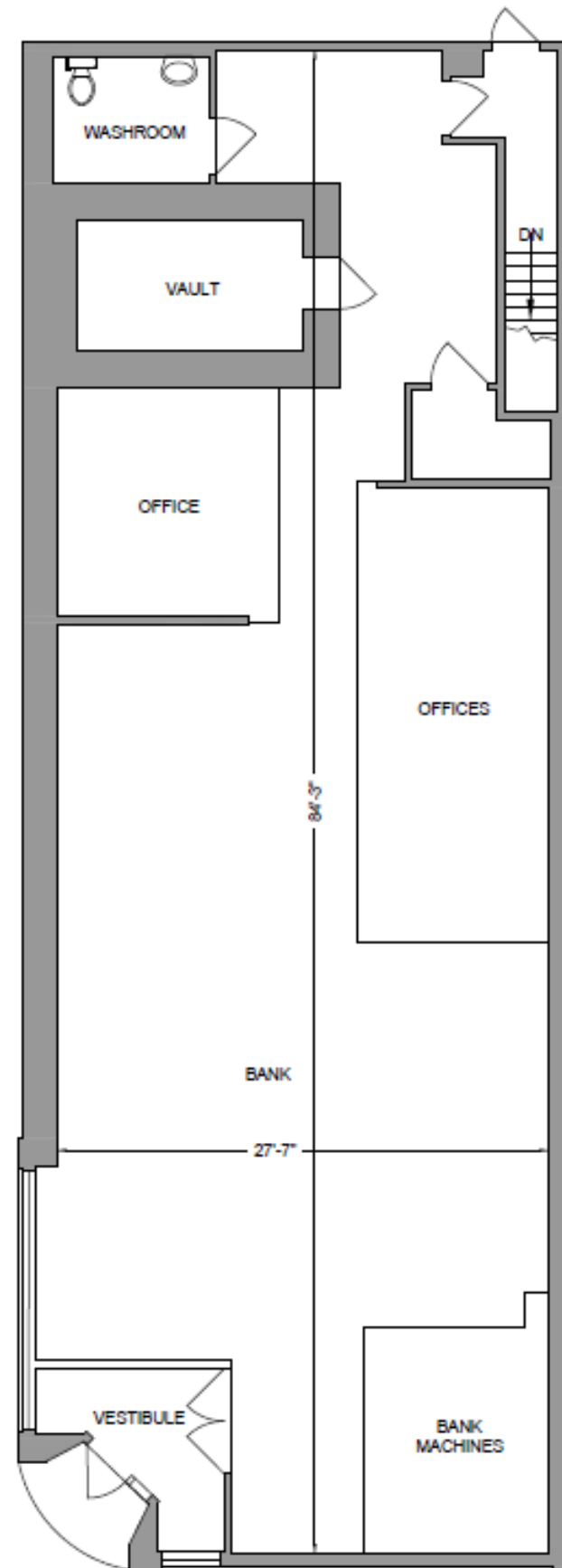
## DEMOGRAPHICS

	1 KM	3 KM
Population	21,142	249,171
Population Change	20,188 to 21,142	222,446 to 249,171
Growth Rate	4.7%	3.8%
Average Household Income	\$310,764	\$233,990

# INTERIOR PHOTOS



# FLOOR PLAN + EXTERIOR PHOTOS





FOR MORE INFORMATION PLEASE CONTACT

**Michael Betel\***  
Vice President  
416 359 2706  
Mike.Betel@ca.cushwake.com

**Simon LeFave\***  
Associate  
416 359 2586  
Simon.Lefave@ca.cushwake.com

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