



CUSHMAN &
WAKEFIELD

4 BURNHAMTHORPE ROAD

Etobicoke, ON

RETAIL UNIT FOR LEASE IN ISLINGTON VILLAGE

WELCOME TO 4 BURNHAMTHORPE ROAD



4 Burnhamthorpe Road is located at the base of Amica's new premium seniors residence, offering a built-in, affluent customer base. The property benefits from strong visibility in the heart of Islington Village, surrounded by established retail, restaurants, and a strong residential community, with close proximity to Islington Subway Station. Ideal for service, retail, café, or wellness uses seeking consistent, year-round foot traffic.



DETAILS

GROUND FLOOR	1,375 SF
NET RENT	Contact Listing Agents
ADDITIONAL RENT	\$20.00 PSF (Est. 2027)
TERM	5-10 Years
AVAILABILITY	Q4 2027

HIGHLIGHTS

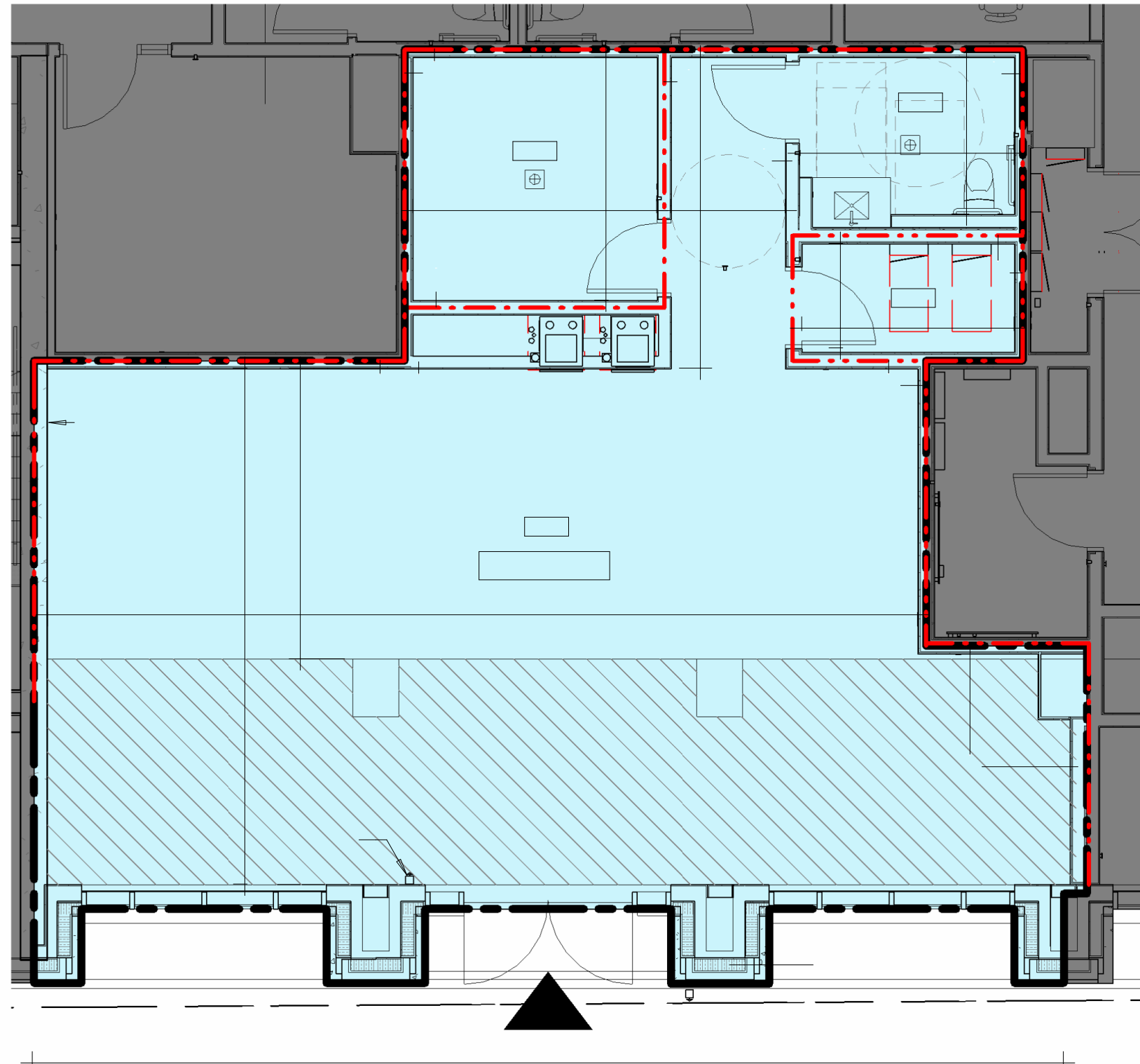
- Located at the base of Amica's brand new premium senior living residence
- Steps from Islington Subway Station and major transit routes
- Built-in customer base from residents and visitors
- Surrounded by established residential density + stable long-term residents
- Ideal for wellness, café, personal services and neighbourhood retail



FLOORPLAN

1,375 SF

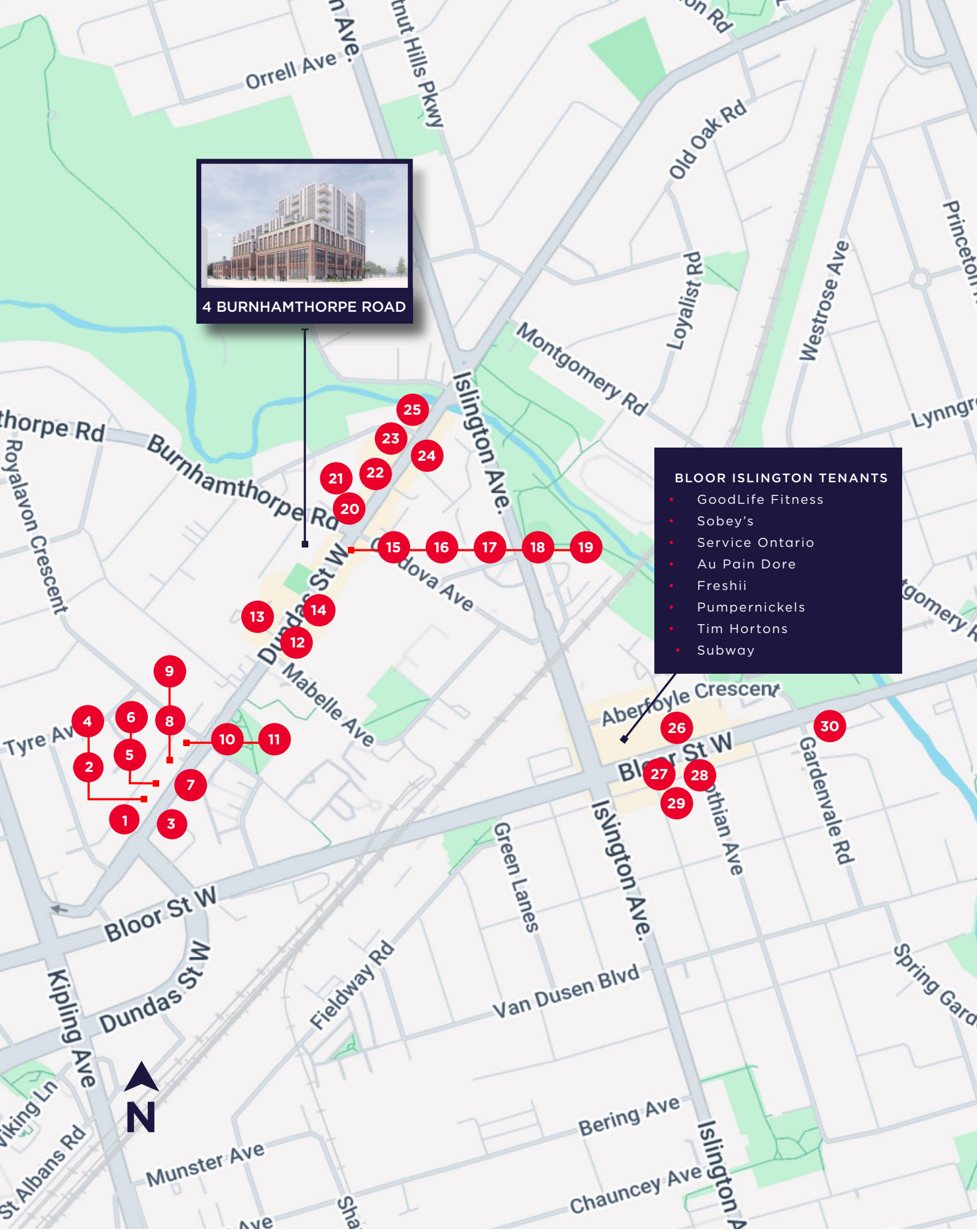
GROUND FLOOR



BURNHAMTHORPE ROAD

DUNDAS STREET WEST





4 BURNHAMTHORPE ROAD

- BLOOR ISLINGTON TENANTS**
- GoodLife Fitness
 - Sobey's
 - Service Ontario
 - Au Pain Dore
 - Freshii
 - Pumpnickels
 - Tim Hortons
 - Subway

NEIGHBOURHOOD AMENITIES

- | | |
|---|---------------------------|
| 1. St. James Gate | 16. Subway |
| 2. Pizza Hut | 17. Kibo Sushi |
| 3. Summit Natural Health Centre | 18. Pizzeria Via Napoli |
| 4. Tranquility Wellness Spa | 19. Flowers & Balloons |
| 5. Hasty Market | 20. CIBC Bank |
| 6. Thairoomgrand | 21. Bravo Hearing Centre |
| 7. Dunbloor Medical Pharmacy | 22. Rexall |
| 8. F45 Training | 23. RBC Bank |
| 9. Cha Lau: The Dim Sum Emporium | 24. Tim Hortons |
| 10. Toji Sushi | 25. Osmow's Shawarma |
| 11. Ikkoji Sushi & Ramen Japanese Cuisine | 26. Bloor Islington Place |
| 12. Willowbrae | 27. Burrito Boyz |
| 13. Espresso Bakery & Deli | 28. Pizzaiolo |
| 14. Dollarama | 29. Kenzo Ramen |
| 15. Village Dental | 30. Harry's Steak House |

Demographics (1km)

- | | |
|--|---|
|  Population
20,493 |  Traffic Score
76 |
|  Daytime Population
19,844.8 |  Pedestrian Score
83 |
|  Average Household Income
\$120,259.5 |  Transit Score
84 |
|  Median Age
41 | |



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