

77 EAST

STREET, OAKVILLE



PREMIUM RETAIL UNITS IN BRONTE VILLAGE, OAKVILLE

FOR LEASE



WELCOME TO 77 EAST STREET

77 East presents a rare opportunity to lease street-front retail at the base of an upscale, amenity forward mixed use development in the heart of Bronte Village. Positioned within one of Oakville’s most established lakeside communities, the project offers flexible retail opportunities designed to serve both residents of the building and the surrounding neighbourhood. Seeking premium cafe, food & beverage operators, health and wellness, and service based uses.

PROPERTY DETAILS

GROUND FLOOR:

- Unit 1A – 974 SF
 - Unit 1B - 1,261 SF

} Unit 1A & B can be combined
Total: ± 2,235 SF
- Unit 2 – 2,205 SF
 - Unit 3 – 1,018 SF
 - Unit 4 – 1,429 SF

} Unit 2, 3 & 4 can be combined
Total: ± 4,652 SF

NET RENT:

Contact Listing Agents

ADDITIONAL RENT:

\$20.00 PSF (Est. 2026)

TERM:

5-10 Years

AVAILABILITY:

Q2 2028



HIGHLIGHTS

- Flexible demising options
- Full glass facades with upscale signage program
- Dedicated retail parking with visitor and retail spaces on P1
- Located in the heart of Bronte Village, surrounded by established residential density, steps to the Oakville waterfront

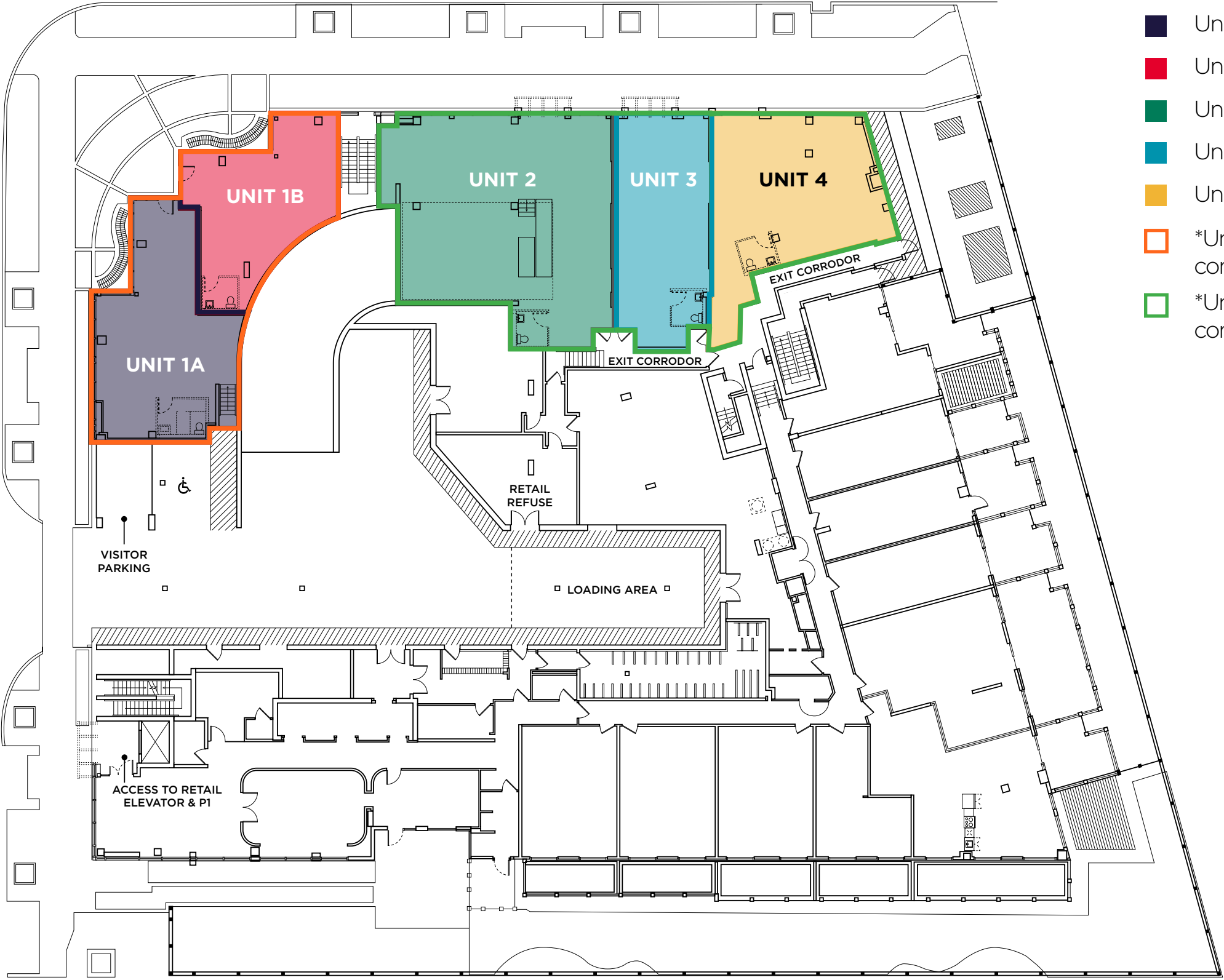


FLOOR PLAN

LAKESHORE ROAD WEST

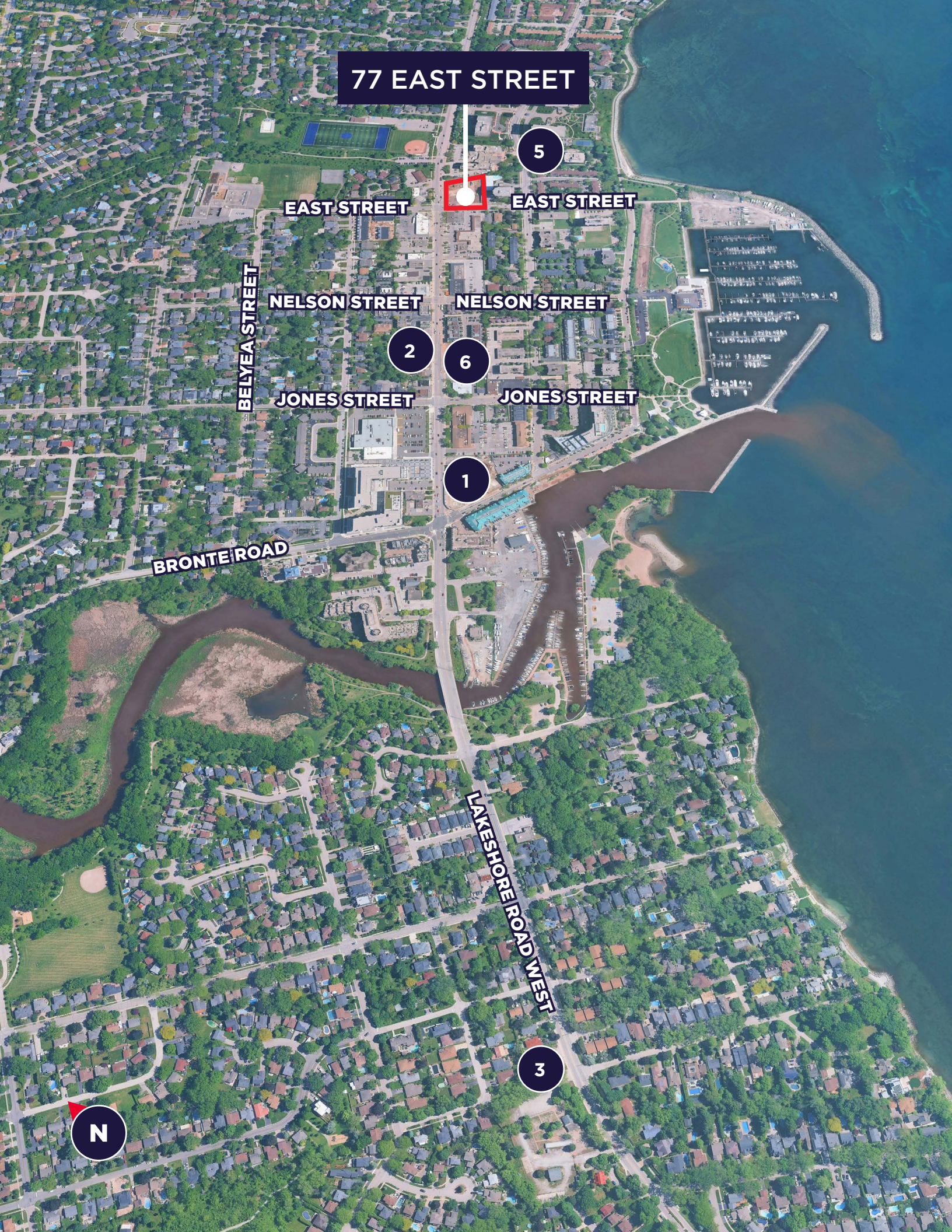
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INCOMING DEVELOPMENT MAP

Bronte Village is one of Oakville’s most established lakeside communities, offering a walkable mix of residential, retail, dining and waterfront amenities. The area continues to evolve, with several mixed-use and residential developments underway or planned along Lakeshore Road West and throughout the surrounding neighbourhood.

This continued residential growth is bringing new residents and investment to the area, further strengthening Bronte Village as a year-round destination for retailers and service-oriented businesses.

	ADDRESS	STOREYS	# OF RESIDENTIAL UNITS
1	2432 Lakeshore Road West	6	203
2	2375 Lakeshore Road West	9	180
3	3135 Lakeshore Road West	3	4
4	77-85 East Street	10	244
5	2190-2220 Marine Drive	4	27
6	2368-2380 Lakeshore Road West	6	159

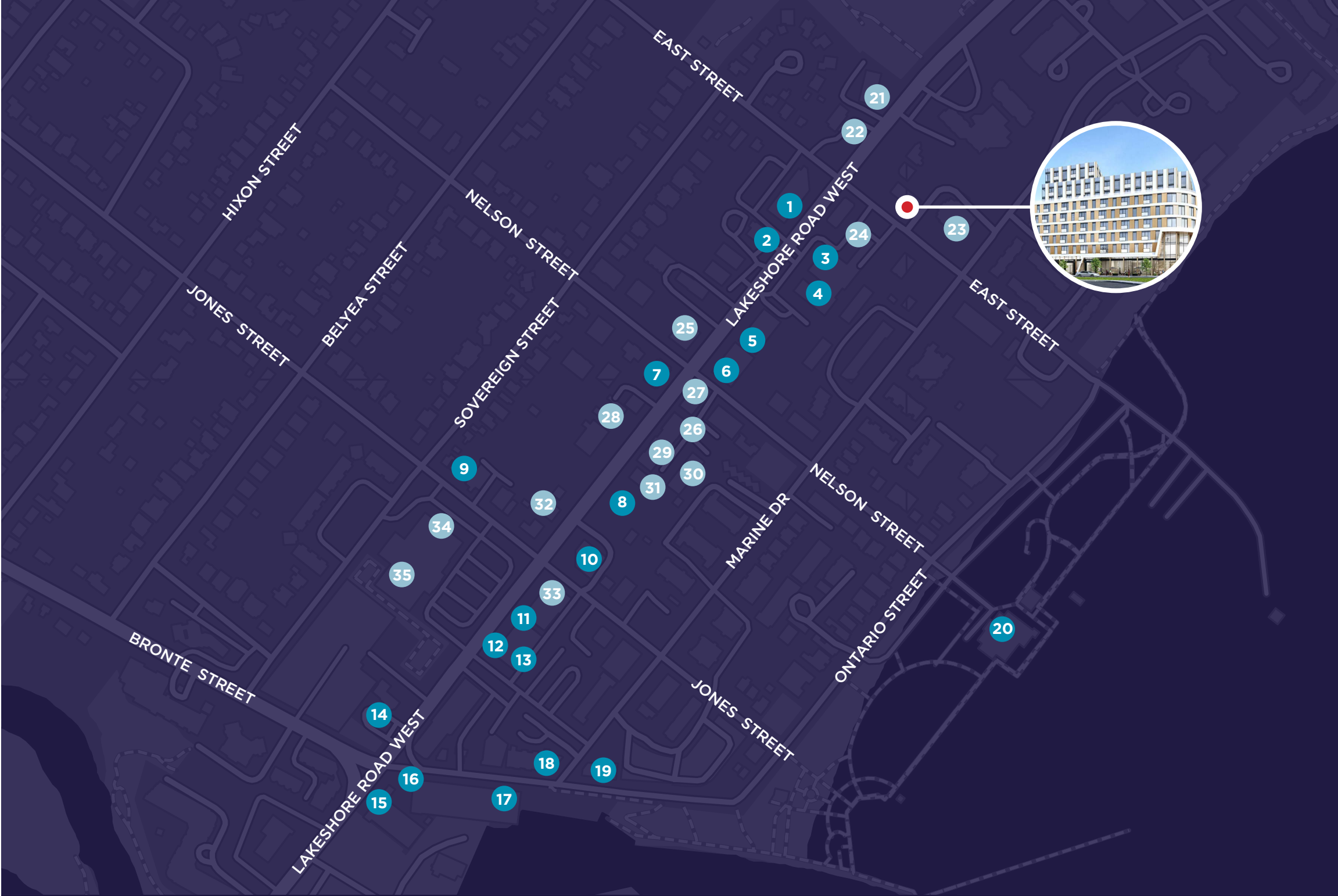
RETAILER MAP

CAFES & RESTAURANTS

- 1. Pizza Pizza
- 2. Tim Hortons
- 3. Domino's Pizza
- 4. McDonald's
- 5. La Bodega by Por Vida
- 6. Por Vida Mezcal & Mexican
- 7. Zara's BBQ
- 8. 502 Urban Coffee
- 9. Cucci
- 10. The Firehall
- 11. Subway
- 12. Big Bam Burger
- 13. El Spero
- 14. Hero Certified Burgers
- 15. AU79 COFFEE
- 16. Sweet! Bakery
- 17. Peach Coffee Co.
- 18. Plank Restobar
- 19. Marine Tavern
- 20. Bronte Boathouse Restaurant and Event Venue

SHOPPING & AMENITIES

- 21. TD Bank
- 22. 7-Eleven
- 23. Bronte Art Academy
- 24. Wellness Wave Pharmacy
- 25. RBC Bank
- 26. Boho Bronte
- 27. Precision Sport & Spine
- 28. Lovely Spa
- 29. Zen Tattoo Studio
- 30. Nina Duong Haute Couture
- 31. Chic Nails and Skincare
- 32. Bronte Village Animal Hospital
- 33. Hub Fitness
- 34. Farm Boy
- 35. Rexall



NEIGHBOURHOOD DEMOGRAPHICS



6,605
Population



\$134,369
Average Household Income



63
Traffic Score



5,648
Daytime Population



56
Median Age



85
Pedestrian Score

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*Sales Representative **Broker

