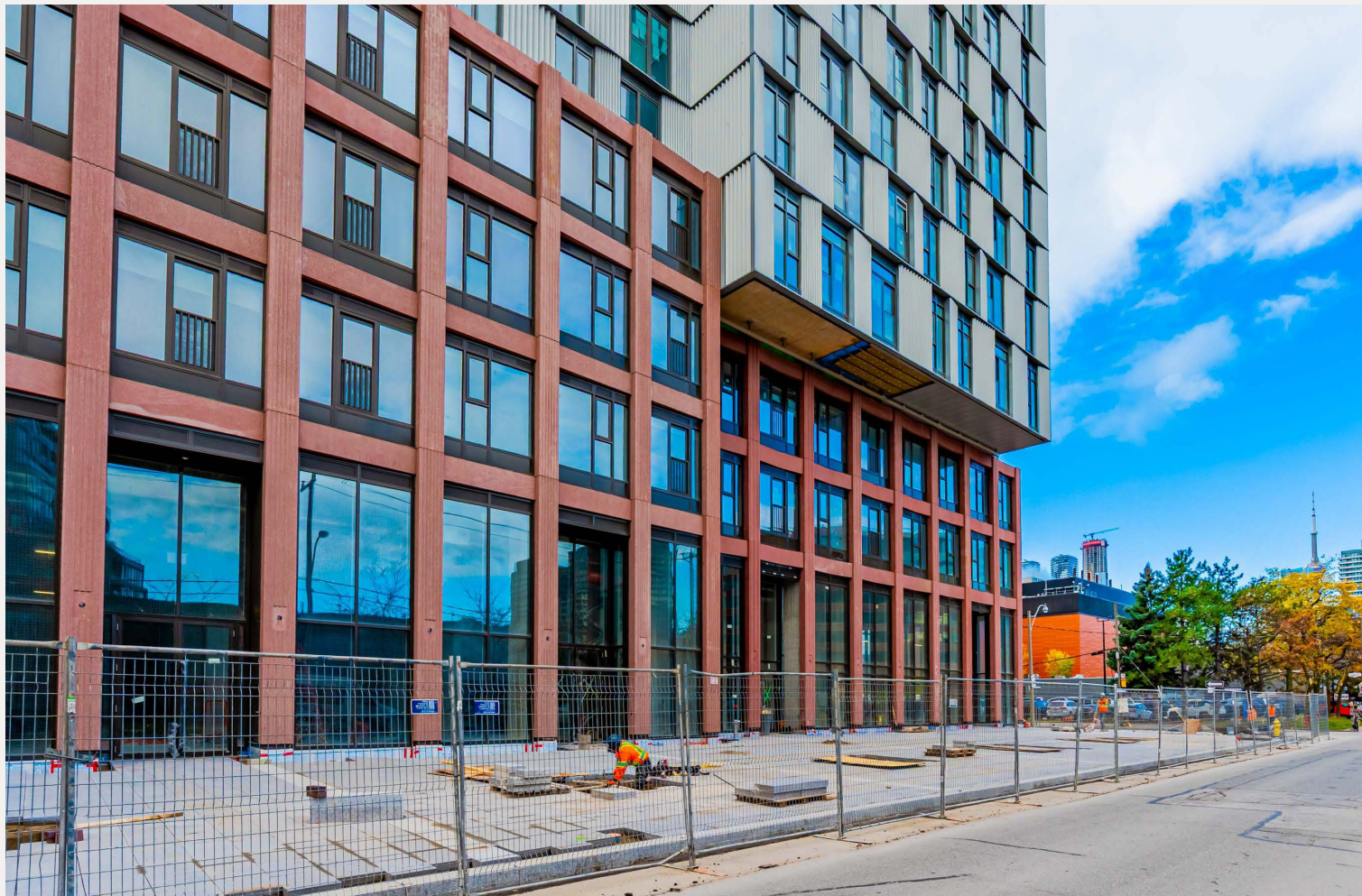


CANARY LANDING CHERRY HOUSE

NOW OCCUPYING | PREMIER RETAIL OPPORTUNITIES



CBRE



ABOUT THE BUILDING

Your New Space on Front & Cherry

This exciting new retail opportunity is located at Front and Cherry will be ideally located at the gateway to the Canary District, a 35-acre, LEED Gold master-planned community. Adjacent to Canary House Condominiums and the Indigenous Hub which will be home to rental residences, medical, education and childcare facilities.

TOTAL RETAIL ~30,910 SF

TOTAL RESIDENTIAL 856 units

PARKING SPACES 102 stalls

CEILING HEIGHT 21 – 24 FT

Leasing Opportunities

BUILDING OVERVIEW

13-storey

TIMING

Available Now

ASKING RENT

\$50.00 per sq. ft.

ADDITIONAL RENT

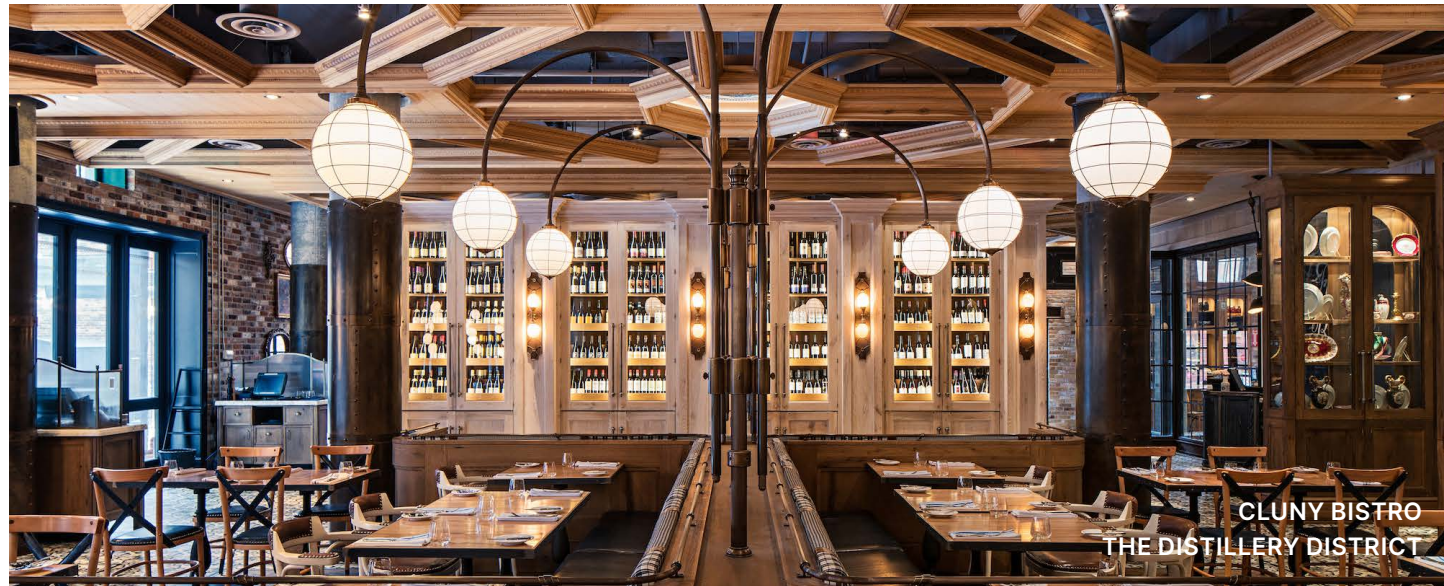
\$23.00 per sq. ft.

AVAILABLE AREA

North Retail: 641 SF - 10,867 SF

South Retail: 1,037 SF - 5,354 SF





CLUNY BISTRO
THE DISTILLERY DISTRICT



EL CATRIN
THE DISTILLERY DISTRICT



DARK HORSE
CANARY DISTRICT



SOUK TABULE
CANARY DISTRICT

CHERRY HOUSE

Join Toronto's Most Dynamic Community

Minutes from the downtown core, and surrounded by notable neighbourhoods including Distillery District, Canary District, Riverside, and the rapidly gentrifying Regent Park, Canary Landing is surrounded by a wealth of key amenities.

Commuters are served by the convenience of the Cherry Street streetcar. The active and outdoorsy take advantage of Corktown Common park, Distillery District, Lawren Harris Square, Underpass Park, Percy Park, the Cooper Koo YMCA, amongst others. Foodies flock to the staples in the neighborhood like Pure Spirits Oyster House and Grill, El Catrin and Cluny Bistro and Boulangerie.

DEMOGRAPHIC SNAPSHOT - 1 KM RADIUS



21,969

Population



11,916

Households



77.8%

Labour force participation
Index:122



\$101,297

Avg. Household Income
Index: 83



~56%

Of Population between
Ages 20-44



52.4%

Education University Degree
Index: 148

Amenities

RESTAURANTS

- 1 El Catrin Destileria
- 2 Souk Tabule
- 3 Pure Spirits Oyster House + Grill
- 4 Impact Kitchen
- 5 SukhoThai
- 6 Gusto 501
- 7 Terroni Sud Forno Produzione e Spaccio
- 8 Figs Breakfast Lunch
- 9 Dark Horse Espresso Bar
- 10 Balzac's Distillery District
- 11 Brick Street Bakery

GROCERIES & SPIRITS

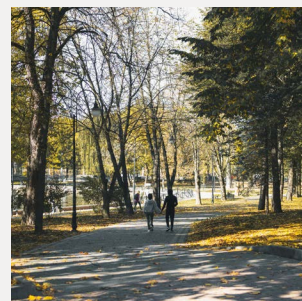
- 12 No Frills
- 13 FreshCo
- 14 Wine Rack
- 15 LCBO
- 16 The Beer Store

ENTERTAINMENT

- 17 The Aviary
- 18 Workplace One
- 19 1871' Berkeley Church Event Venue
- 20 Distillery District
- 21 East Bayfront

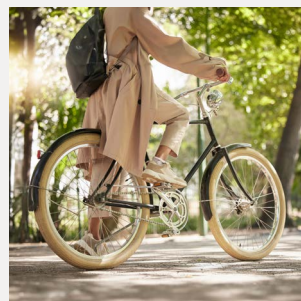
HEALTH & WELLNESS

- 22 Hastings Barber Shop
- 23 HealthShield Pharmacy
- 24 Body Blitz Spa East
- 25 Cooper Koo YMCA



WALK SCORE

97



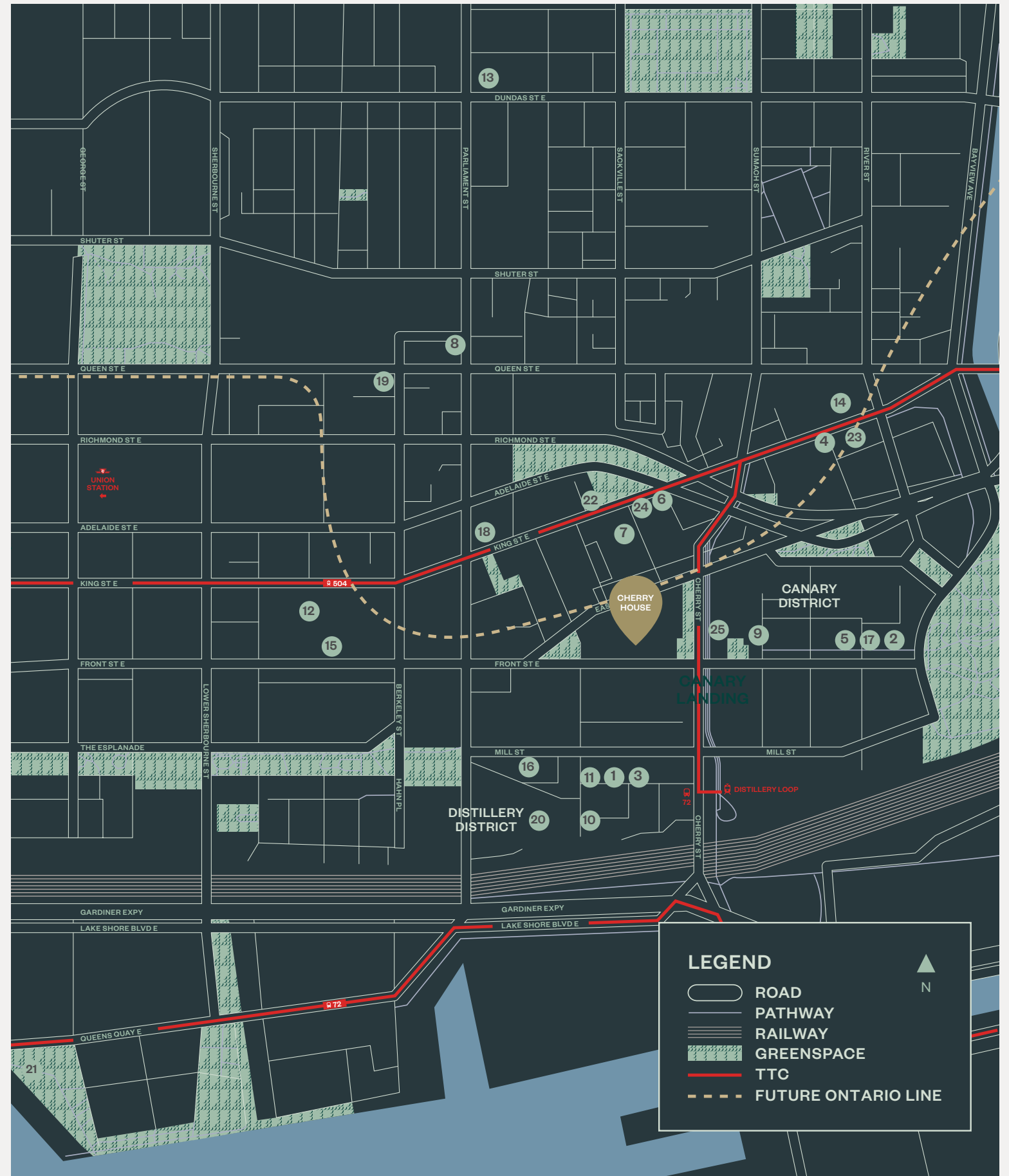
BIKE SCORE

95



TRANSIT SCORE

88





Effortlessly Connected

The Canary Landing is quickly becoming one of Toronto's best-connected neighbourhoods, with multiple new transit lines connecting in the Downtown East.

- The future Ontario Relief Line and introduction of Corktown Station
- Future GO Line will unite Canary Landing to the downtown core and the larger GTA in minutes
- Connected to the future East Harbour Transit Hub

All of these exciting new transit additions will be steps from

- **LRT**
 - 1 - Queens Quay LRT - existing
 - 2 - QQ/King/Cherry LRT - future
 - 3 - Cherry Street LRT - existing
 - 4 - King Street 504 LRT - future
- **STREETCAR**
 - 1 - Queen Street
 - 2 - King Street
 - 3 - Cherry Street Loop Intermodal Hub
- **BIKE PATH**
- **SUBWAY**
 - Future Ontario Line



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