

# SLOANE

BY FITZROVIA

savills



## Exceptional Retail Units Available For Lease

**1,550 SF up to 4,305 SF**

**Located Across from Yorkdale Shopping Centre**

**3450 Dufferin Street**  
**Toronto, ON**



Welcome to

# SLOANE

BY FITZROVIA

Right sized retail units available at the base of Fitzrovia's Yorkdale development, in the north end of Toronto. Sloane is comprised of two excellently developed residential rental towers ideally situated only a 5 minute walk from Yorkdale Shopping Center; Canada's premier shopping destination and just south of the 401 Highway. Sloane will feature a large integrated park, a lobby cafe/bar and Montessori School. Along with the third tower on the neighbouring lands, this site will house 759 residential units, giving retailers a built in customer base.

## The Opportunity

**Size:** Unit 1: 4,305 SF  
Unit 2: 1,550 SF

**Net Rent:** Contact Listing Agents

**T.M.I.:** \$10.00 PSF (2024 estimate)

**Available:** Q4 2024

**Ceiling Height:** 19.68 FT

**Ideal Uses:** F&B, light grocery/convenience, specialty fitness, experiential / health & wellness, daily needs (ex. barber or hair salon)

**Comments:**

- Excellent ceiling heights
- Mezzanine potential
- Patios incorporated in the design for both units
- Both units are in shell condition - ready to be built out
- Highly accessible via Hwy 401 and the Yorkdale Subway
- Location pulls from a captive audience from 3 residential towers, as well as the surrounding established residential neighbourhoods
- Retail signage opportunities to be discussed with Landlord

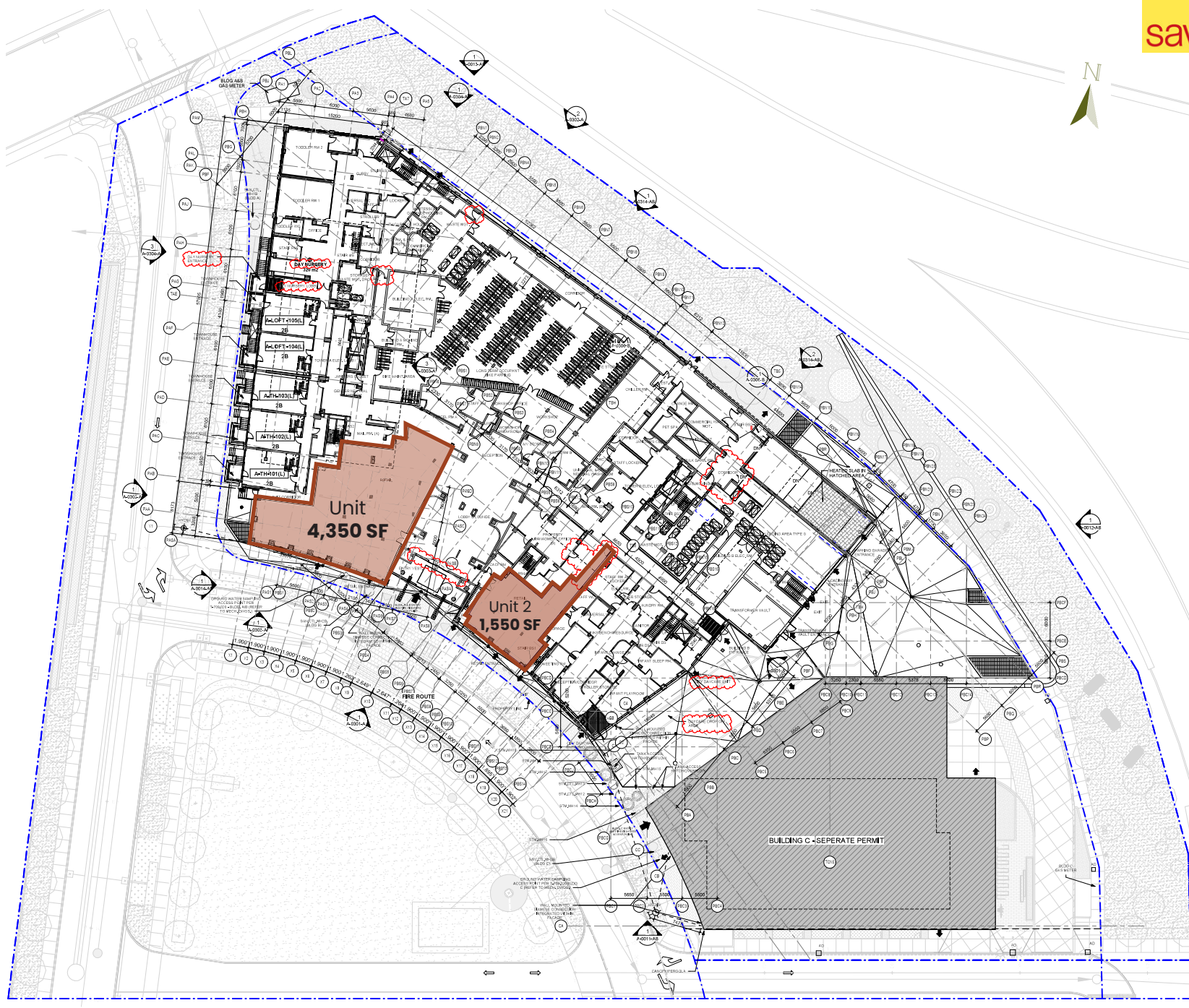




# SLOANE

BY FITZROVIA

savills



Floor Plan



# SLOANE

BY FITZROVIA



Site Plan



# SLOANE



AERIAL HAS BEEN EDITED FOR ILLUSTRATIVE PURPOSES

## Aerial Overview





# SLOANE

BY FITZROVIA









# Retail Location Map

MAP FEATURES SELECT RETAILERS IN THE AREA



# Neighbourhood Demographics



**112,498**  
TOTAL  
POPULATION



**149,814**  
DAYTIME  
POPULATION



**\$148,513**  
AVG. HOUSEHOLD  
INCOME



**\$3,857**  
AVG. SPEND  
ON CLOTHING



**\$4,170**  
AVG. SPEND  
ON RESTAURANTS



**43,600**  
TOTAL  
HOUSEHOLDS



**22,860**  
DAILY RIDERSHIP  
YORKDALE STATION



**39**  
MEDIAN  
AGE



**18M**  
ANNUAL SHOPPERS  
AT YORKDALE

DEMOGRAPHICS: 3 KM RADIUS AROUND 3450 DUFFERIN ST  
SOURCE: ESRI DEMOGRAPHICS 2023



# SLOANE

BY FITZROVIA



# SLOANE

BY FITZROVIA

## For More Information Contact Us:

JORDAN KARP\*  
Executive Vice President  
+1 416 922 2223  
[jkarp@savills.ca](mailto:jkarp@savills.ca)

RYAN MOREIN\*  
Senior Vice President  
+1 416 922 2224  
[rmorein@savills.ca](mailto:rmorein@savills.ca)

NICK IOZZO\*  
Vice President, Specialty Retail  
+1 416 618 0672  
[niozzo@savills.ca](mailto:niozzo@savills.ca)

ANDREW HILDEBRAND  
Sales Representative  
+1 647 689 4606  
[ahildebrand@savills.ca](mailto:ahildebrand@savills.ca)

The Savills logo, featuring the word "savills" in a lowercase, sans-serif font. The letters are white and set against a solid yellow rectangular background.

### SAVILLS INC., BROKERAGE

RETAIL HEAD OFFICE  
1200 Bay Street, Suite 1105  
Toronto, Ontario M5R 2A5  
Telephone: +1 647 689 4600

\* Sales Representative

This disclaimer shall apply to Savills Inc., Brokerage. The information set out herein (the "Information") has not been verified by Savills, and Savills does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. Savills does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from Savills.