

ST. CLAIR CENTRE

22 St. Clair Avenue East



RETAIL FOR LEASE
Concourse Level

ChoiceProperties



ST. CLAIR CENTRE



22 St. Clair Avenue East presents an opportunity to lease four concourse level retail spaces ranging from 399 SF – 3,019 SF. All spaces benefit from high commuter traffic being located at the base of a 430,000 SF mixed-use tower and at the St. Clair Station entrance. Co-tenants include, Loblaws, TD Canada Trust, Goodlife Fitness, Rexall, Starbucks and Greenhouse Juice Co.

Yonge & St. Clair is one of Toronto's most significant intersections and is seeing a remarkable transformation that will include the addition of new retailers, restaurants, and mixed-used developments. The location is highly desirable given that it's on the Yonge subway line and is adjacent to some of Canada's most affluent neighbourhoods, including Forest Hill, Moore Park, and Rosedale.



PROPERTY DETAILS

Retail 1:	3,019 SF	} Can be leased together or separately
Retail 2:	427 SF	
Retail 3:	521 SF	
Retail 4:	399 SF	
Available:	Immediately	
Term:	5-10 years	
Net Rent:	Please contact Listing Agents	
Additional Rent:	\$44.16 PSF (est. 2025)	

HIGHLIGHTS

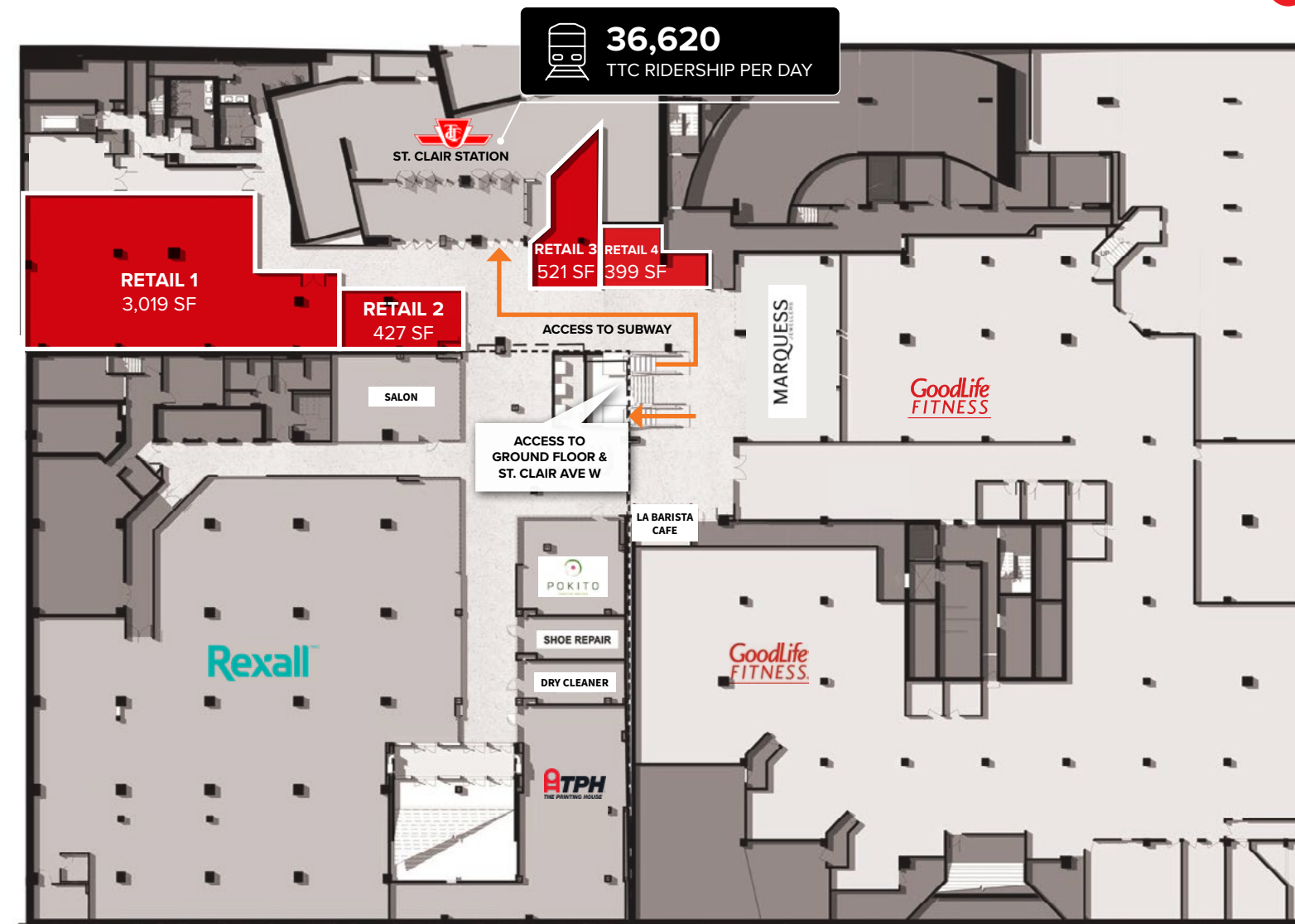
- Conveniently located at the entryway to St. Clair Station
- Building has undergone extensive renovations
- Yonge & St. Clair is in the midst of a significant transformation with an influx of new development, world-class retail and restaurants
- Excellent co-tenancies, including Loblaws, TD Canada Trust, Goodlife Fitness, Rexall, Starbucks, and Greenhouse Juice Co

ST. CLAIR CENTRE



ST. CLAIR CENTRE

LOWER CONCOURSE



ST. CLAIR AVENUE EAST



NEIGHBOURHOOD RETAILERS



DEMOGRAPHICS



27,656

Total Population



4.5%

Growth Rate (2019-2024)



35,036

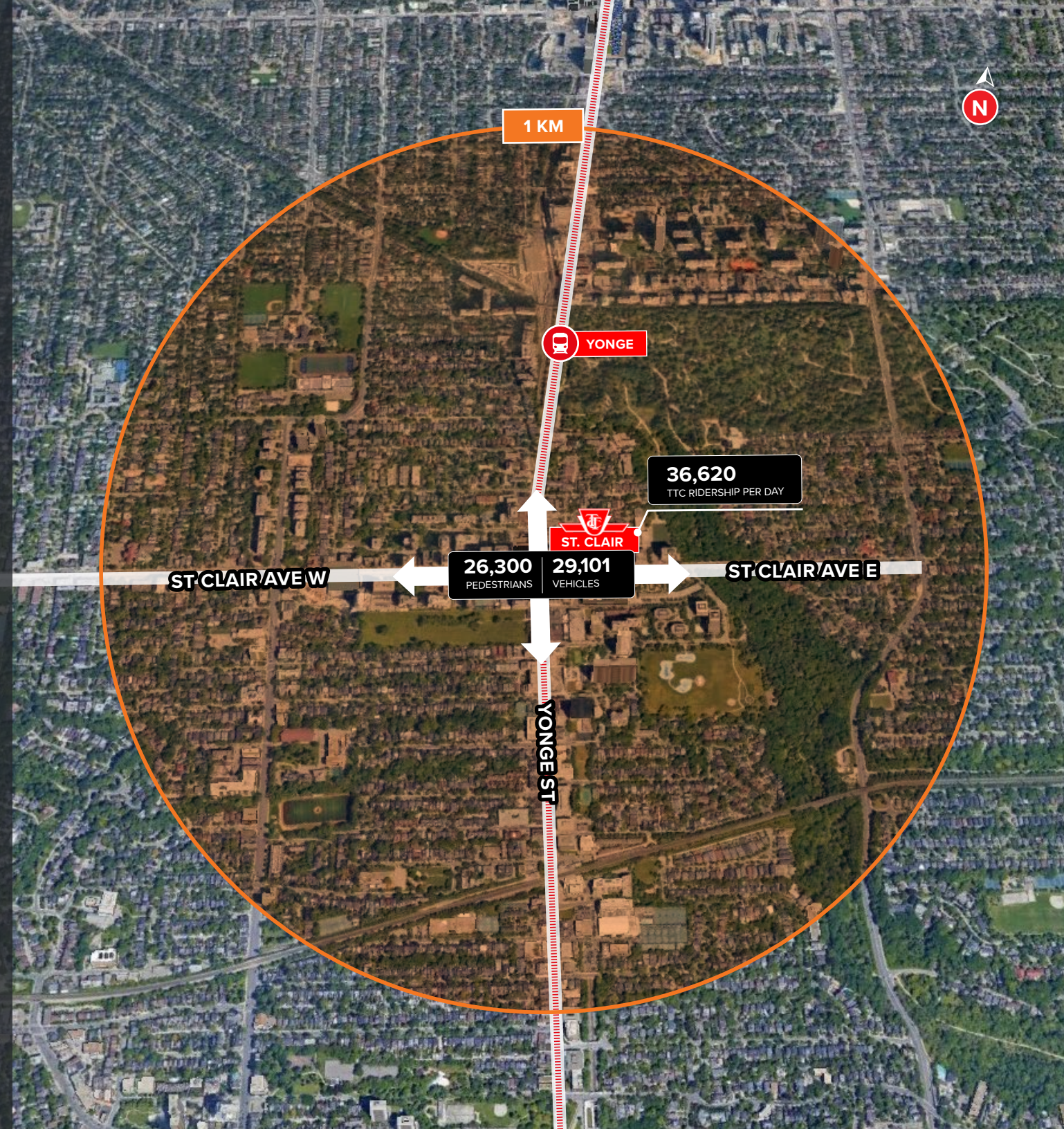
Daytime Population



\$237,193

Average Household Income

* Within 1km Radius
Environics 2025



ChoiceProperties



ST. CLAIR CENTRE

22 St. Clair Avenue East

RETAIL FOR LEASE

Concourse Level

AGENCY RETAIL GROUP

AUSTIN JONES**

Associate Vice President

+1 416 304 6050

Austin.Jones@jll.com

MATTHEW MARSHALL*

Associate Vice President

+1 416 238 9925

Matthew.Marshall@jll.com

BRETT VAREY*

Associate

+1 416 304 6064

Brett.Varey@jll.com



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle IP, Inc. All rights reserved. *Broker. **Sales Representative.