



735 WARDEN AVENUE

PREMIUM RETAIL SPACE AT THE
BASE OF MID-RISE CONDOMINIUM
DEVELOPMENT



PROPERTY DETAILS

- **Ground Floor:** 11,883 SF (Divisible)
- **Available:** Q1 2026
- **Term:** 5–10 Years
- **Net Rent:** Please Contact Listing Agents
- **Additional Rent:** \$15.00 PSF (Est. 2026)

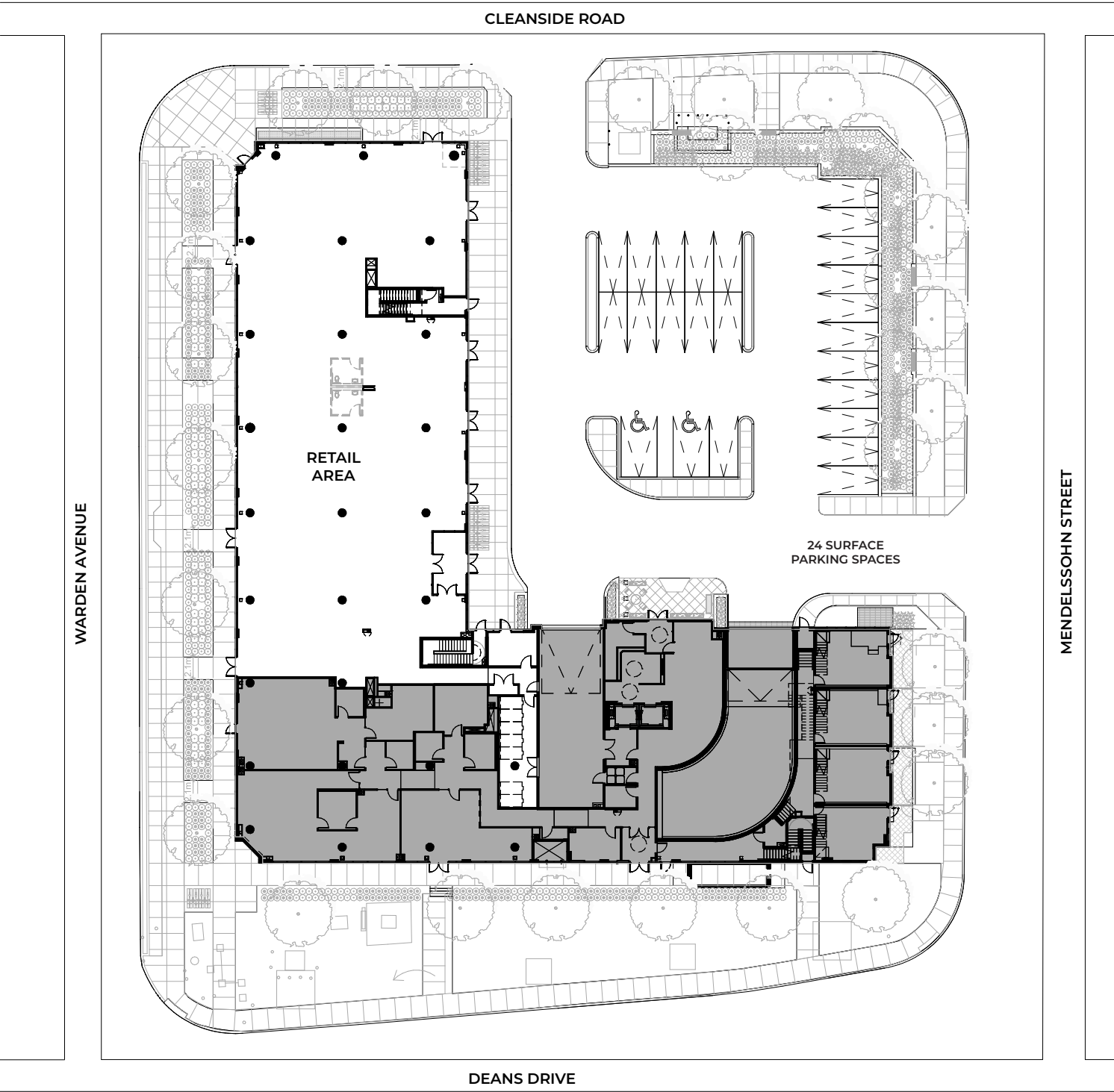
HIGHLIGHTS

- Premium retail space at the base of a 9-storey condominium development by Stafford
- Flexible demising options available
- 24 surface parking stalls
- Great access to public transit and the Warden Subway Station
- Excellent vehicular connections to DVP and Highway 401, facilitating easy access to downtown Toronto and other parts of GTA
- Neighbouring retailers include Cineplex, Michaels, Canadian Tire, Tim Hortons, Rona and many more



FLOOR PLAN

Ground Floor
11,883 SF







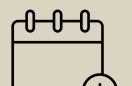

AREA OVERVIEW

The Clairlea-Birchmount area is evolving into a dynamic and desirable place to live, work, and explore. Located in eastern Toronto, this neighbourhood is bounded by Eglinton Avenue to the south and Taylor Creek Park and Warden Woods to the north. The area is undergoing several changes, including new condo developments and major infrastructure improvements, attracting a diverse mix of residents and businesses.

The neighbourhood boasts excellent transit and vehicular access. Union Station is just a 40-minute journey away by public transportation, while drivers benefit from easy connections to major highways. The nearby Highway 401 and Don Valley Parkway provide quick routes to downtown Toronto and other parts of the Greater Toronto Area. This exceptional accessibility extends to various local amenities, most of which are within a short five-minute drive.

Clairlea-Birchmount is shaping up to be a vibrant community that offers a balanced mix of urban convenience and natural beauty. As it continues to develop, Clairlea-Birchmount is set to become one of Toronto's most sought-after areas, offering a great combination of city living and suburban tranquillity for a diverse mix of residents, including families, students, and professionals.

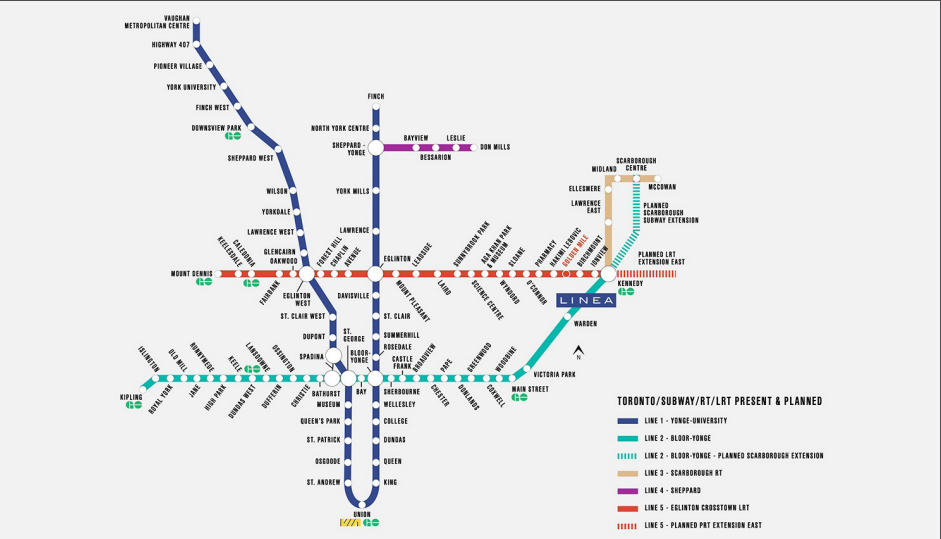
Demographics within 1.5km

	Population 25,139		Growth Rate Over Previous 5 Years 7.2%		Total Households 8,338
	Daytime Population 26,167		Median Age 38.4		Average HH Income \$111,796

Source: Environics, 2025



NEIGHBOURHOOD



Area Development

	Address	Status	Number of Buildings	Number of Storeys	Number of Residential Units
★	735 Warden Avenue - LINEA	Under Construction	1	9	206
1.	95 Pidgeon Street	Under Construction	3	3, 3, 3	26
2.	2 Upton Road	Pre-Construction	1	10, 6	164
3.	672 Birchmount Road	Pre-Construction	1	7	226
4.	705 Warden Avenue	Pre-Construction	3	19, 18, 6	561
5.	1910 Eglinton Avenue East	Pre-Construction	1	40	387
6.	1920 Eglinton Avenue East	Pre-Construction	12	48, 48, 43, 41, 37, 32, 30, 30, 27, 18, 18, 7, 6	4,268
7.	1960 Eglinton Avenue East	Pre-Construction	6	48, 46, 40, 18, 10, 6	2,031
8.	1966 Eglinton Avenue East	Pre-Construction	4	47, 45, 44, 43, 43, 7	2,434
9.	1980 Eglinton Avenue East	Pre-Construction	2	47, 44	958
10.	1911 Eglinton Avenue East	Pre-Construction	8	53, 40, 35, 35, 25, 14, 10, 10	2,777
TOTAL					14,038

Development Overview



Units Under Construction
232



Pre-Construction Units
13,806

With a total of **14,000+** planned and in-progress condo units in the area, **local retail demand is expected to surge**



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For more information, please contact:

BRANDON GORMAN**
Executive Vice President
+1 416 855 0907
brandon.gorman@jll.com

GRAHAM SMITH*
Executive Vice President
+1 416 855 0914
graham.smith@jll.com

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

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