



# 186 JARVIS STREET

RIGHT-SIZED RETAIL UNIT STEPS FROM TMU







# THE OPPORTUNITY

HOEM on Jarvis is a 30-storey student residence located in downtown Toronto at 186 Jarvis Street. The residence was completed in 2018 and houses 593 students. A right-sized 958 square foot retail unit is available for lease on the ground floor. Located 5 minutes from Toronto Metropolitan University, the building is home to a diverse student population. The retail space offers high visibility and foot traffic in a growing neighborhood, ideal for businesses targeting the student demographic.



# PROPERTY DETAILS

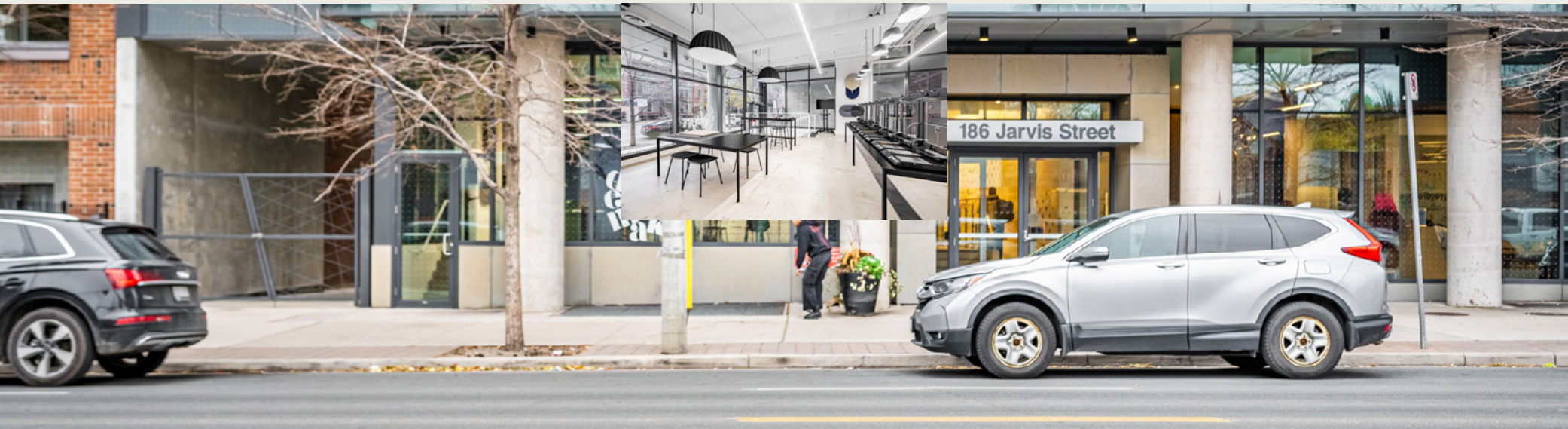
Ground Floor:	958 SF
Available:	Immediately
Term:	5 - 10 Years
Net Rent:	Please Contact Listing Agents
Additional Rent:	\$21.00 PSF (est. 2025)

# HIGHLIGHTS

- Right-sized retail unit in vanilla shell condition
- Located at the base of a 593-bed purpose-built student residence
- 5-minute walk to Toronto Metropolitan University (TMU)
- Excellent signage opportunity on high-traffic Jarvis Street
- Very close proximity to the 505 Dundas and 501 Queen streetcar lines
- Nearby tenants include Shoppers Drug Mart, Tim Hortons, Starbucks, Metro, Dollarama, LCBO, and Mast Coffee
- Co-tenant is J San Sushi Bar
- Underground parking is available for employees















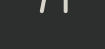


# NEIGHBOURING RETAILERS

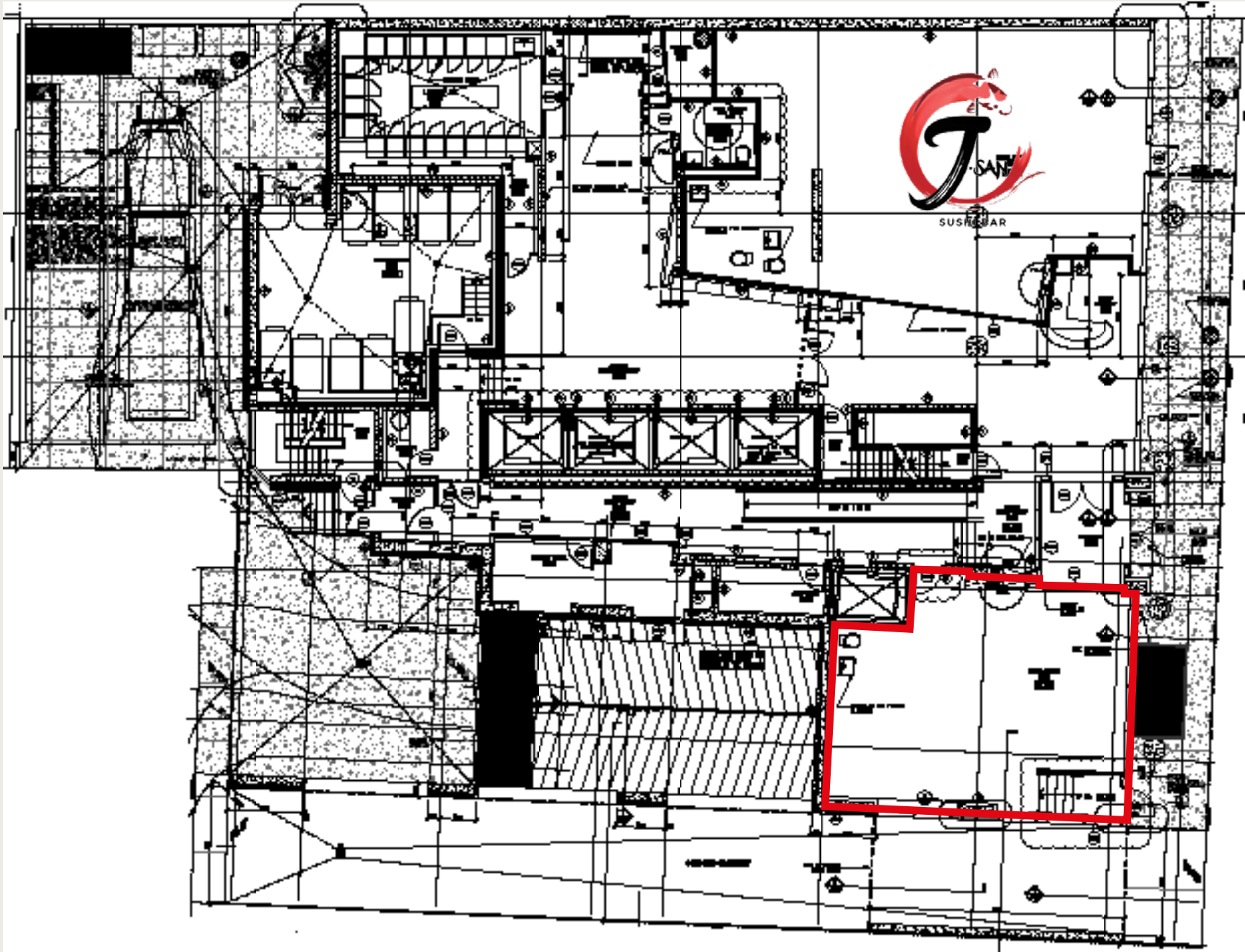


# DEMOGRAPHICS

< 1KM to Site | Statistics Canada

	49,972 Population
	45,107 Daytime Population
	27,346 Total Households
	12,290 Units Under Construction
	\$134,343 Average HH Income
	3% Growth Rate Previous 5 Years
	35.6 Median Age
	100 Transit Score
	93 Walk Score

FLOOR PLAN



Jarvis Street

958 SF



# 186

## JARVIS STREET

### RETAIL FOR LEASE

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