

# 840 ST. CLAIR AVENUE WEST



RIGHT-SIZED CONDO RETAIL IN ST. CLAIR WEST VILLAGE





# OPPORTUNITY OVERVIEW

*Positioned in the heart of St. Clair West Village, 840 St. Clair Avenue West offers a prime 1,165 SF retail opportunity with ample frontage. This 116-unit condo development benefits from strong residential density and steady foot traffic, while enjoying convenient public transit access via the TTC and St. Clair streetcar line that connects directly to St. Clair West Station.*

The St. Clair Avenue West corridor has evolved into a vibrant retail destination featuring an appealing mix of long-standing local retailers, independent cafes, restaurants, and boutiques. Located just off the corner of Winona Drive and St. Clair Avenue West, this property attracts both local residents and destination visitors seeking unique shopping and dining experiences in this dynamic neighborhood.

Over the years, St. Clair Avenue West has been transformed through significant redevelopment and revitalization initiatives aimed at enhancing the streetscape, improving pedestrian and cyclist infrastructure, and attracting new businesses. This ongoing evolution has established the area as one of Toronto’s most desirable retail corridors, offering businesses an opportunity to thrive in a community-focused environment with strong local support.



## DEMOGRAPHIC – 1KM



**29,090**

Total Population



**23,036**

Daytime Population



**11,766**

Total Households



**\$149,051**

Avg. HH Income



**3.2%**

Growth Rate Over Next 5 Years



**39.9**

Median Age

Source: Environics, 2025





## PROPERTY OVERVIEW



**1,165 SF**  
Unit 1



**Immediately**  
Available



**5 – 10 Years**  
Term



**Please Contact Listing Agents**  
Net Rent



**\$28.14 PSF (est. 2025)**  
Additional Rent

## PROPERTY HIGHLIGHTS

- Right-sized 1,165 SF retail unit with approximately 20 feet of frontage
- Situated at the base of a 116-unit condominium development
- 512 Streetcar line within steps of the unit
- No Frills grocery store nearby driving significant foot traffic
- Multiple new developments bringing increased density to the immediate area





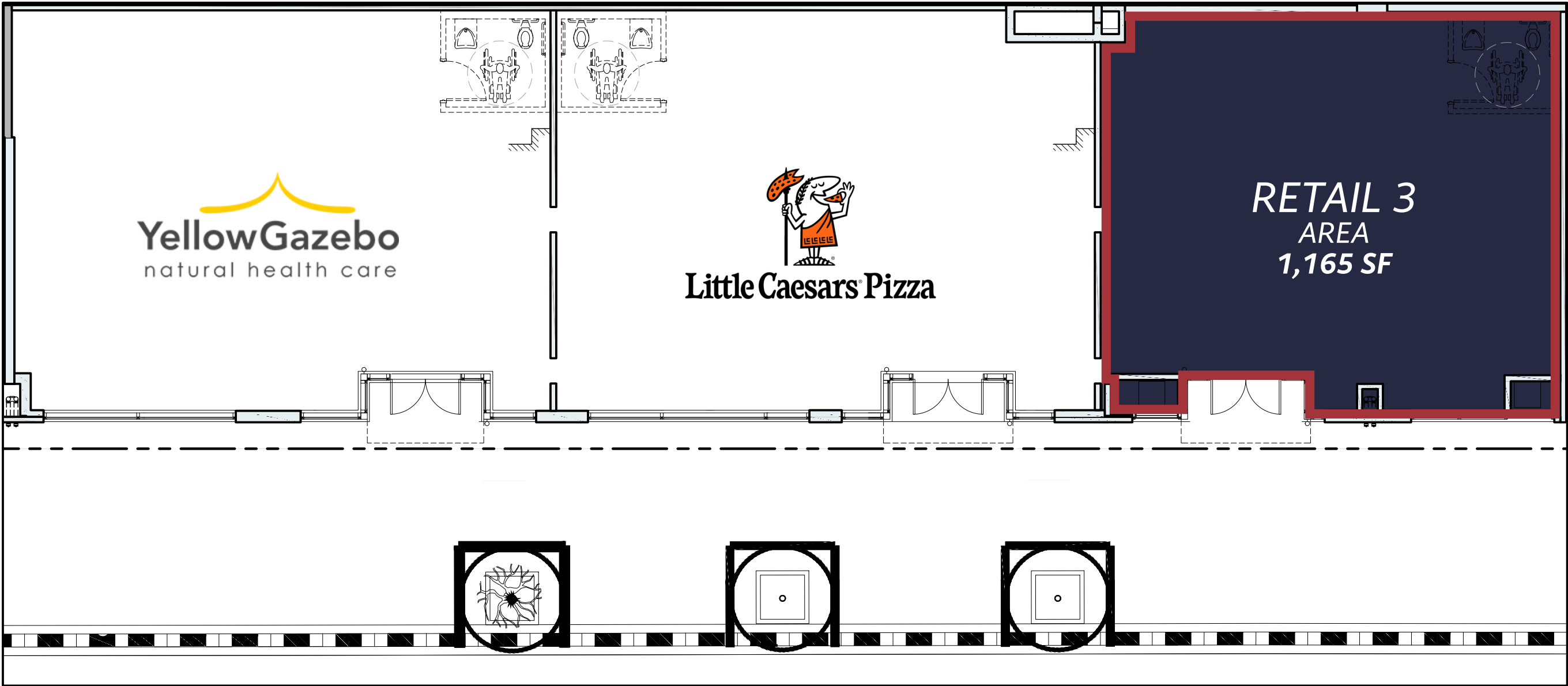
RETAILERS

1	Emma’s Country Kitchen	11	Cafe Roma	21	Raahi Modern Indian Kitchen & Bar
2	Nodo Hillcrest	12	Queen of Persia Restaurant	22	What A Bagel - St. Clair
3	Bar Ape Gelato	13	Itacate		
4	Pura Vida Restaurant	14	Rosa’s		
5	Ferro Bar & Cafe	15	Cano Restaurant		
6	Krave Coffee	16	ChocoSol Traders		
7	Chocolat de Kat	17	Kafe Dáki		
8	Baker and Scone	18	Pita And Hummus		
9	FK	19	The Grind Cafe		
10	Capulus Coffee House	20	JABS - St Clair West		

DEVELOPMENTS UNDER CONSTRUCTION

DEVELOPMENT	UNITS	ADDRESS
1	Foret	1467 Bathurst St, Toronto
2	Raglan House	65 Raglan Ave, Toronto
3	Grove Urban Condos	133 Vaughan Rd, Toronto
4	Monza Condos	861-863 St Clair Ave W, Toronto
5	908 St. Clair West	908 St Clair Ave W, Toronto

FLOOR PLAN



ST. CLAIR AVENUE WEST



# 840 ST. CLAIR AVENUE WEST



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