



# 2799

---

**KINGSTON ROAD**  
**RETAIL FOR LEASE**






# OVERVIEW

The Bluffs is located in Cliffside, a family-oriented neighbourhood in Toronto’s east-end along Toronto’s Beaches, next to the majestic Scarborough Bluffs. Nearby retailers include LCBO, Canadian Tire, Shoppers Drug Mart, Dollarama, CIBC, Scotiabank, Subway, and Tim Hortons.


Kingston Road, also known as Highway 2, has been integral to the Scarborough area since it was established in 1817, its name signaling it was the sole route connecting Toronto and Kingston. The route was home to numerous inns and motels, which have been demolished to make way for new developments. As the area becomes more desirable, new residential developments are arising in Cliffside. This stretch of Kingston Road is currently undergoing significant revitalization with new mid-rise and townhouse developments redefining the street’s quiet, low-rise character.

Located along Kingston Bus Route 52 and with quick access to the St. Clair East Streetcar, this opportunity is well-served by public transportation. Within minutes, passengers can connect to various transportation routes via Warden Subway Station and Eglinton Go Station.


## DEMOGRAPHICS - 2 KM




**Total Population**  
37,138




**Daytime Population**  
30,768



**Growth Rate Over Next 5 Years**  
8.4%



**Average HH Income**  
\$111,914



**Median Age**  
40.1

Source: Environics, 2025



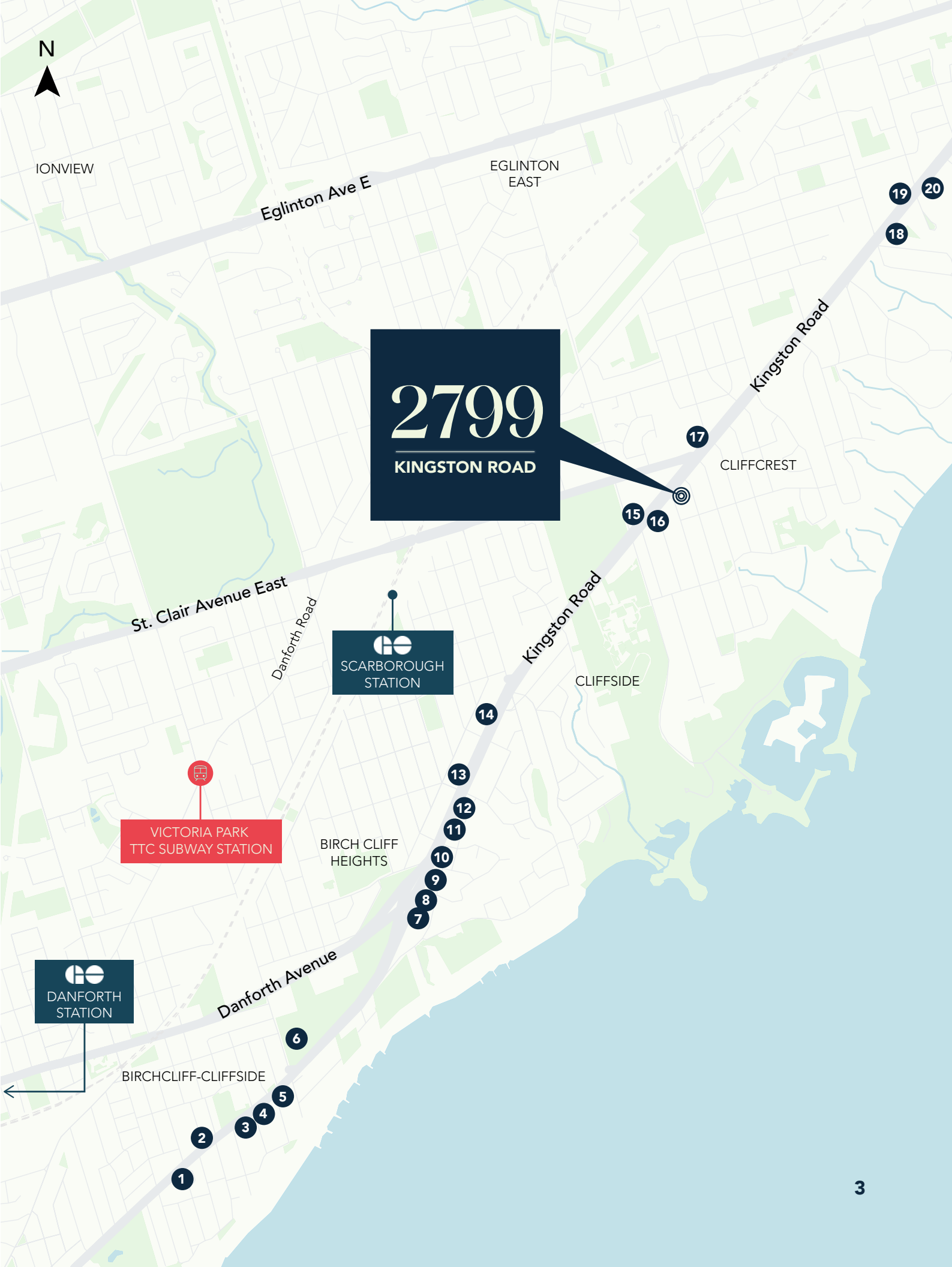
# AREA DEVELOPMENTS

The City of Toronto has completed “avenue” studies in both Cliffside and Birchcliffe to revitalize fading commercial districts on Kingston Road with mixed-use developments. The Kingston Road Revitalization Study promotes reurbanization and reinvestment along Kingston Road, abiding the City’s Official Plan and supporting local community initiatives. Ward 36 currently has 29 developments under application, 17 of which are mid-rise residential or townhome developments.

	Name	Address	Units	Storeys	Status
1	The Manderley	1469 Kingston Road	198	12	Under Construction
2	K2 Residences	1552 Kingston Road	168	12	Pre-Construction
3	Birchhaus Residences	1625 Kingston Road	245, 33	9, 4	Pre-Construction
4	Birchcliff Urban Towers	1665 Kingston Road	52	3	Under Construction
5	1711 Kingston Road	1711 Kingston Road	60	7	Pre-Construction
6	Scarborough Garden Arenas Improvements	75 Birchmount Road	-	2	Under Construction
7	Kingston Road Residences	2121 Kingston Road	419	20, 15, 6	Pre-Construction
8	Kingside Residences	2151 Kingston Road	156	10	Pre-Construction
9	The Everest	54 Glen Everest Road	414	12	Pre-Construction
10	Merge Condos	2201 Kingston Road	180	12	Completed
11	Heaven On The Bluff Condos	2229 Kingston Road	250	10	Completed
12	Maximum 2257 Kingston Road	2257 Kingston Road	306	13	Pre-Construction
13	Cliffside Condos	2340 Kingston Road	223	10	Pre-Construction
14	The Clifton	2450 Kingston Road	40	8	Pre-Construction
15	The Residences at Bluffers Park	2790 Kingston Road	310, 242	24, 14	Pre-Construction
16	2759 Kingston Road	2759 Kingston Road	95	10	Pre-Construction
17	2880 Kingston Road	2880 Kingston Road	138	9	Pre-Construction
18	3291 Kingston Road	3291 Kingston Road	328	12	Pre-Construction
19	3310 Kingston Road	3310 Kingston Road	296	11	Pre-Construction
20	3355 Kingston Road	3355 Kingston Road	313	11	Pre-Construction



4,500 Incoming Units along Kingston Road





# PROPERTY DETAILS

AVAILABLE UNITS	Unit 2 1,233 SF	Unit 4 4,841 SF	Unit 5 2,332 SF
ADDITIONAL RENT	\$11.49 PSF (est. 2025)	\$11.77 PSF (est. 2025)	\$11.22 PSF (est. 2025)
AVAILABLE	Immediately		
NET RENT	Please Contact Listing Agents		
TERM	5 - 10 Years		

\*Unit 4 and 5 can be leased as one unit

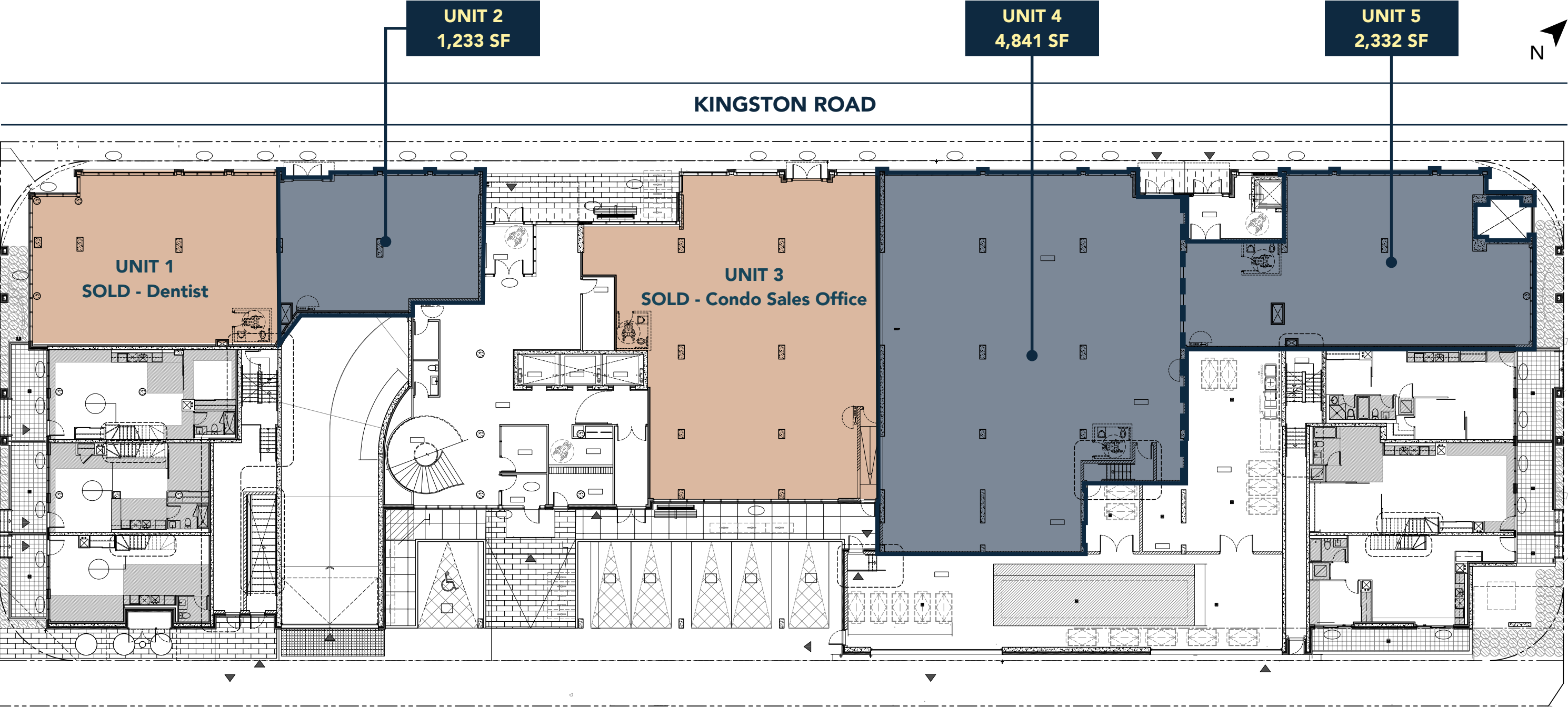
# HIGHLIGHTS

- Prime east-end ground floor retail space
- Located at the base of 182 residential units in a brand new condo development
- Direct access to public transportation
- High visibility & exposure
- Rapidly growing area with numerous new developments in close proximity





# FLOOR PLAN





2799 KINGSTON ROAD

# PHOTO GALLERY



Unit 2



Unit 4



Unit 5



# 2799

## KINGSTON ROAD

### **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

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.

