



10 EASTERN AVENUE

STANDALONE CHARACTER RETAIL BUILDING FOR LEASE

JLL RETAIL CANADA



UNIQUE CHARACTER BUILDING OPPORTUNITY

FOR LEASE IN CORKTOWN

10 Eastern Avenue is a unique brick-and-beam character offering located near the Corktown neighbourhood, a rapidly growing area, driven by new residential projects and rising demand for retail services.

The 5,891 SF open-concept style space features high ceilings and provides for ample natural light. 10 Eastern comes with a dedicated loading / parking area off Trinity Street, with additional shared parking off Eastern Avenue.



PROPERTY DETAILS



10 Eastern Avenue

Ground: 5,891 SF

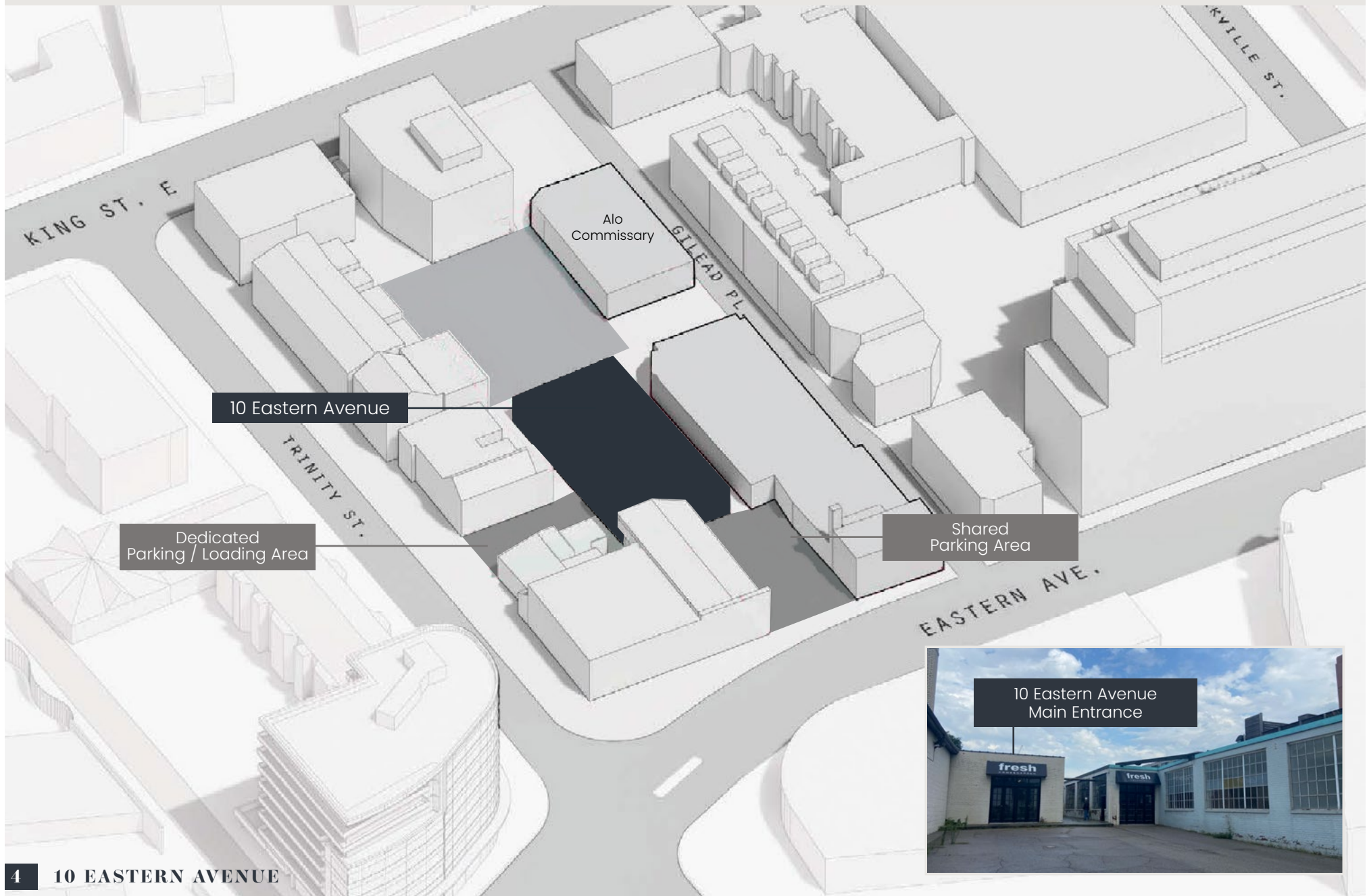
Available:	Immediately
Term:	5 - 10 Years
Net Rent:	Please Contact Listing Agents
Additional Rent:	\$14.62 PSF (est. 2025)

HIGHLIGHTS

- Excellent exposure on Eastern Avenue and Corktown Subway Station will be built only steps from 10 Eastern Avenue.
- Brick-and-beam building with 12FT ceiling height, expansive windows, and ample natural light throughout.
- Neighbouring tenants include Alo Catering, Spaccio (Terroni Sud Forno), Gusto, Impact Kitchen, Reyna on King, Studio B, Mercury Espresso, and Tandem Coffee.
- Surface parking available.
- Opportunity for creative outdoor retail activations, patio space, etc.
- Adjacent to the Distillery District, St. Lawrence Market, Leslieville with easy access to downtown and only a 3-minute drive to the Gardiner Expressway.



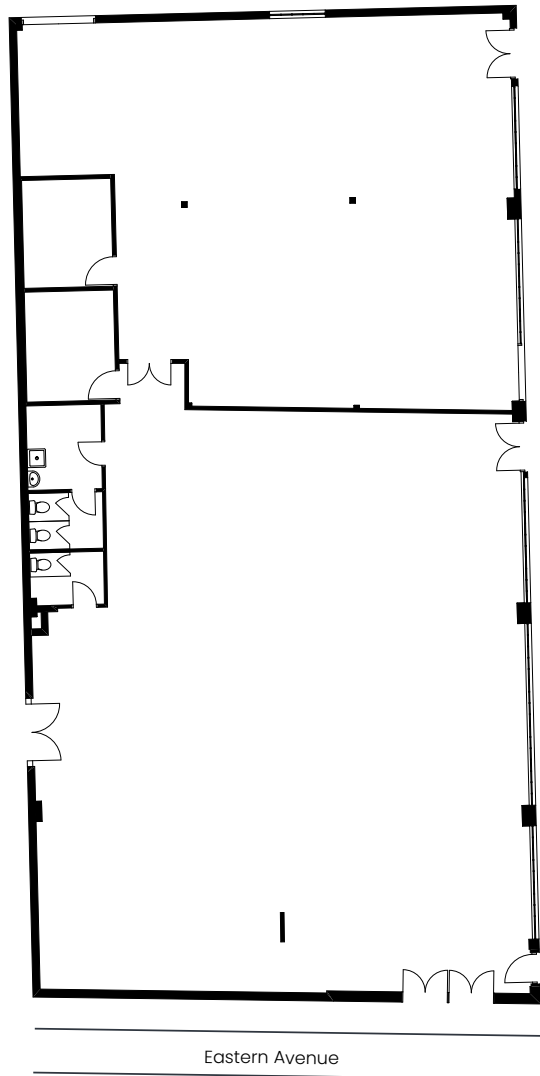
SITE PLAN



10 EASTERN AVENUE

Floor Plan and Exterior Image

5,891 SF



Entrance off of Eastern Avenue



Parking Lot/Loading Area, and Entrance off of Trinity Street

10 EASTERN AVENUE



NEIGHBOURING RETAILERS




AREA OVERVIEW

10 Eastern Avenue is surrounded by notable neighbourhoods, including Corktown, Leslieville, Design District, and Canary District. The neighbourhood has experienced significant development over the years, blending modern infrastructure with historic charm and trendy retail spaces. The neighborhood's desirability as a retail investment opportunity is further elevated by initiatives spearheaded by the city and the ongoing development of condo projects.

The neighbourhood is home to popular cafes, restaurants, and boutique shops that enjoy strong local support and benefit from the foot traffic generated by nearby attractions like The Distillery District, King East Design District, and St. Lawrence Market.

The 504 King, 503 Kingston, and 501 Queen streetcars serve the neighborhood, and Gardiner Expressway and Don Valley Parkway provide easy connectivity across the city. The future Corktown subway station on the Ontario Line, within a short walking distance from 10 Eastern Avenue, is a significant development that will further enhance the area's connectivity and potential for future growth, ultimately increasing the customer base of the Property.


DEMOGRAPHICS


 **42,658**
Population

 **36.2**
Median Age

 **54,619**
Daytime Population

 **17.1%**
Growth Rate Previous 5 Years

 **24,216**
Total Households

 **\$113,959**
Average Household Income

Within 1km radius



10 EASTERN AVE

RETAIL FOR LEASE



GRAHAM SMITH*

Executive Vice President
+1 416 855 0914
Graham.Smith@jll.com

BRANDON GORMAN**

Executive Vice President
+1 416 855 0907
Brandon.Gorman@jll.com

AUSTIN JONES**

Associate Vice President
+1 416 304 6050
Austin.Jones@jll.com

MATTHEW MARSHALL*

Associate Vice President
+1 416 238 9925
Mathew.Marshall@jll.com

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