



GRAYWOOD
AN INTELLIGENT MOVE



PRIME RETAIL OPPORTUNITY
AVAILABLE FOR LEASE OR SALE

306 JARVIS STREET



JAC condos

JAC Condos is a 489-unit residential condominium built by Graywood Developments located just south of the Jarvis Street & Carlton Street intersection in downtown Toronto. This mixed-use development stands 34 stories tall and its architecture blends the classic historic charm with modern, charismatic design.

The Jarvis and Carlton node in Toronto is a vibrant and dynamic neighborhood with a unique blend of residential, commercial, and cultural amenities. Located in the heart of downtown Toronto, this area is undergoing significant intensification with over 7,000 residential units under development. Transportation options in the area are excellent, with several streetcar lines and bus routes passing through the neighborhood and a short 5-minute walk to the College TTC Subway station.

The retail offering is a **2,613 SF** ground floor retail unit featuring **36 FT** of frontage. The unit features great ceiling heights of **16 FT** with direct access to at grade shipping and receiving.

36 FT

Jarvis Street
Frontage

2,613 SF

Gross Leasable Area

16 FT

Clear Height

TRAFFIC GENERATORS

TORONTO METROPOLITAN UNIVERSITY

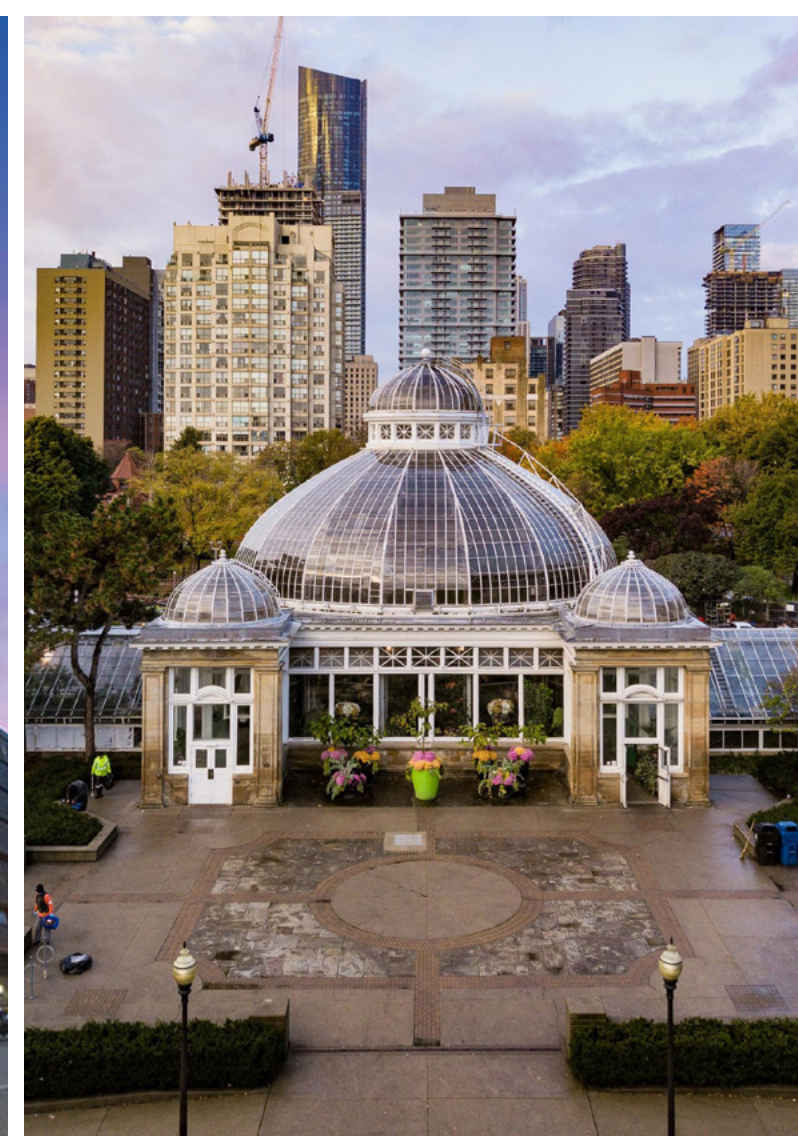
Toronto Metropolitan University (Formerly Ryerson University) offers more than 100+ undergraduate and graduate programs and is home to over 45,000 students. TMU has the highest increase in applications year-over-year in Canada and is the most applied to university in Ontario relative to available space.

ALLAN GARDENS

Allan Gardens is a historic public park known its beautiful conservatory, a Victorian-style greenhouse spanning over 16,000 square feet, in addition to its outdoor gardens. The park hosts many events and attracts thousands of locals and tourists each year.

AREA INTENSIFICATION

Intensification in the Carlton Street and Jarvis Street area has been a prominent trend in recent years. With the growing demand for urban living the area has witnessed the construction of high-rise condominiums and mixed-use developments, adding density to the neighborhood. Over 7,000 new residential units are under development, resulting in an increase in the population, bringing more residents, foot traffic and vitality to the area.



AREA OVERVIEW

JAC Condos is located just south of the Jarvis & Carlton intersection in downtown Toronto. The neighbourhood is well-connected with convenient access to the 506 Carlton Streetcar and College Subway Station on the Yonge Line. The area is characterized by a mix of residential and commercial properties, featuring historic homes, condominiums, hotels, offices, restaurants, and shops.

The Jarvis & Carlton area is known for its vibrant cultural scene and entertainment venues, including Maple Leaf Gardens, which houses the Mattamy Athletic Centre, hosting sporting events, concerts, and other performances.



98
Walk Score



99
Bike Score



98
Transit Score



23,209
Population



37.7
Median Age



\$79,977
Total Expenditure
Per Household



21,223
Daytime Population

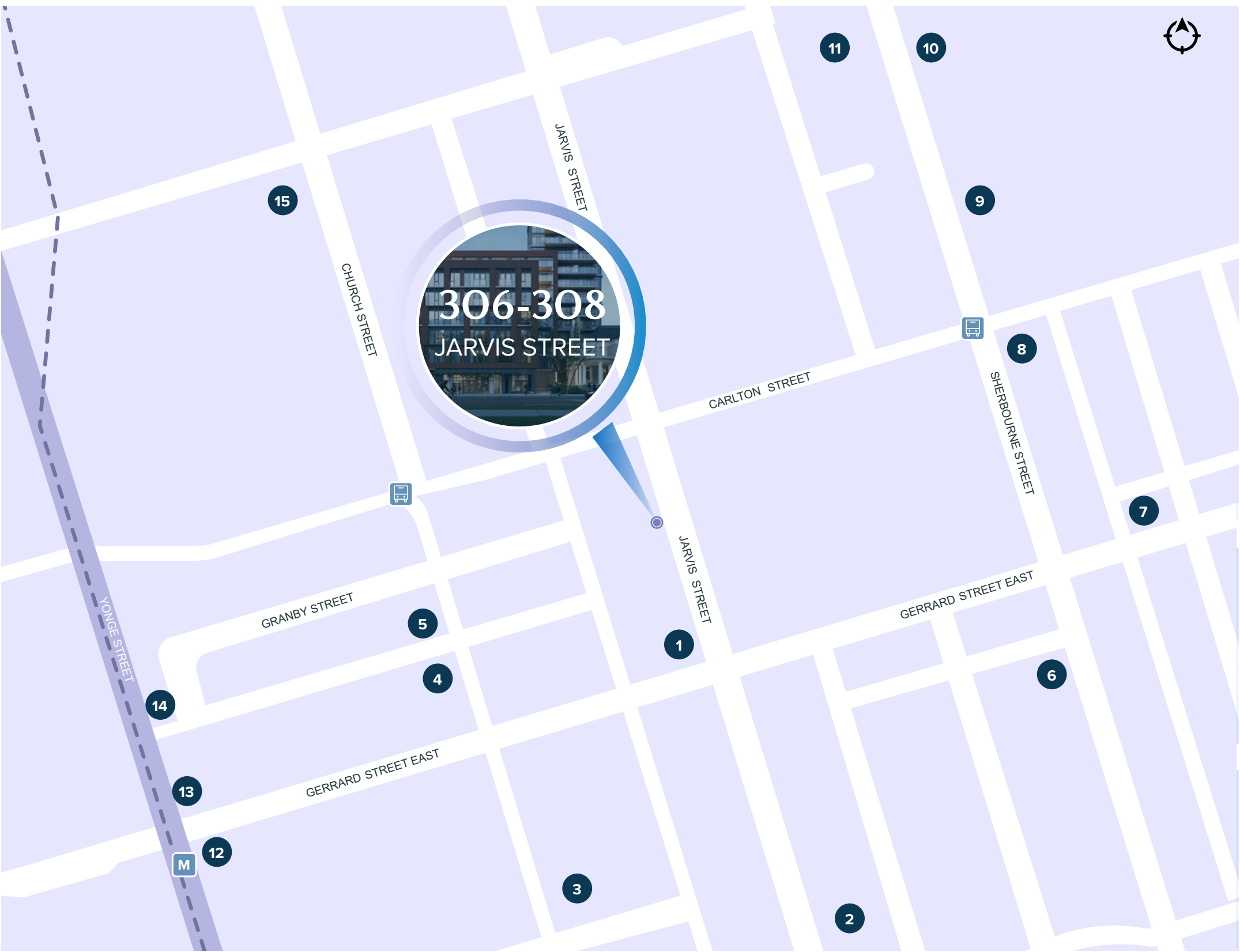


14,518
Total Households



\$84,890
Average HH Income

AREA DEVELOPMENTS



#	Development	# of Units	Status
1	280 Jarvis Street	256	Pre-Construction
2	295 Jarvis Street	618	Pre-Construction
3	PRIME Condos	596	Occupancy
4	396 Church Street	463	Pre-Construction
5	The Roxy	374	Pre-Construction
6	294 Sherbourne Street	577	Pre-Construction
7	The Jasper	39	Pre-Construction
8	355 Sherbourne Street	100	Pre-Construction
9	383 Sherbourne Street	378	Pre-Construction
10	405 Sherbourne Street	267	Pre-Construction
11	410 Sherbourne Street	473	Pre-Construction
12	Concord Sky	1,423	Under Construction
13	399 Yonge Street	810	Pre-Construction
14	415 Yonge Street	414	Pre-Construction
15	Maison Wellesley	160	Pre-Construction

+/-7,000
Incoming Residential Units



PROPERTY DETAILS

Address:	306 Jarvis Street
Gross Leasable Area:	2,613 SF
Available:	Immediately
Ceiling Height:	16 FT
Frontage:	36 FT
Shipping/Receiving:	Shared access to Type G for garbage and Type C for loading, subject to shared facilities agreement

LEASE

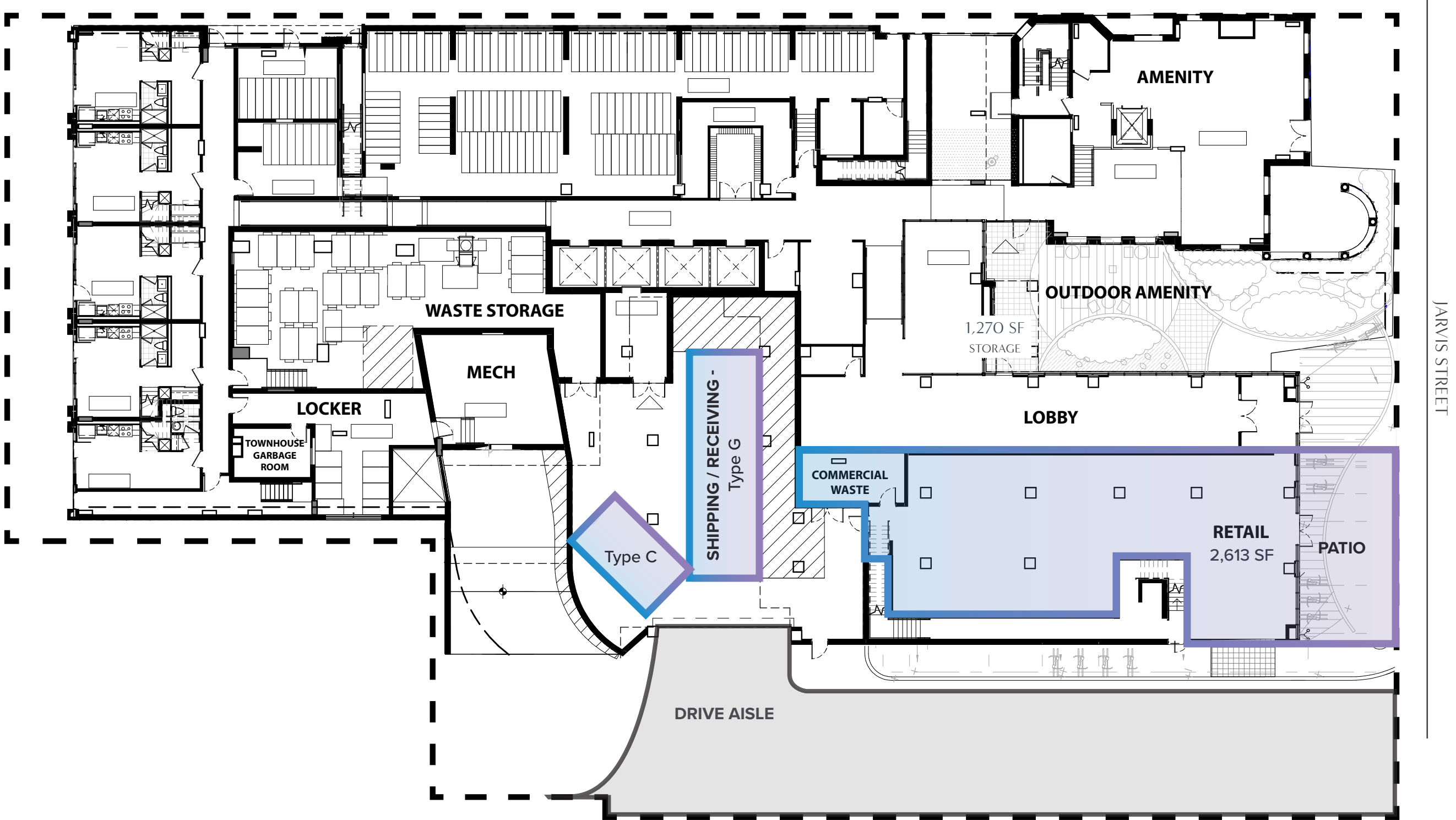
Net Rent:	Please Contact Listing Agents
Additional Rent:	Please Contact Listing Agents
Term:	5 - 10 Years

SALE

Purchase Price:	\$1,975,000
Ownership:	Stratified Freehold
Status:	Vacant
Shared Facilities Cost:	\$3.50 PSF (Estimate)
Property Taxes:	To be assessed by City of Toronto



FLOOR PLAN





PRIME RETAIL OPPORTUNITY AVAILABLE FOR LEASE OR SALE

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