



# 21 AVENUE ROAD

Premier Corner Retail Opportunity for Lease

# AREA OVERVIEW

**21 Avenue Road** is nestled in the heart of Bloor-Yorkville, Toronto's most prestigious neighborhood. This prime location offers an unparalleled mix of high-end retail, fine dining, and luxury accommodations, catering to the area's affluent demographic. Bloor-Yorkville is renowned for its diverse array of luxury retailers, featuring world-class brands such as Chanel, Gucci, Hermès, and Louis Vuitton, as well as Canada's leading luxury department store, Holt Renfrew.

The area's sophisticated clientele consists of successful professionals and executives who appreciate the neighborhood's blend of urban elegance and village-like charm. Tree-lined streets, high-end boutiques, and exclusive art galleries contribute to Yorkville's unique atmosphere. The culinary scene is equally impressive, with acclaimed restaurants like Alo Bar, Sassafraz, and Sofia offering exquisite dining experiences.

The central location of 21 Avenue Road is complemented by a selection of world-class hotels, further cementing its status as a luxury destination. The Four Seasons Hotel Toronto, Park Hyatt Toronto, and The Hazelton Hotel offer unparalleled accommodations and services to discerning travelers. These prestigious establishments, along with boutique options like the Windsor Arms Hotel, provide visitors with luxurious bases from which to explore the neighborhood's high-end shopping, dining, and lifestyle offerings.



## DEMOGRAPHICS - 1.0KM



POPULATION  
**57,368**

Source: Environics, 2026



DAYTIME POPULATION  
**80,921**



GROWTH RATE (NEXT 5 YEARS)  
**19.6%**



AVG. HOUSEHOLD INCOME  
**\$181,752**



MEDIAN AGE  
**34.0**



WALK SCORE  
**99**



TRANSIT SCORE  
**93**

# PROPERTY DETAILS

GROUND FLOOR:	2,862 SF
AVAILABLE:	Immediately
TERM:	5 – 10 Years
NET RENT:	Please Contact Listing Agents
ADDITIONAL RENT:	\$34.43 PSF (est. 2026)



# HIGHLIGHTS

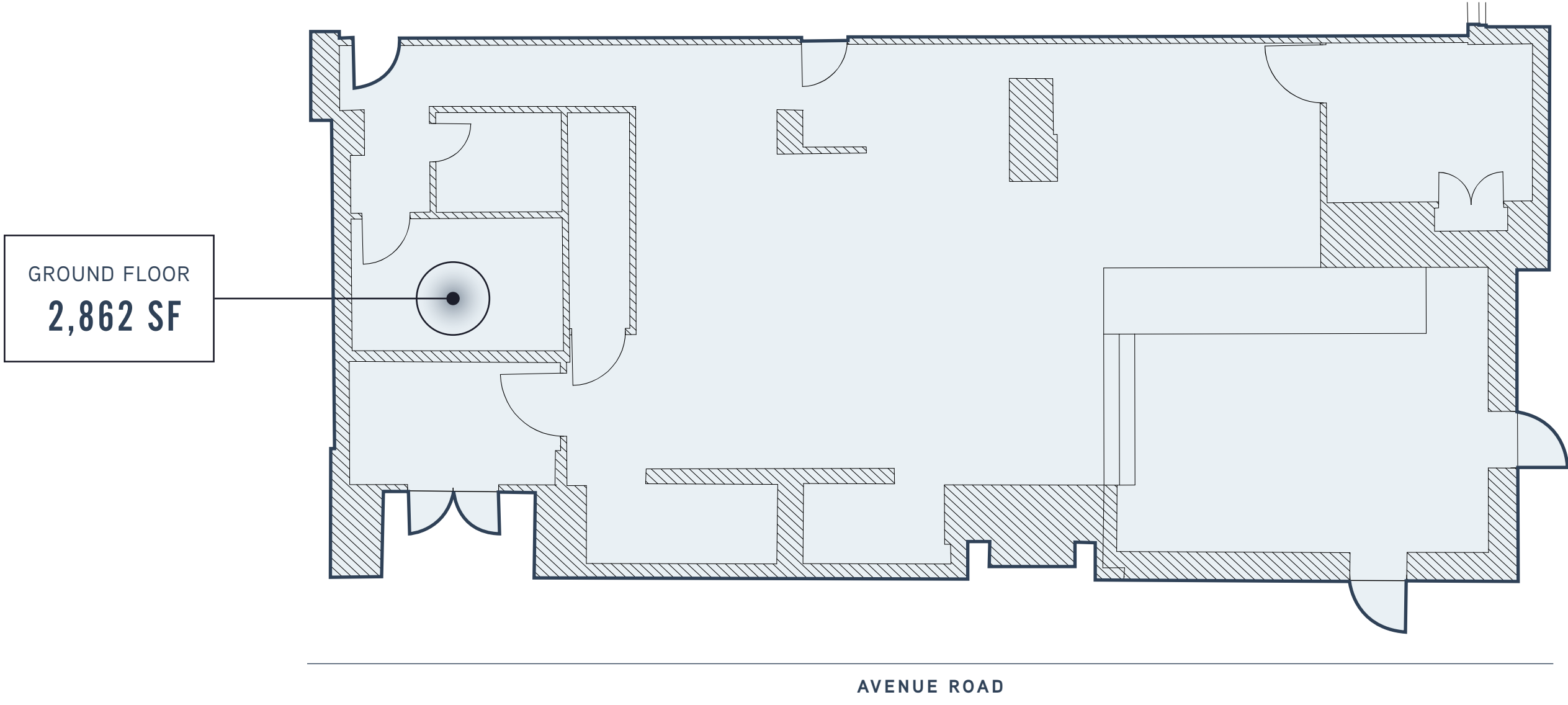
- Premium location in Yorkville, fronting on Avenue Road.
- Prime branding opportunity
- Close proximity to both Bloor and Yonge Subway Lines
- Neighboring retailers include: Brunello Cucinelli, Kith, Chanel, Balenciaga, Cibo, Alo Bar, STK Steakhouse, and Bandiera Jewellers

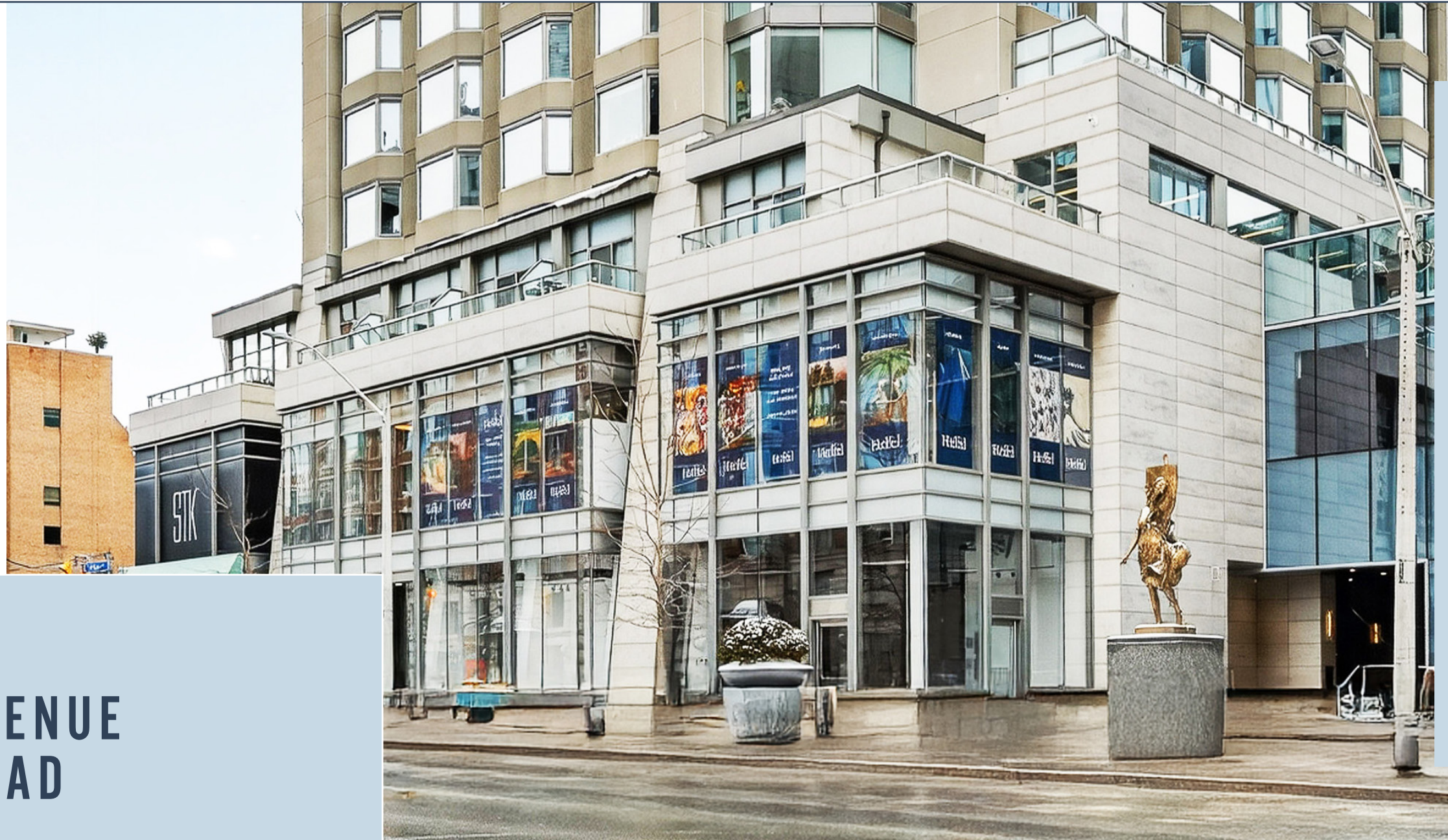


# NOTABLE AREA RETAILERS



# FLOOR PLAN





# 21 AVENUE ROAD

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