



735 WARDEN AVENUE

PREMIUM RETAIL SPACE AT THE
BASE OF MID-RISE CONDOMINIUM
DEVELOPMENT



PROPERTY DETAILS

- Units:
 - Retail 1: LEASED
 - Retail 2: LEASED
 - Retail 3: 2,676 SF
 - Retail 4: 2,638 SF
 - Retail 5: 2,553 SF
- Total: 7,867 SF (Divisible)
- Available: Immediately
- Term: 5-10 Years
- Net Rent: Please Contact Listing Agents
- Additional Rent: \$15.00 PSF (Est. 2026)

Can be leased
together or
separately

HIGHLIGHTS

- Premium retail space at the base of a 9-storey condominium by Stafford Developments
- Flexible demising options available
- 24 surface parking stalls
- Access to public transit and the Warden Subway Station
- Excellent vehicular connections to DVP and Highway 401, facilitating easy access to downtown Toronto and other parts of GTA
- Neighbouring retailers include Cineplex, Panda Mart, Michaels, Canadian Tire, Tim Hortons, Rona and many more

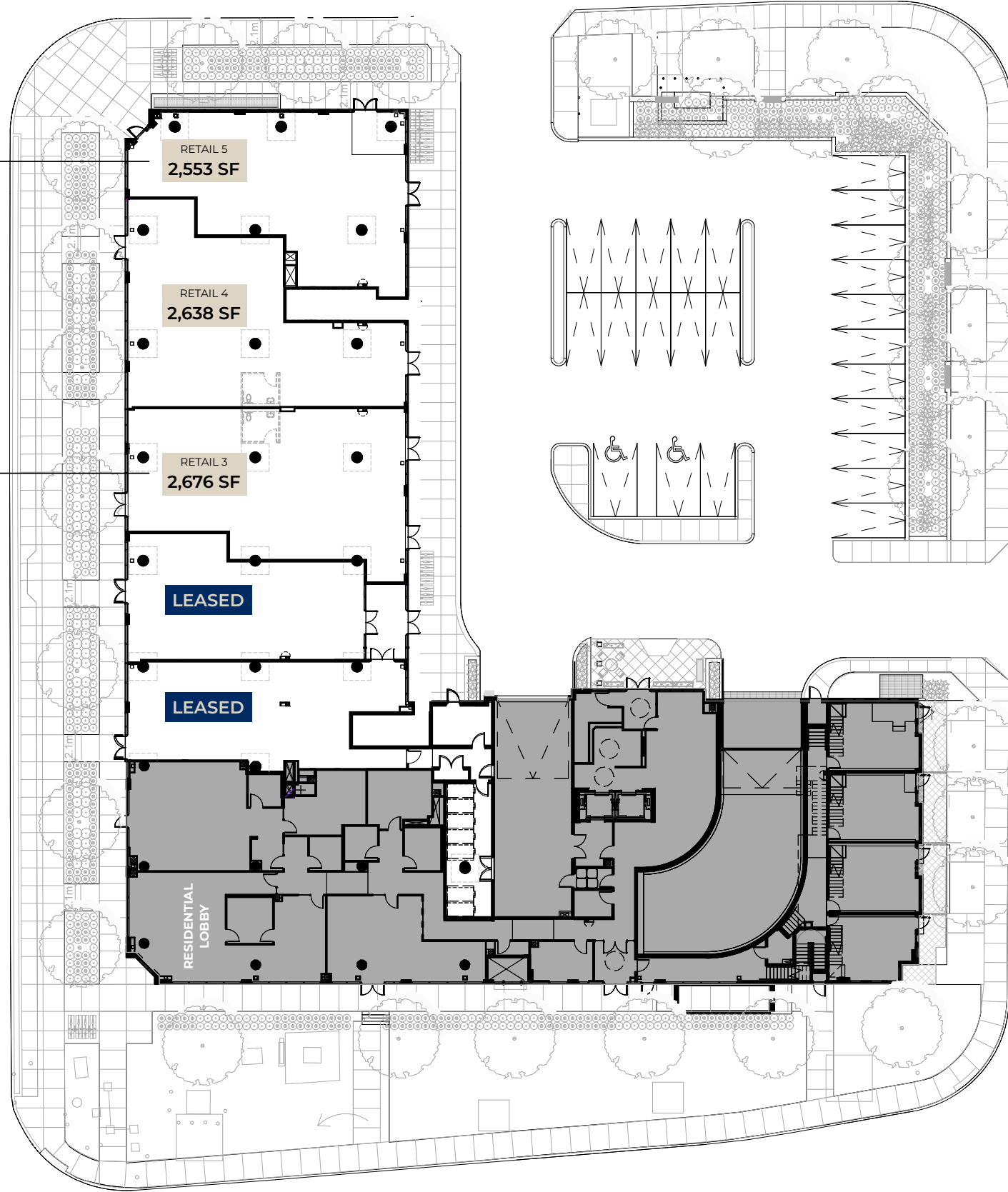


FLOOR PLAN

Retail Units 3-5
can be leased
together or separately

WARDEN AVENUE

CLEANSIDE ROAD



DEANS DRIVE

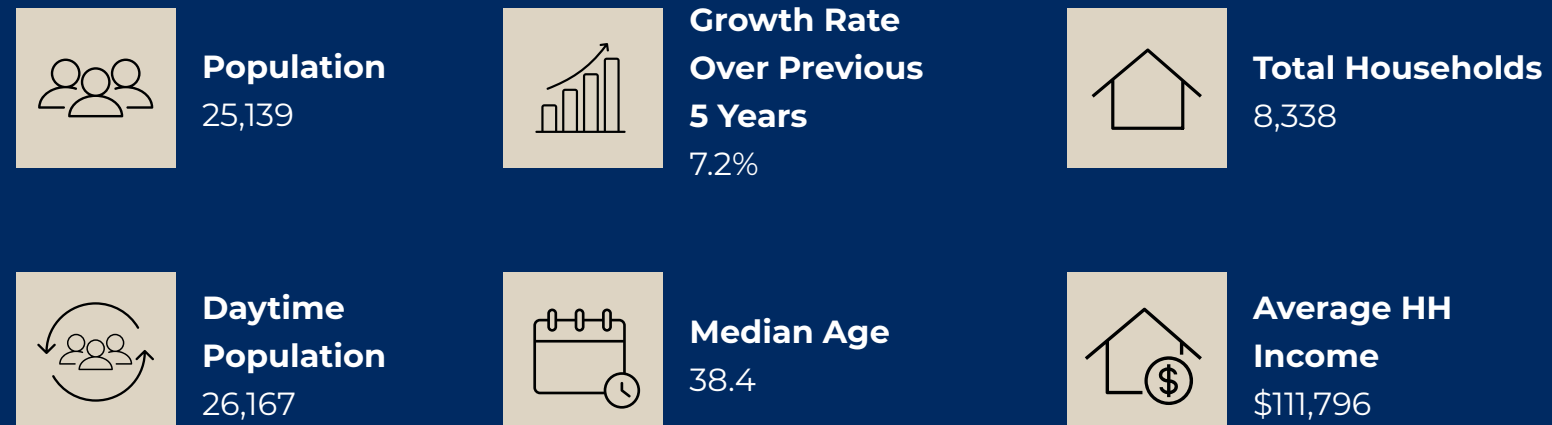
AREA OVERVIEW

The Clairlea-Birchmount area is evolving into a dynamic and desirable place to live, work, and explore. Located in eastern Toronto, this neighbourhood is bounded by Eglinton Avenue to the south and Taylor Creek Park and Warden Woods to the north. The area is undergoing several changes, including new condo developments and major infrastructure improvements, attracting a diverse mix of residents and businesses.

The neighbourhood boasts excellent transit and vehicular access. Union Station is just a 40-minute journey away by public transportation, while drivers benefit from easy connections to major highways. The nearby Highway 401 and Don Valley Parkway provide quick routes to downtown Toronto and other parts of the Greater Toronto Area. This exceptional accessibility extends to various local amenities, most of which are within a short five-minute drive.

Clairlea-Birchmount is shaping up to be a vibrant community that offers a balanced mix of urban convenience and natural beauty. As it continues to develop, Clairlea-Birchmount is set to become one of Toronto's most sought-after areas, offering a great combination of city living and suburban tranquillity for a diverse mix of residents, including families, students, and professionals.

Demographics within 1.5km



Source: Environics, 2025



735 WARDEN AVENUE

Walk Score: **99**
 Transit Score: **90**

NEIGHBOURHOOD



Development Overview



Units Under Construction
232



Pre-Construction Units
13,806

With a total of **14,000+** planned and in-progress condo units in the area, **local retail demand is expected to surge**



Area Development

	Address	Status	Number of Buildings	Number of Storeys	Number of Residential Units
★	735 Warden Avenue - LINEA	Under Construction	1	9	206
1.	95 Pidgeon Street	Under Construction	3	3, 3, 3	26
2.	2 Upton Road	Pre-Construction	1	10, 6	164
3.	672 Birchmount Road	Pre-Construction	1	7	226
4.	705 Warden Avenue	Pre-Construction	3	19, 18, 6	561
5.	1910 Eglinton Avenue East	Pre-Construction	1	40	387
6.	1920 Eglinton Avenue East	Pre-Construction	12	48, 48, 43, 41, 37, 32, 30, 30, 27, 18, 18, 7, 6	4,268
7.	1960 Eglinton Avenue East	Pre-Construction	6	48, 46, 40, 18, 10, 6	2,031
8.	1966 Eglinton Avenue East	Pre-Construction	4	47, 45, 44, 43, 43, 7	2,434
9.	1980 Eglinton Avenue East	Pre-Construction	2	47, 44	958
10.	1911 Eglinton Avenue East	Pre-Construction	8	53, 40, 35, 35, 25, 14, 10, 10	2,777
	TOTAL				14,038

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For more information, please contact:

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