



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, 2026



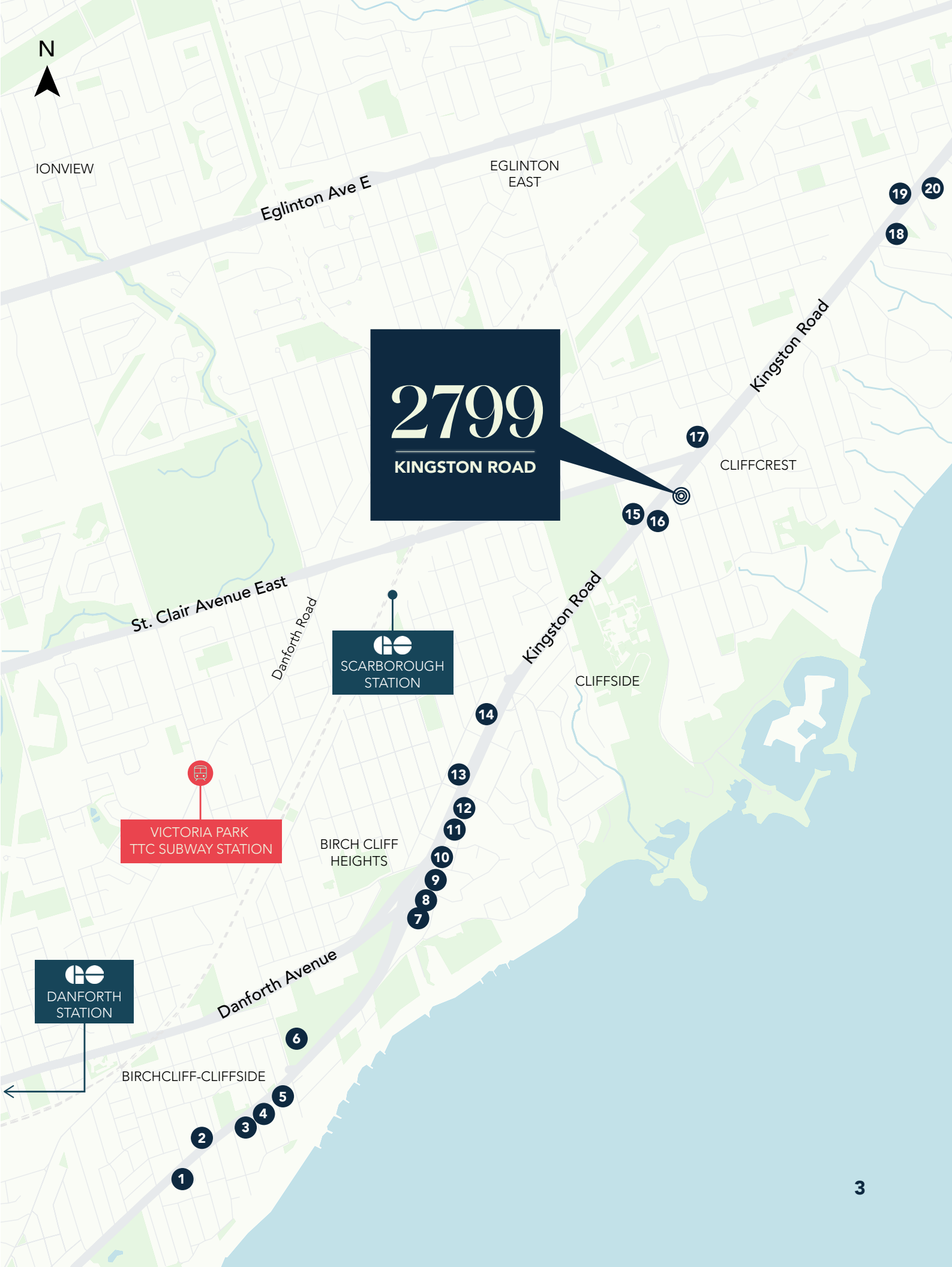
AREA DEVELOPMENTS

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



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PROPERTY DETAILS

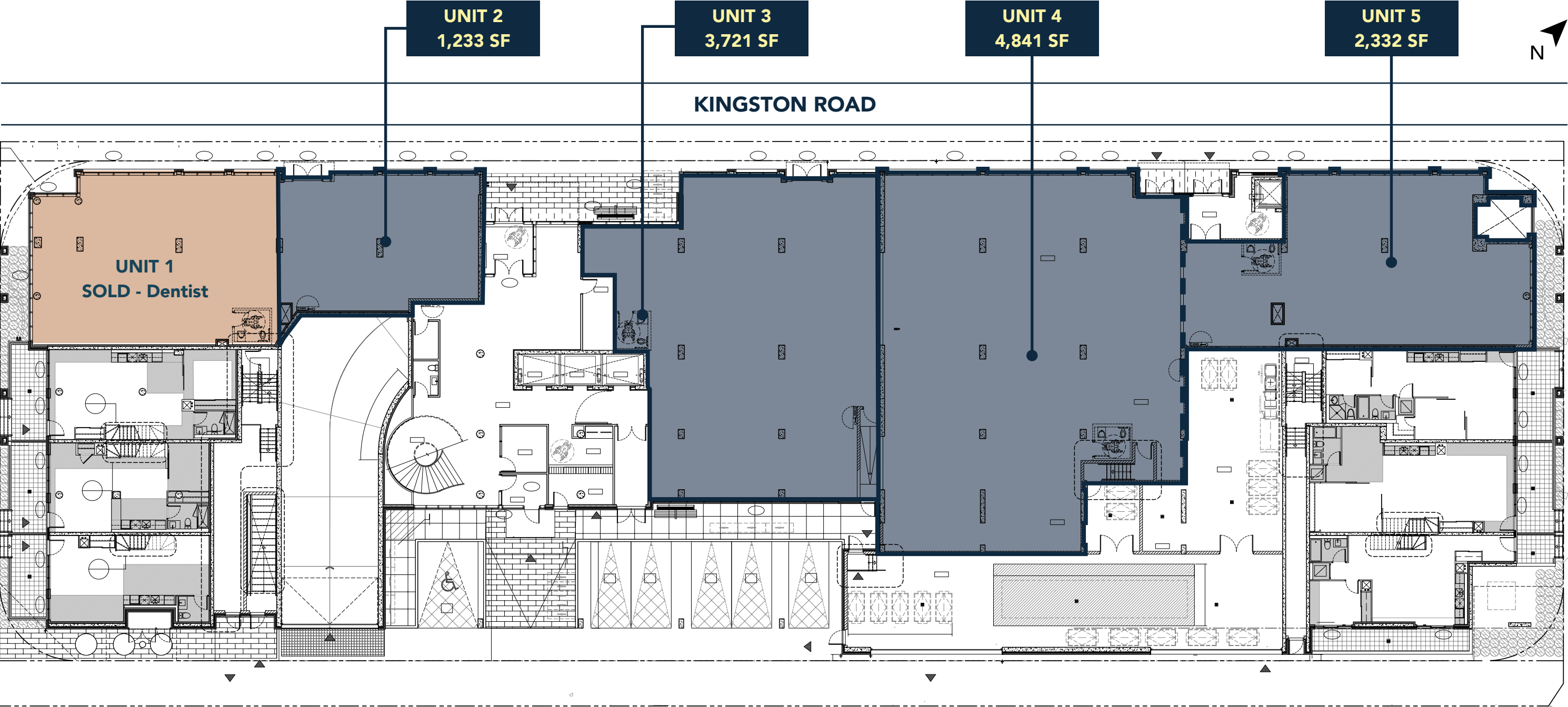
	Can be combined or leased separately			
AVAILABLE UNITS	Unit 2 1,233 SF	Unit 3 3,721 SF	Unit 4 4,841 SF	Unit 5 2,332 SF
ADDITIONAL RENT	\$11.49 PSF (est. 2026)	\$10.85 PSF (est. 2026)	\$11.77 PSF (est. 2026)	\$11.22 PSF (est. 2026)
AVAILABLE	Immediately			
NET RENT	Please Contact Listing Agents			
TERM	5 - 10 Years			

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
- Onsite underground visitor retail parking avialable



FLOOR PLAN



2799 KINGSTON ROAD

PHOTO GALLERY



Unit 2



Unit 4



Unit 5

2799

KINGSTON ROAD

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**Broker. *Sales Representative.

