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: LEASED
  - Retail 4: 2,638 SF
  - Retail 5: 2,553 SF

  Can be leased together or separately
- Total: Total: 5,191 SF (Divisible)
- Available: Immediately
- Term: 5–10 Years
- Net Rent: Please Contact Listing Agents
- Additional Rent: $15.00 PSF (Est. 2026)

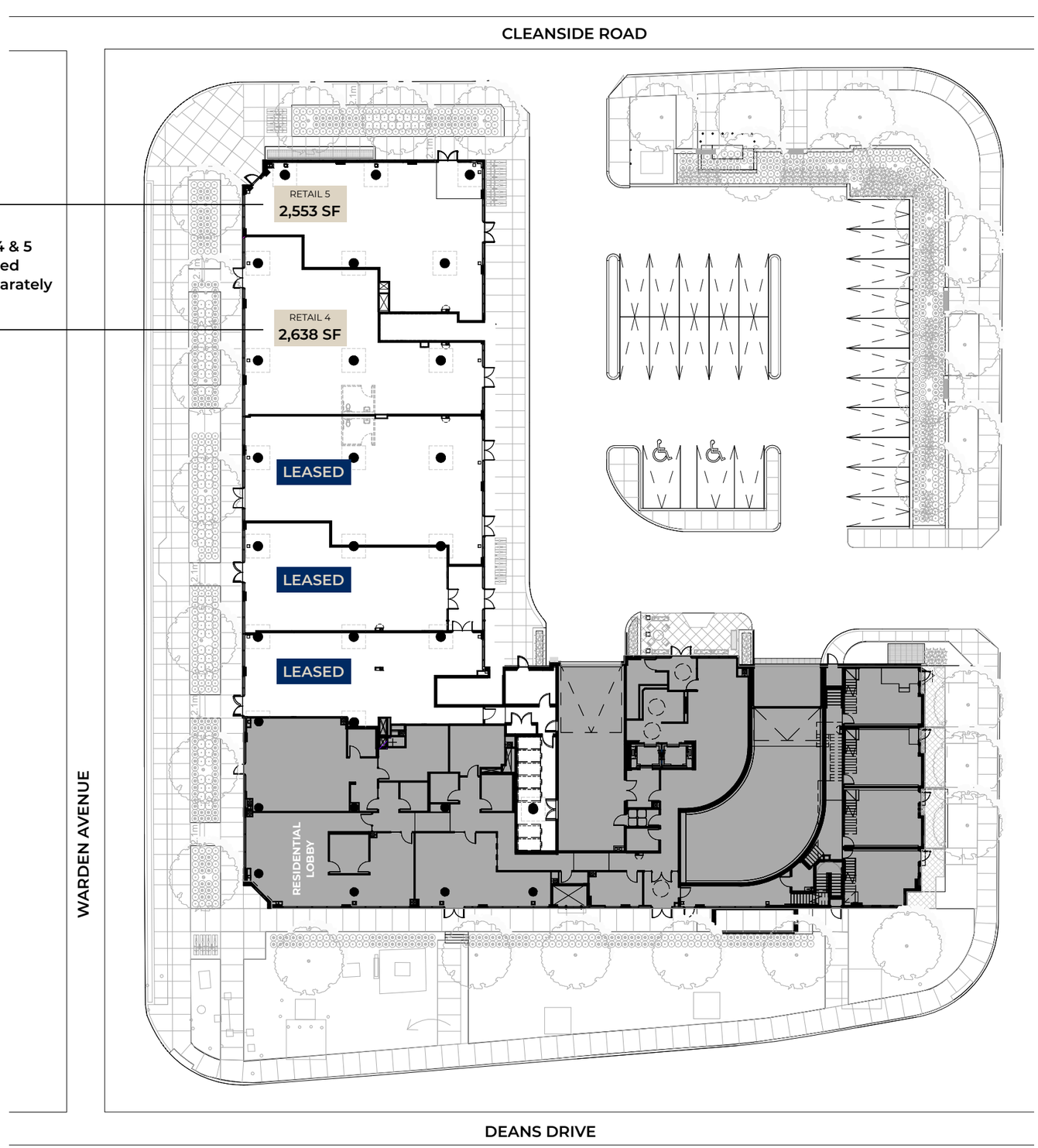
HIGHLIGHTS

- 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


CLEANSIDE ROAD
Retail Units 4 & 5
can be leased
together or separately
RETAIL 5
2,553 SF
RETAIL 4
2,638 SF
LEASED
LEASED
LEASED
RESIDENTIAL
LOBBY
WARDEN AVENUE
DEANS DRIVE
N

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

Population
25,139

Growth Rate Over Previous 5 Years
7.2%

Total Households
8,338

Daytime Population
26,167

Median Age
38.4

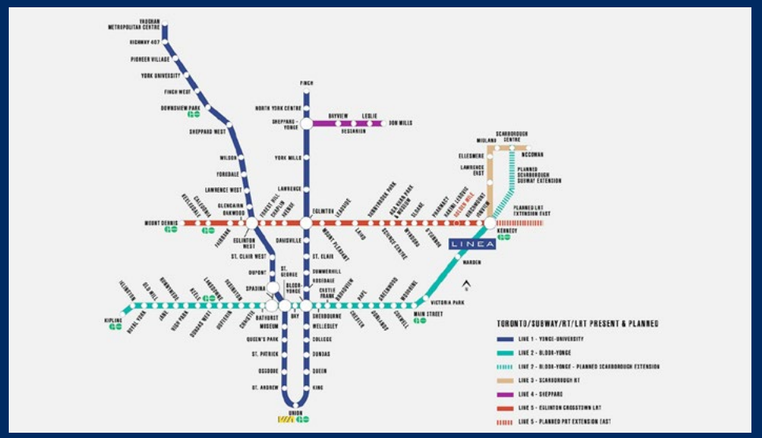
Average HH Income
$111,796

Source: Environics, 2025



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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