

RETAIL OPPORTUNITIES

FOR LEASE

T3 Junction – Sterling Road, Toronto, ON



FOR REAL ESTATE INQUIRIES, PLEASE CONTACT:

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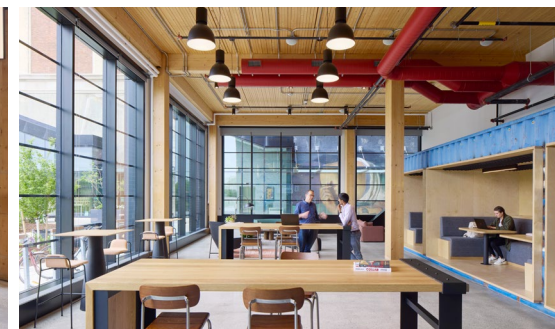
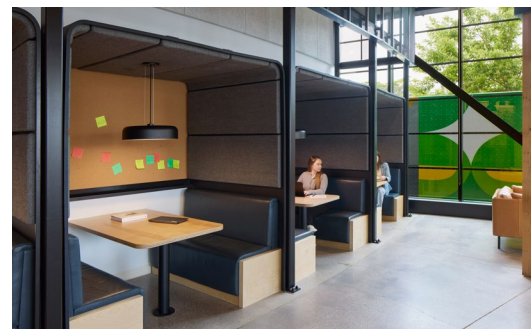
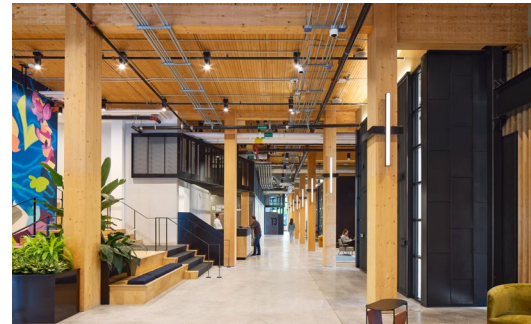


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Project Highlights

T3 JUNCTION – STERLING ROAD

- In the heart of the vibrant Junction Triangle neighbourhood, featuring a mix of residential, office, retail and entertainment draws that offer consistent daytime, evening, weekday and weekend traffic.
- An established yet growing community, with nearly 3,000 residential units in development within a 5-minute walk.
- Steps away from TTC Subway (Line 2), the Union Pearson (UP) Express, and the Bloor GO Station.
- Adjacent to the Museum of Contemporary Art (MOCA) which hosts 200+ exhibitions and welcomes 40,000 visitors annually.
- Surrounded by trendsetting brands like Lustre Contemporary, Forno Cultura, Terroni Sterling (Spaccio West), Henderson Brewing Co., Ethica Coffee Roasters, Coffee by Joy, Anansi Bookshop, Silk Row Bridal and Mosaic Yoga.
- Versatile spaces featuring large windows, lofty ceiling heights and patio potential.



T3 Junction – Sterling Road

SITE PLAN

EAST BUILDING

UNIT 1: 1,593 SF

UNIT 2/3: 3,125 SF

UNIT 4: 2,348 SF

WEST BUILDING

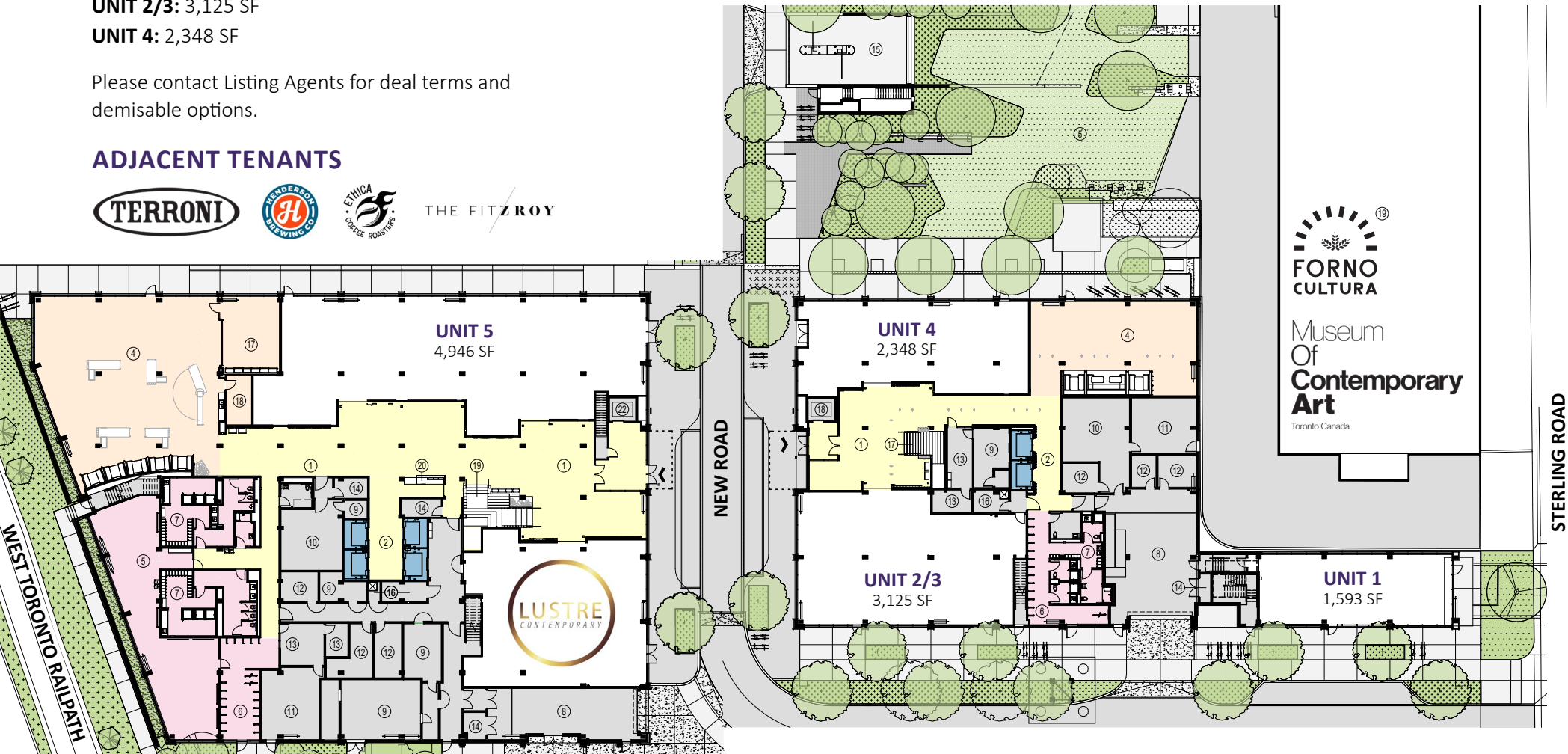
UNIT 5: 4,946 SF

Please contact Listing Agents for deal terms and demisable options.

ADJACENT TENANTS



THE FITZROY

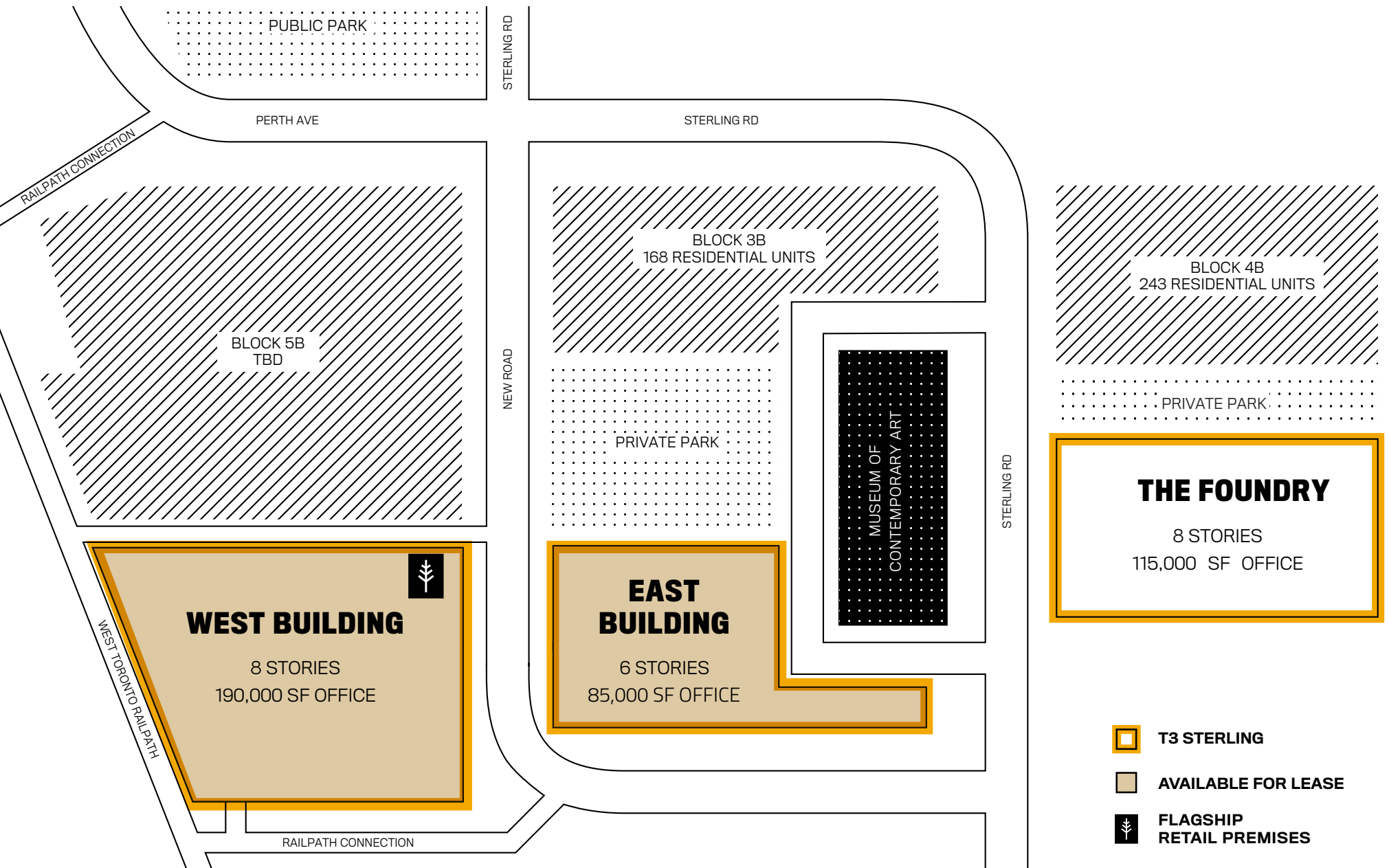





Museum
Of
Contemporary
Art
Toronto Canada

STERLING ROAD

T3 Junction – Sterling Road

SITE MAP



-  T3 STERLING
-  AVAILABLE FOR LEASE
-  FLAGSHIP RETAIL PREMISES

Res Developments & Transit MAP

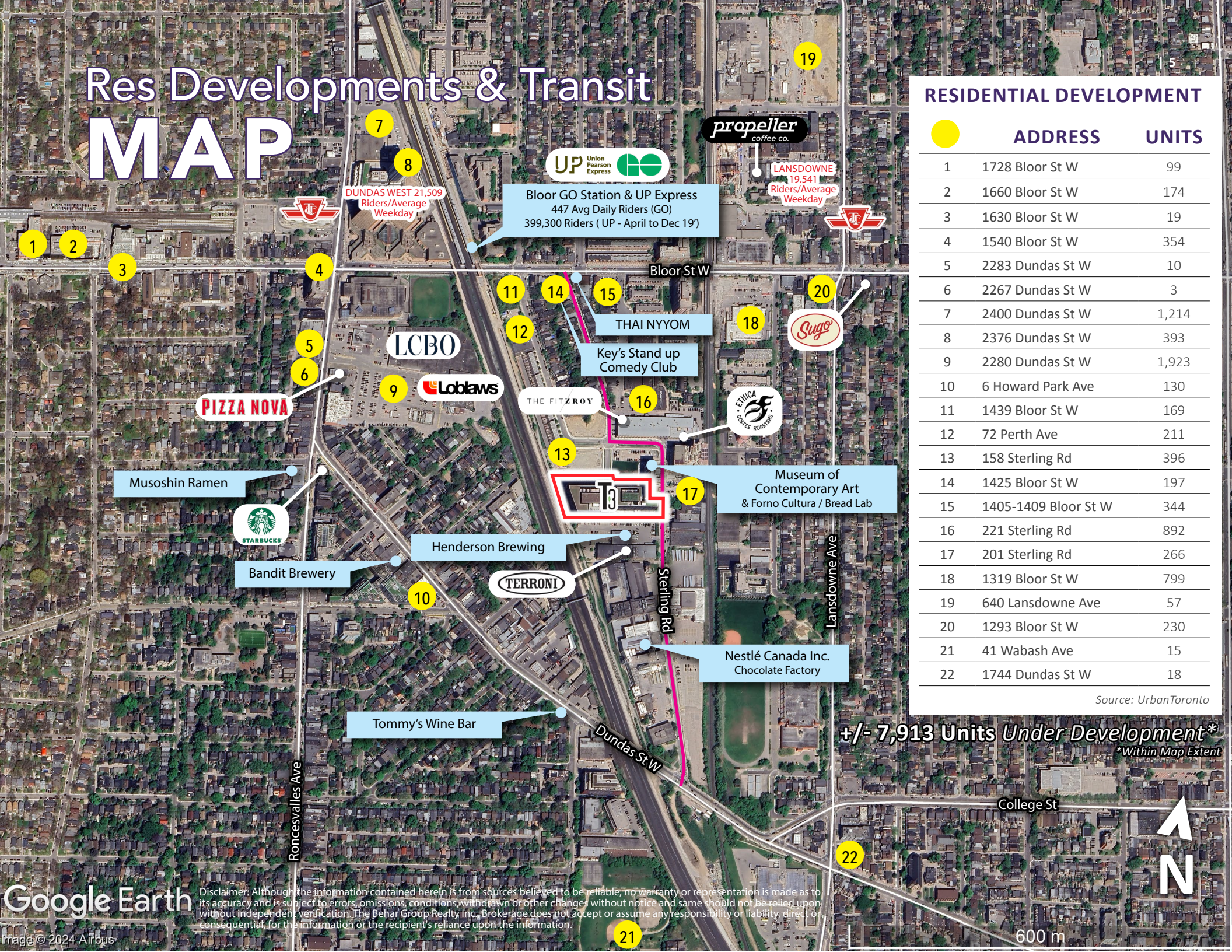
RESIDENTIAL DEVELOPMENT

	ADDRESS	UNITS
1	1728 Bloor St W	99
2	1660 Bloor St W	174
3	1630 Bloor St W	19
4	1540 Bloor St W	354
5	2283 Dundas St W	10
6	2267 Dundas St W	3
7	2400 Dundas St W	1,214
8	2376 Dundas St W	393
9	2280 Dundas St W	1,923
10	6 Howard Park Ave	130
11	1439 Bloor St W	169
12	72 Perth Ave	211
13	158 Sterling Rd	396
14	1425 Bloor St W	197
15	1405-1409 Bloor St W	344
16	221 Sterling Rd	892
17	201 Sterling Rd	266
18	1319 Bloor St W	799
19	640 Lansdowne Ave	57
20	1293 Bloor St W	230
21	41 Wabash Ave	15
22	1744 Dundas St W	18

Source: UrbanToronto

+/- 7,913 Units Under Development*

*Within Map Extent



DUNDAS WEST 21,509
Riders/Average
Weekday

Bloor GO Station & UP Express
447 Avg Daily Riders (GO)
399,300 Riders (UP - April to Dec 19')

LANSDOWNE
19,541
Riders/Average
Weekday

Musoshin Ramen

Henderson Brewing

Bandit Brewery

Tommy's Wine Bar

Museum of
Contemporary Art
& Forno Cultura / Bread Lab

Nestlé Canada Inc.
Chocolate Factory



NEIGHBOURHOOD OVERVIEW

The Junction Triangle has long been a hub of creativity, with a vibrant community of artists, designers, and entrepreneurs flourishing in the historic buildings along Sterling Road. With a rich industrial history, and unparalleled transit access, the neighbourhood is undergoing rapid gentrification, offering the diverse live/work/play amenities that residents desire.

The arrival of the Museum of Contemporary Art (MOCA), along with Terroni Sterling (Spaccio West), Henderson Brewing Co., and Forno Cultura, has helped transform the neighbourhood and has captured the attention of the entire city.

Area Statistics *(Within 1 km)*

\$128,352

Average Household Income

14,110

Total Households

28,277

Daytime Population

31,047

Total Population

LIFESTYLE

A vibrant neighbourhood comprised of artists and young professionals.

FOOD & BEVERAGE

Prominent surrounding F&B scene including iconic restaurants, breweries, and local coffee shops.

MUSEUM OF CONTEMPORARY ART

40,000 annual visitors *(Source: moca.ca)*



REAL ESTATE CONTACTS

All listing inquiries should be directed to the Designated Representative(s):

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