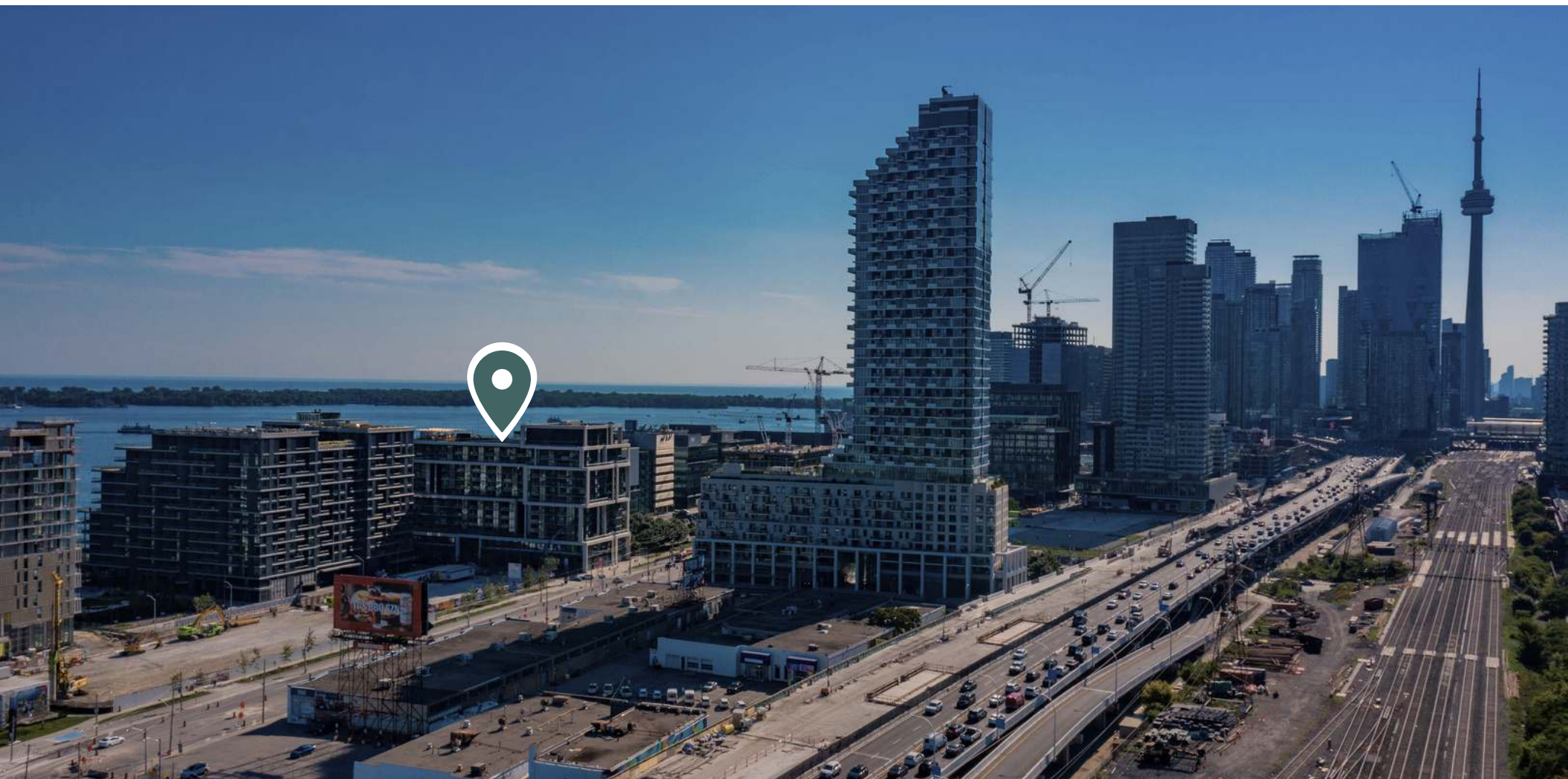


# Bayside Village

261 Queens Quay E Toronto Ontario M5A 1B6

Redefining Life on the Water's Edge

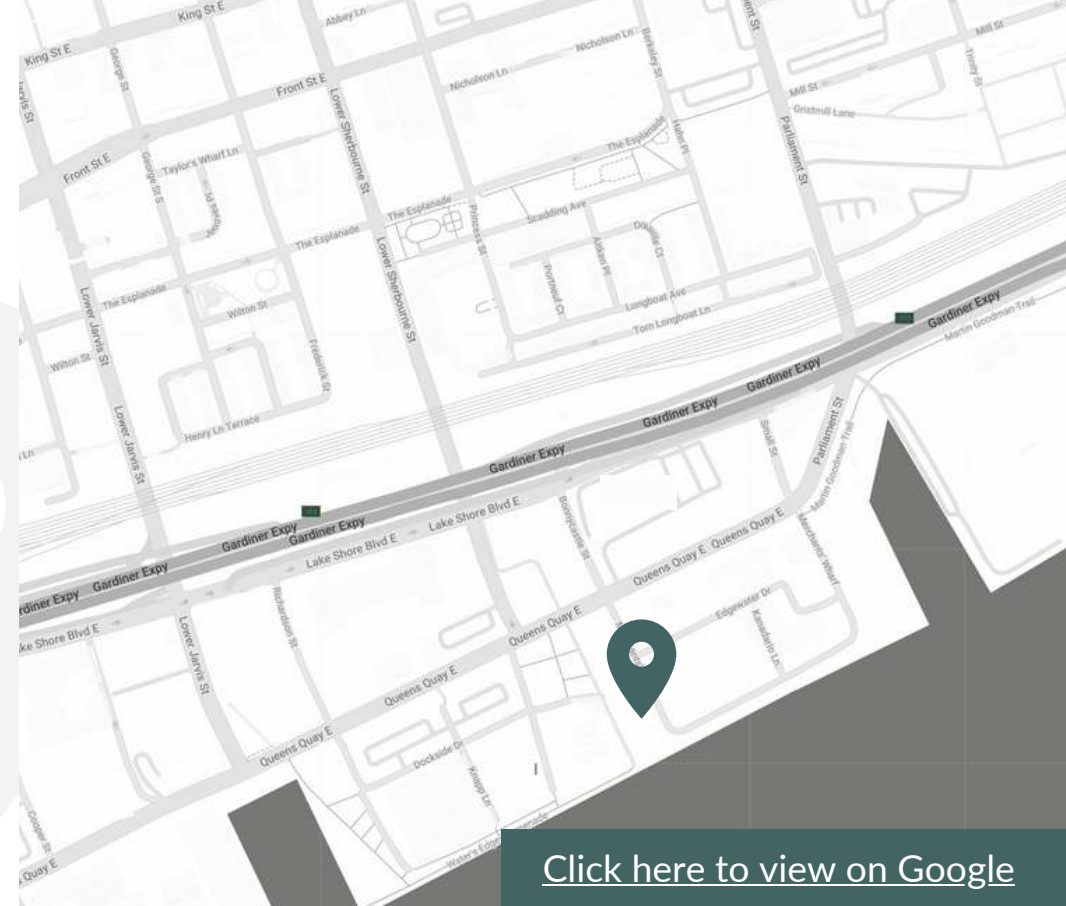
*1,588 sf to 2,185 sf units available immediately*



# The Ultimate Location

Situated in the heart of the emerging East Bayfront waterfront district and only a five minute drive from Union Station, is Toronto's Bayside Village. It is ideally situated on a 13-acre site along Toronto's waterfront, between Lower Sherbourne Street to the west and Parliament Street to the east.

This vibrant, mixed-use waterfront community is part of Waterfront Toronto's 2,000-acre revitalization plan. The world's largest redevelopment currently underway.



[Click here to view on Google](#)



# Neighborhood Demographics



Average Household Discretionary Income (5km)  
**\$69,106**



Population (5km)  
**482,241**



Household Income (5km)  
**\$139,888**



Households (5km)  
**254,911**



Transit Score  
**88**



Walk Score  
**79**



Bike Score  
**96**



Nearest Bus line  
Queens Quay E at Lower Sherbourne St - 100m



Nearest Rail line  
Queens Quay/Ferry Docks Station - 1.2km

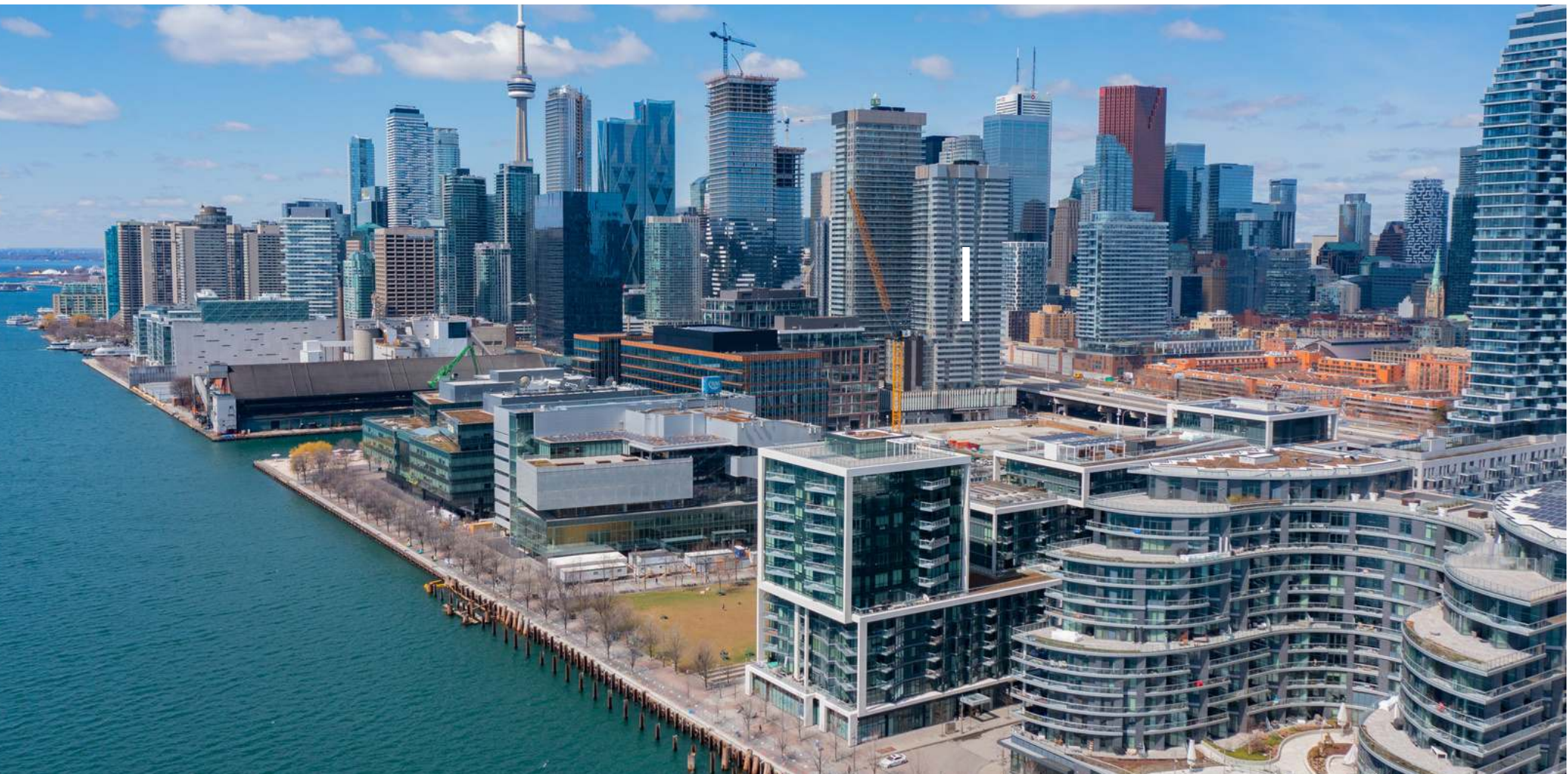
\*The total population is expected to increase to 534,336 by 2027 (11.3% increase)



# Bayside Village

## Neighbourhood Features

- 1-minute walk to George Brown College (100 m)
- 3-minute walk to Sugar Beach (270 m)
- 4-minute drive to The Distillery District (950 m)
- 5-minute drive to Union Station (1.9 km)
- 7-minute drive to the Gardiner Expressway (1.5 km)
- 10-minute drive to the CN Tower (2.4 km)
- 13-minute drive to Yonge & Dundas square (2.6 km)
- 17-minute drive to Toronto City Hall (2.7 km)



# Welcome to the Neighbourhood

Bayside Village is the newest community within the East Bayfront district; a mixed-use community with a variety of retail, industrial and commercial developments that are all connected by a variety of parks, public spaces and a 1km water's edge promenade.

This neighbourhood creates the perfect balance for a live-work-play lifestyle and gives the surrounding residents the ability to easily enjoy everything it has to offer.

## East Bayfront Neighbourhood Features

- **6,000** residential units
- **3 million sf** of commercial space
- **5.5 hectares** of parks and public spaces
- **1 km** continuous water's edge promenade
- **10-minute** walk to union station



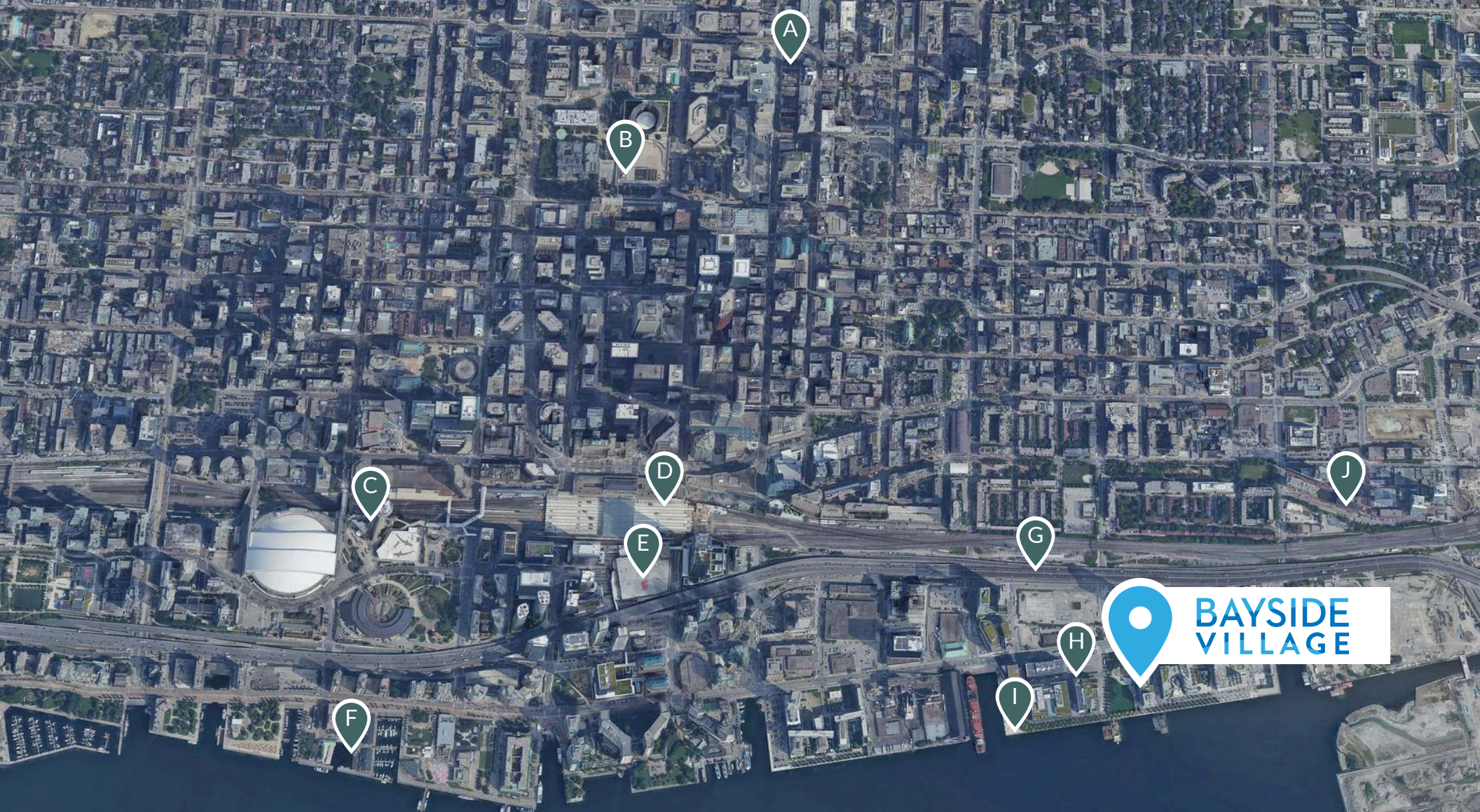
# An Evergrowing Neighbourhood

The Bayside neighbourhood continues to welcome a variety of new developments bringing people closer to the waterfront and increasing the daytime population in the area. The Waterfront Innovation Centre is a perfect example. This 475,000 sf development (completed 2021) located on Queens Quay provides office space for over 2000 employees and is only a 3-minute walk to Bayside Village.

In addition, T3 Bayside is a new modern office experience development coming to the Bayfront district. Phase I will bring 251,000 sf of contemporary, innovative office space to Downtown Toronto's eastern waterfront in early 2023. A twin building adjacent to phase 1 is also planned to bring another 251,000 sf of office space to the area. These two buildings will provide a new work environment for thousands of employees, providing the surrounding retail with a boost of patrons daily.

The Bayfront District is the perfect opportunity for a retail business looking to take advantage of the growing infrastructure in the community and the continuous increase of daily visitors.





A Yonge & Dundas Square

B Nathan Philips Square

C CN Tower

D Union Station

E Scotiabank Arena

F Harbourfront

G Gardiner Expressway

H George Brown College

I Sugar Beach

J Distillery District

## Walkable & Bikable

This beautiful waterfront promenade is frequented by residents looking for a place to safely walk, run or bike; the area sees plenty of foot traffic. It's features like this that make Bayside an excellent location for a restaurant or coffee shop.



## Multiple Opportunities

Bayside Village features a wide variety of retail leasing opportunities. This location is a perfect place for new or expanding businesses ready to serve the large number of residents in the immediate area.



## Completely Connected

Bayside Village is located right next to the heart of Toronto's downtown core and is only a 5-minute drive away from Union Station which sees over a quarter of a million travelers every day.





# Bayside Village

## Leasing Opportunities

### Retail Unit A 2,091 sf

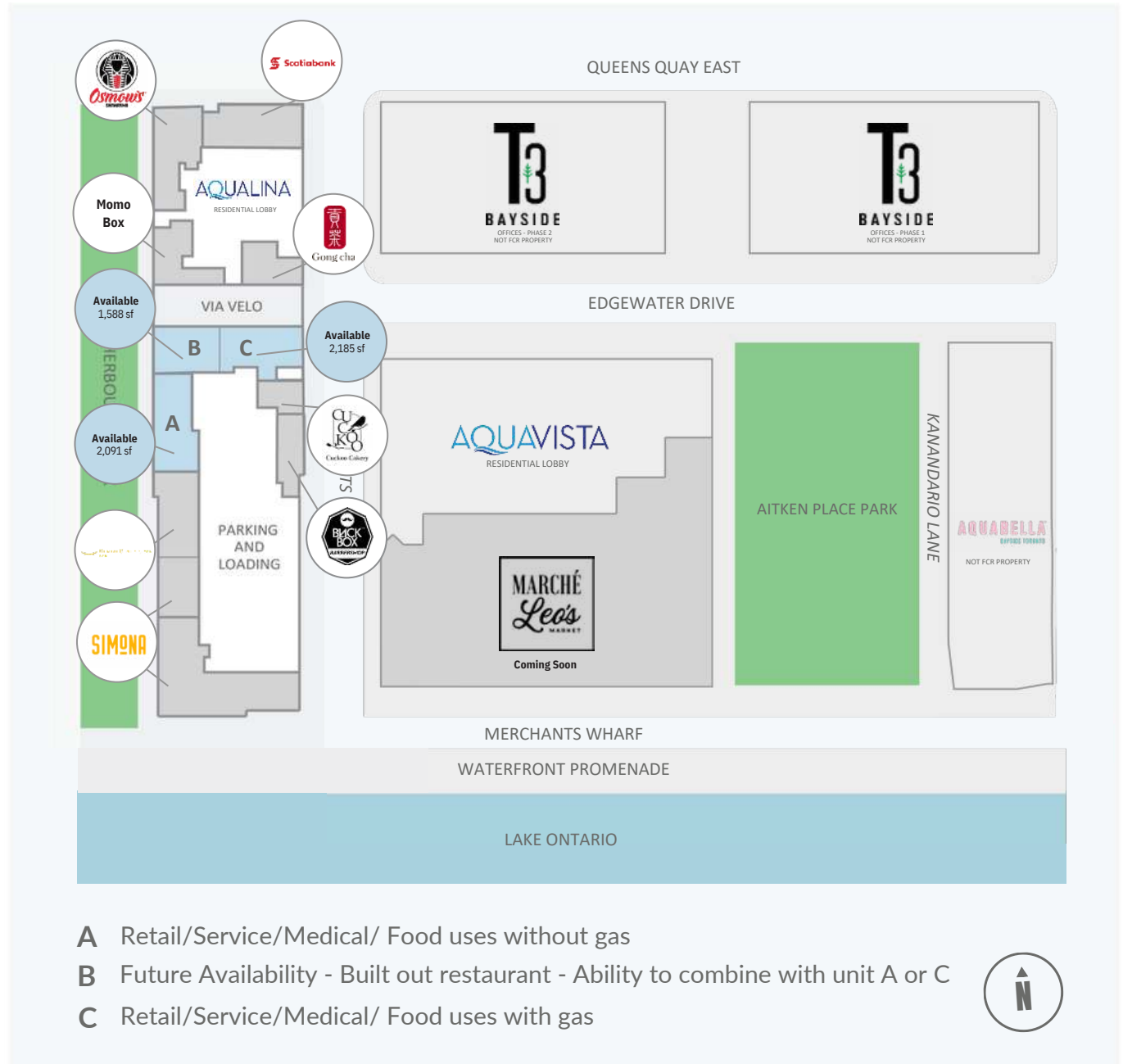
Faces Sherbourne Park and George Brown College and can be seen from the waterfront promenade

### Retail Unit B 1,588 sf

Faces Sherbourne Park and George Brown College with additional access from Via Velo

### Retail Unit C 2,185 sf

Frontage along Merchants Wharf and Via Velo with a patio opportunity inside the Via Velo



**Via Velo** - A covered public space connecting Merchants Wharf to Sherbourne Park making it easy for pedestrians to walk from one side to the other. Via Velo also offers year-round patio opportunities for the adjacent-facing units.

# Bayside Village

2,091 SF - Retail Unit

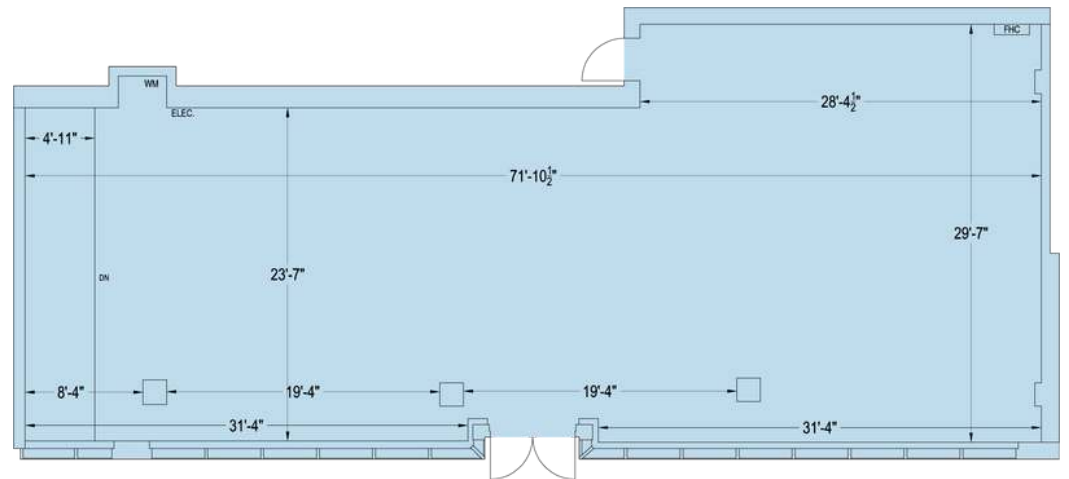
<b>Size</b>	2,091 SF
<b>Available</b>	Immediately

## Ideal Use

- Personal services (ie - hair salon, nail salon, etc)
- Pet services or pet store
- Food use - QSR

## Highlights

- Faces Sherbourne Park and George Brown College
- Over 60' of frontage



Faces Sherbourne Park and George Brown College

**Via Velo** - A covered public space connecting Merchants Wharf to Sherbourne Park making it easy for pedestrians to walk from one side to the other. Via Velo also offers year-round patio opportunities for the adjacent-facing units.

# Bayside Village

1,588 sf - Turnkey Restaurant Unit

<b>Size</b>	1,588 SF
<b>Available</b>	Immediately

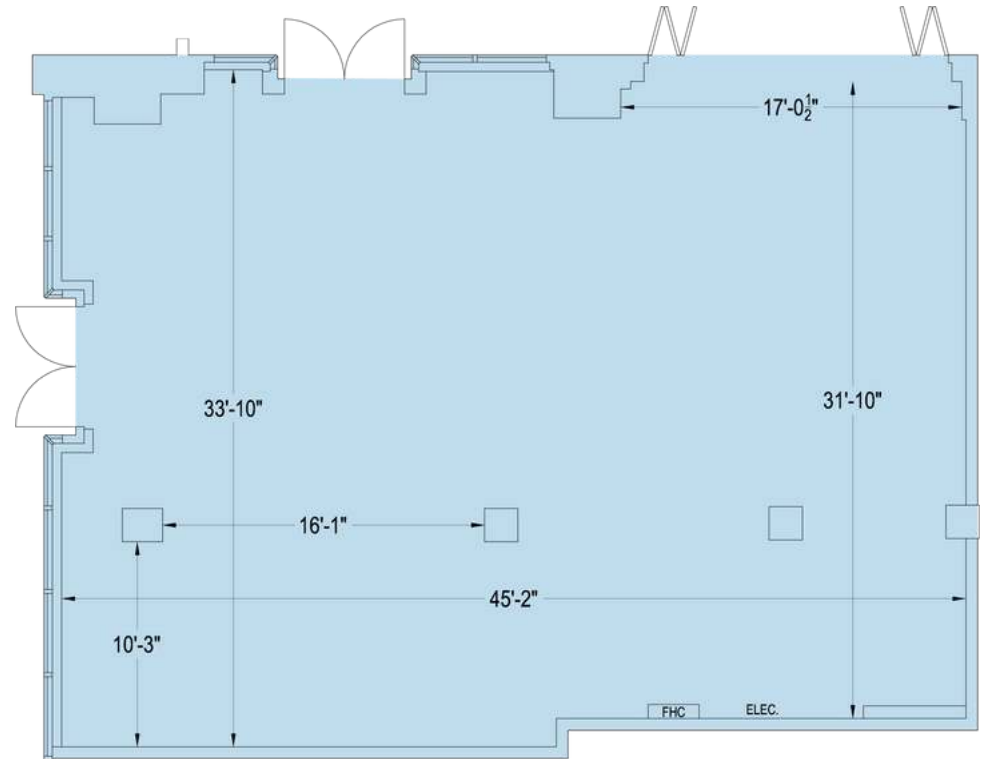
## Ideal Use

- Restaurant/QSR

## Highlights

- Faces Sherbourne Park and George Brown College
- Additional access from Via Velo
- Over 30' of frontage
- Turnkey restaurant space
- Includes hood
- Patio area

Access to Via Velo



## Via Velo

A covered public space connecting Merchants Wharf to Sherbourne Park making it easy for pedestrians to walk from one side to the other. Via Velo also offers year-round patio opportunities for the adjacent-facing units.



# Bayside Village

1,588 sf - Turnkey Restaurant Unit



Sherbourne Park - Entrance



Via Velo - Entrance

# Bayside Village

2,082 sf - Retail Unit

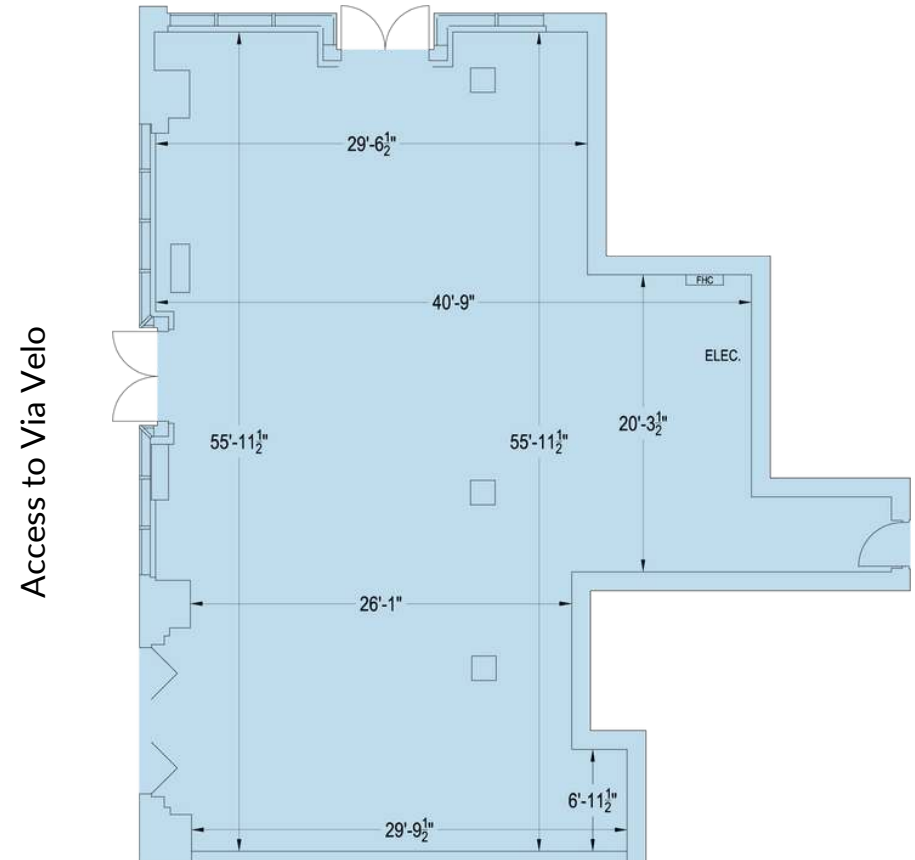
<b>Size</b>	2,082 SF
<b>Available</b>	Immediately

## Ideal Use

- Personal services (ie - hair salon, nail salon, etc)
- Pet services or pet store
- Food use – QSR

## Highlights

- Frontage along Merchants Wharf
- Frontage in Via Velo
- Patio opportunity inside the Via Velo
- Over 29' of frontage



**Via Velo** - A covered public space connecting Merchants Wharf to Sherbourne Park making it easy for pedestrians to walk from one side to the other. Via Velo also offers year-round patio opportunities for the adjacent-facing units.



**Leah Feeley**  
Director, Leasing  
Leah.Feeley@fcr.ca  
647-202-9386