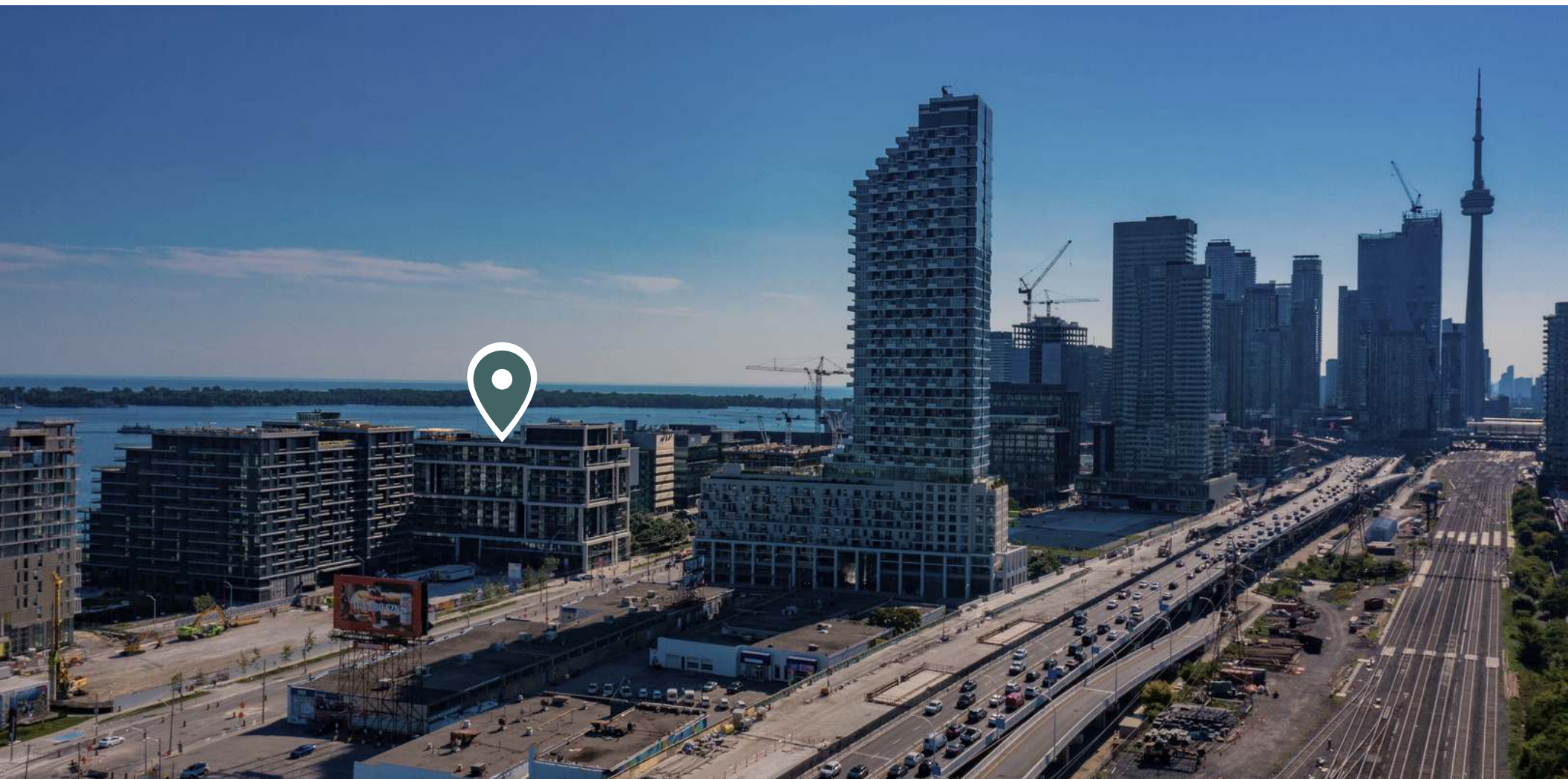


Bayside Village

215-225 Queens Quay E, Toronto, ON M5A 1B6

Redefining Life on the Water's Edge

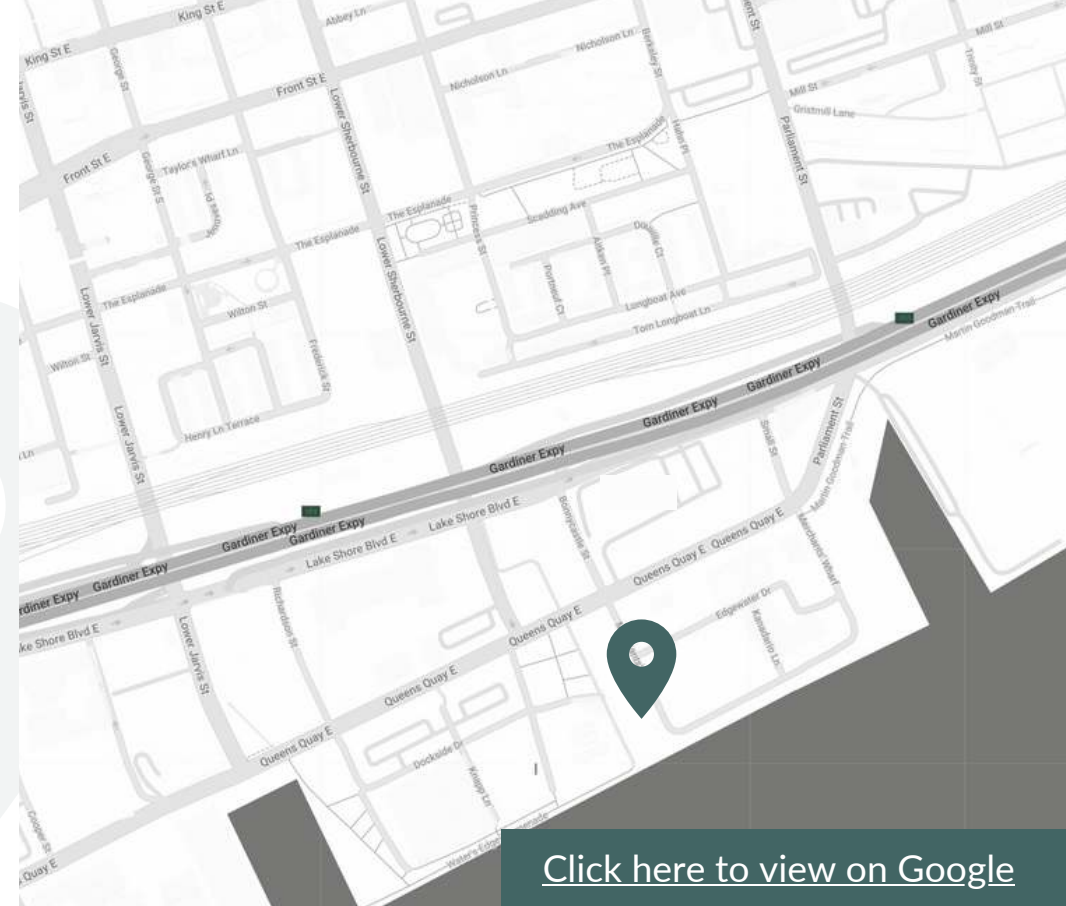
1,588 sf to 2,185 sf units available immediately



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

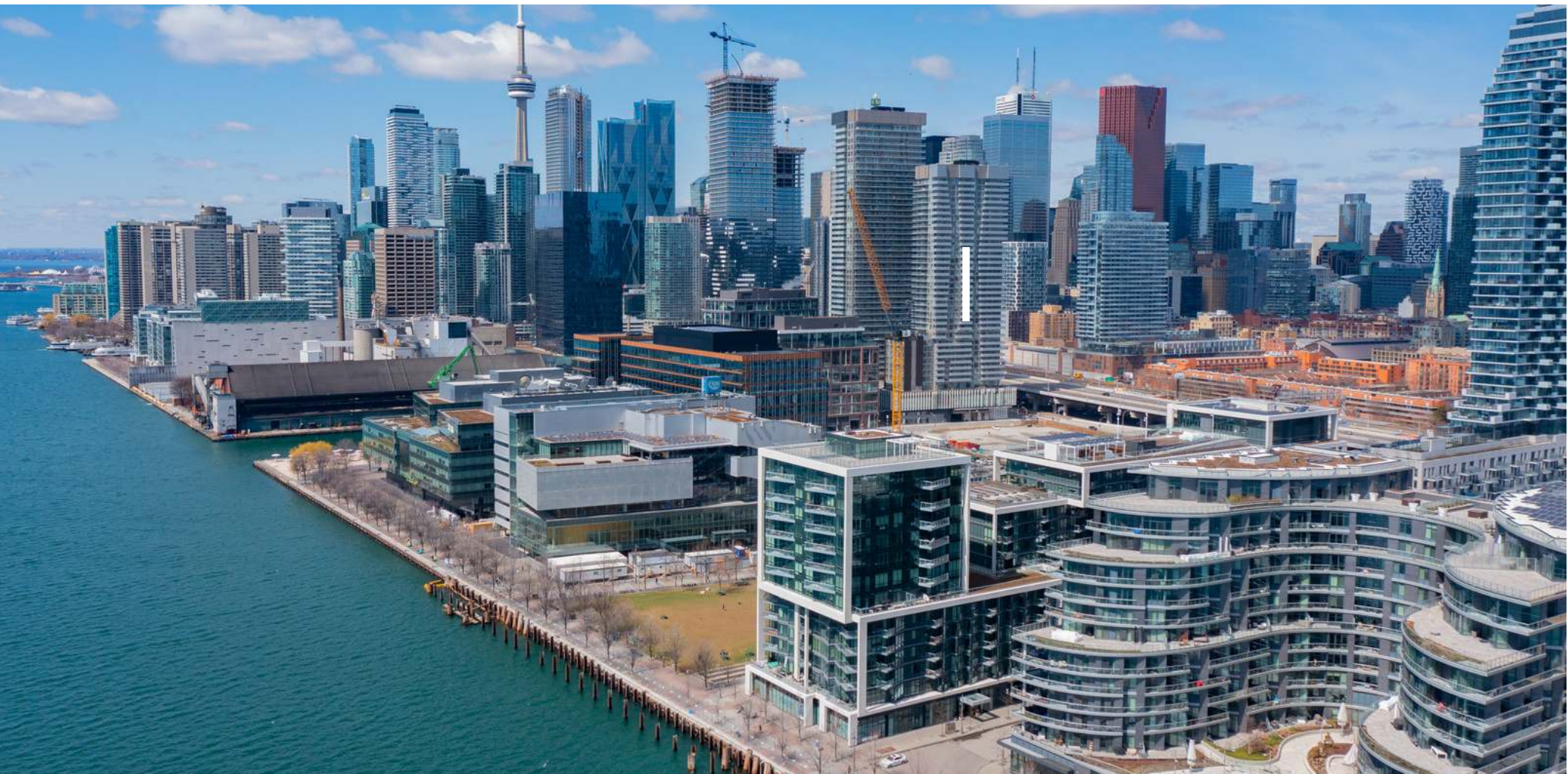
*The total population is expected to increase to 534,336 by 2027 (11.3% increase)



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



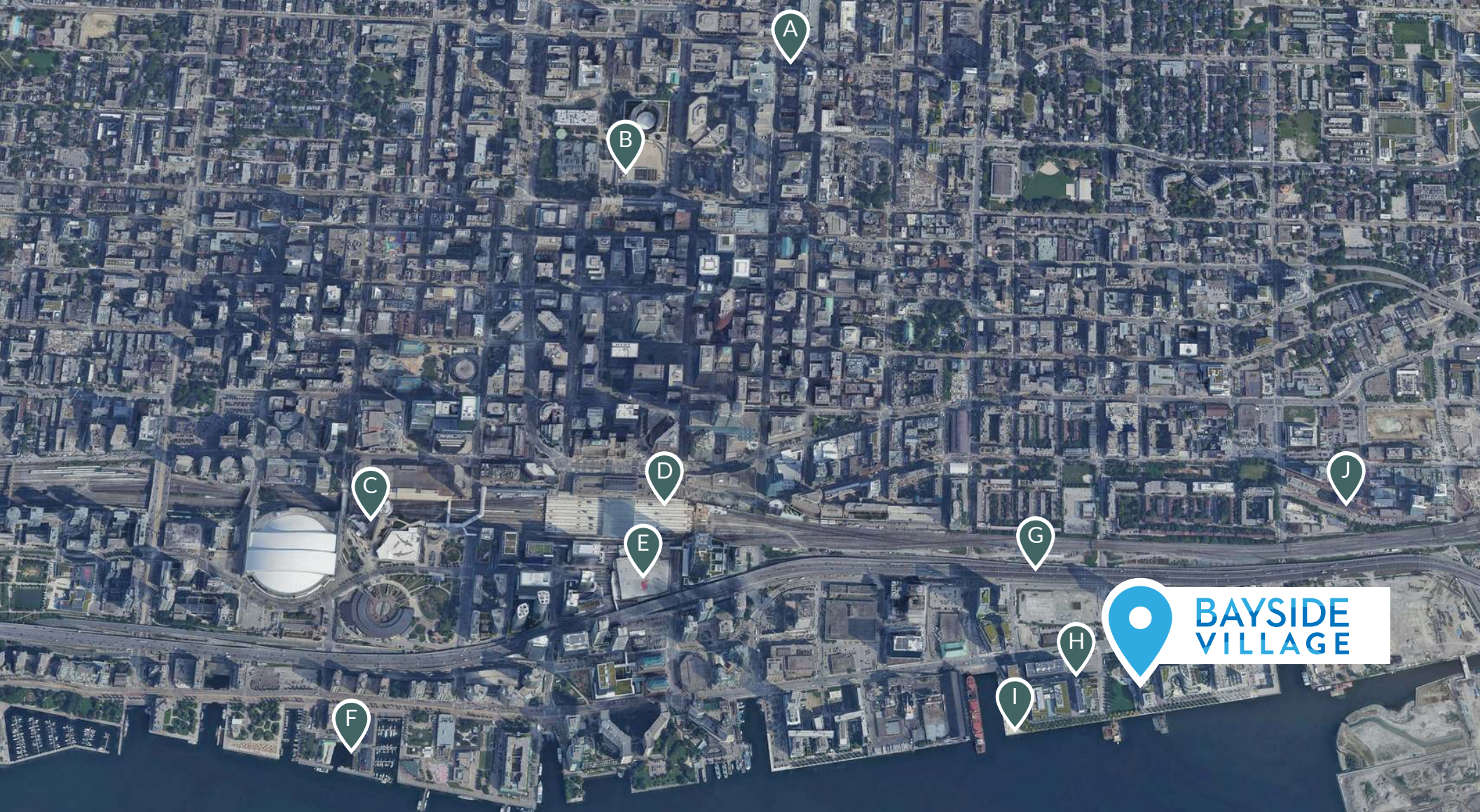
An Evergrowing Neighbourhood

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

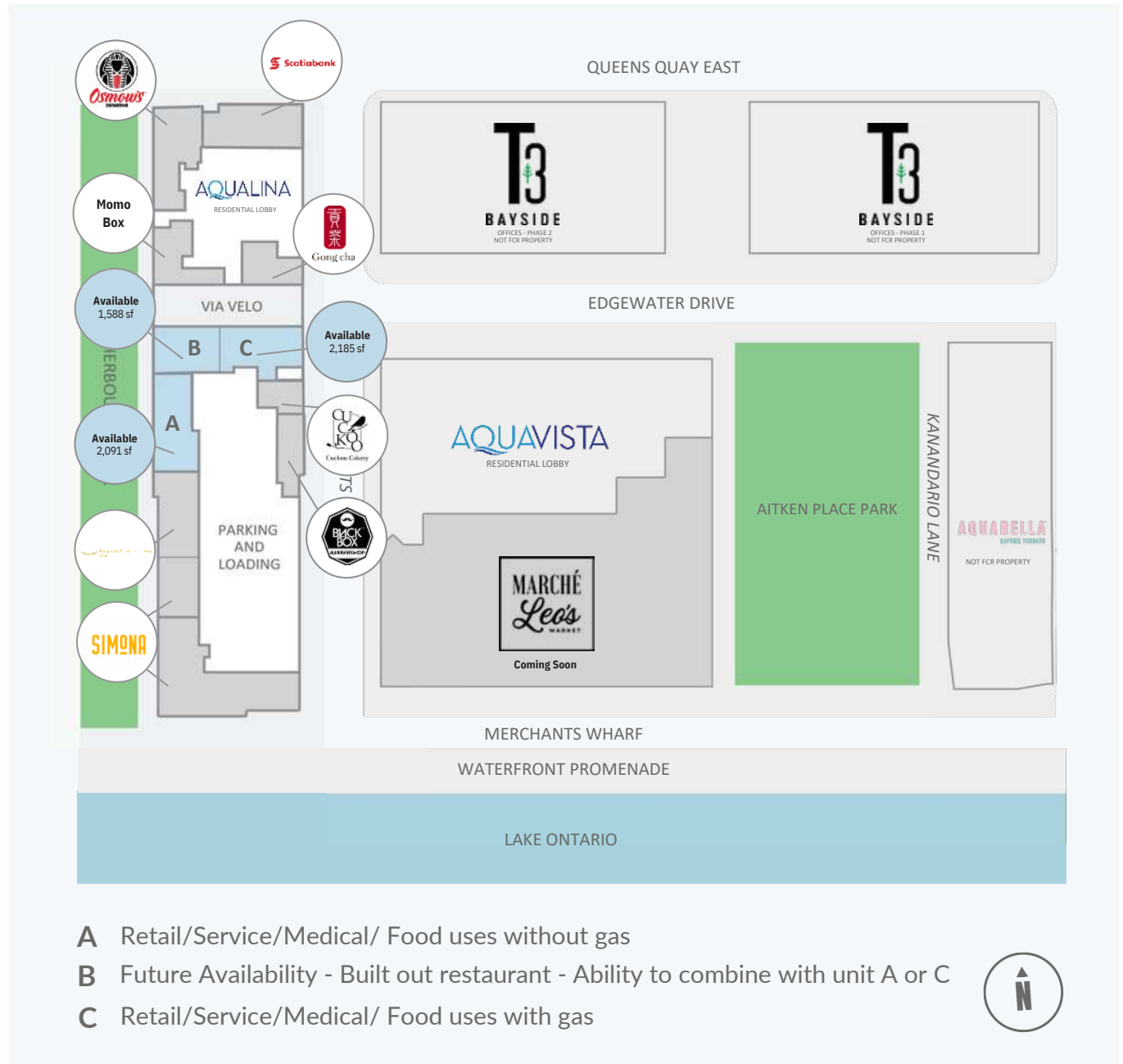
Faces Sherbourne Park and George Brown College and can be seen from the waterfront promenade

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

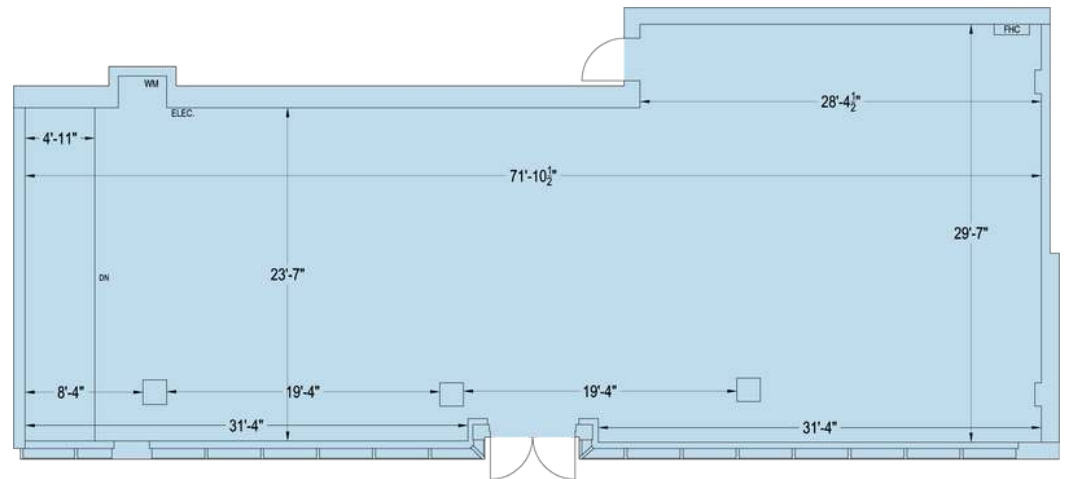
Size	2,091 SF
Available	Immediately

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

Size	1,588 SF
Available	Immediately

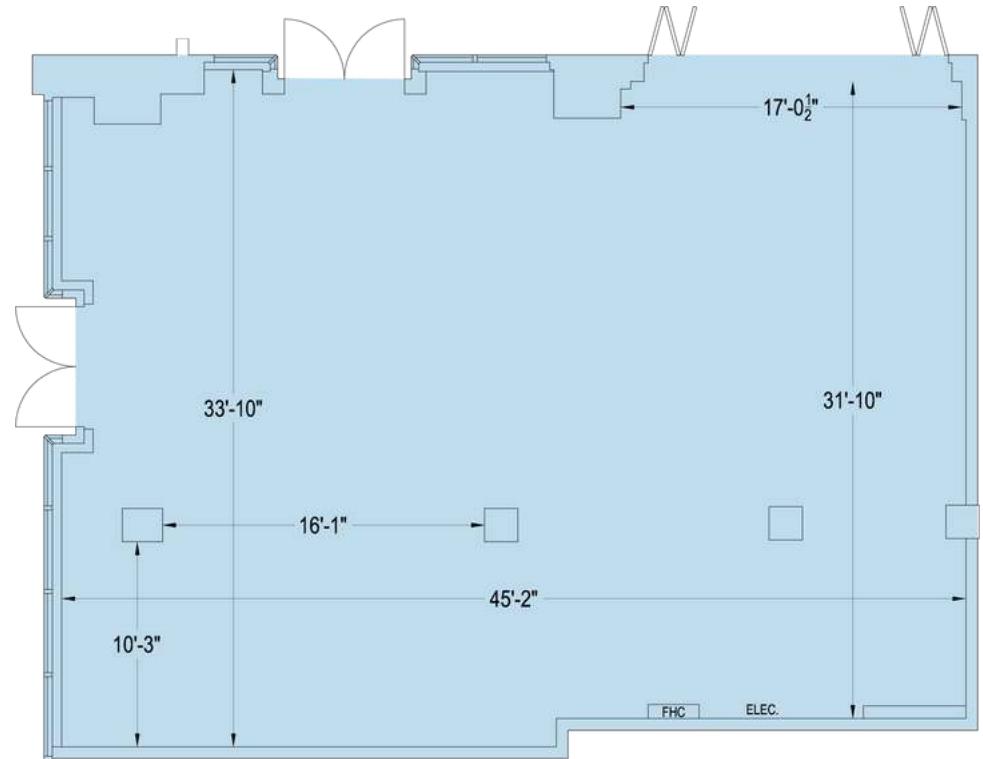
Ideal Use

- 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

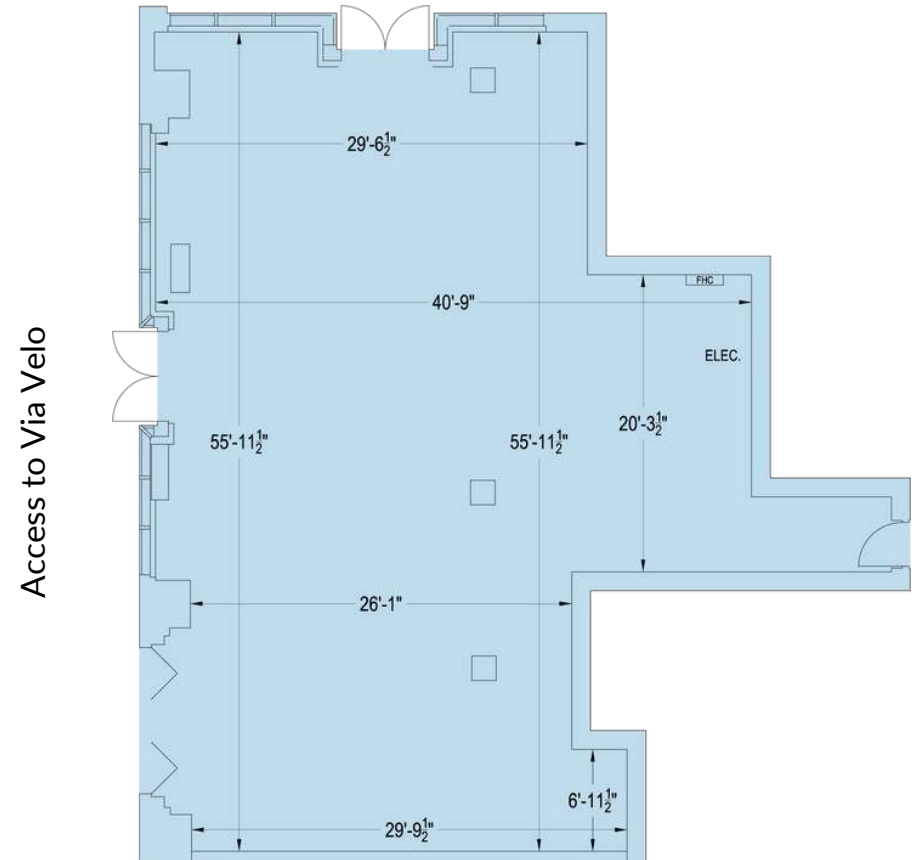
Size	2,082 SF
Available	Immediately

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.



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