



# 2220 Bloor Street West, Toronto

FREESTANDING TD CANADA TRUST IN BLOOR WEST VILLAGE



JLL

FOR SALE

# Property Specifications

**Address** 2220 Bloor Street West, Toronto, ON

**Intersection** Bloor Street West and Runnymede Road

**Tenant** TD Canada Trust (3 Floors + Basement)

- 12,705 SF GLA
- 100% OCCUPANCY
- 10.0 REMAINING YEARS

## Investment Highlights

- 2220 Bloor Street West offers an unparalleled location on a corner lot with premium frontage and visibility along Bloor Street West and Runnymede Road.
- The Property is easily accessible from across the city being directly across the street from Runnymede TTC Subway Station and near many major arterial thoroughfares.
- TD Canada Trust, a proven 'AAA' covenant, has been a longstanding tenant at the site since 2007. TD has term until 2032 with 3 x 5 year options to extend upon its expiry.
- TD Canada Trust is a top 10 North American bank which offers a full range of financial products and services to more than 26 million customers worldwide.
- This location is surrounded by affluent and densely populated residential neighbourhoods, ensuring a large market catchment for the bank.
- Bloor Street West is home to a large number of local and national businesses ensuring high pedestrian traffic throughout all times of the day.

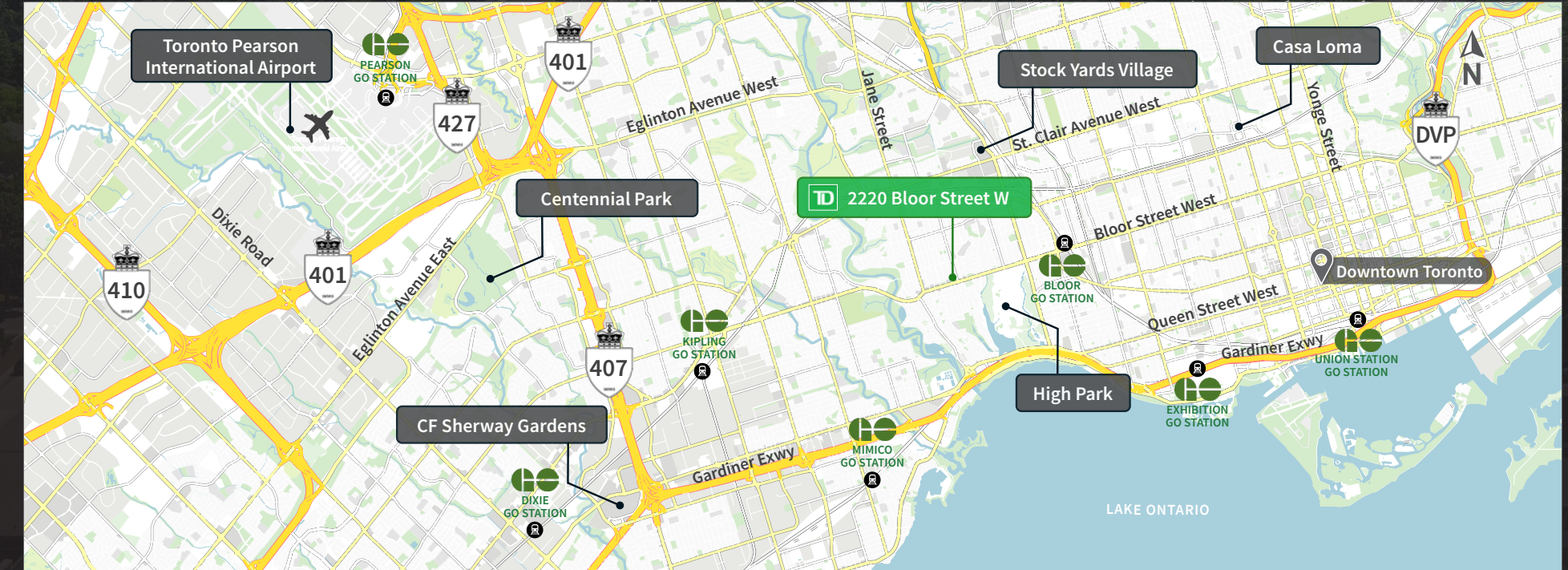
# The Offering

JLL's National Retail Investment Group is pleased to offer a 100% freehold interest in 2220 Bloor Street West (the "Property"), a freestanding TD Canada Trust situated in the heart of Bloor West Village on the northwest corner of Bloor Street West and Runnymede Road, directly across from Runnymede TTC Subway Station. Comprised of 12,705 SF, the Property is fully leased to TD Canada Trust, a proven 'AAA' national covenant. The Property offers the investor secure future cash flow with 10.0 years of term remaining, with 3 x 5 year options to extend thereafter.

The Property benefits from prominent frontage and visibility along both Bloor Street West and Runnymede Road, while being surrounded by densely populated residential neighbourhoods with over 22,700 residents living within a 1 km radius of the site. This affluent population has an average household income of \$172,249. Bloor Street West is home to an abundance of local and national retailers, ensuring high pedestrian traffic throughout all times of the day.



# Location Overview



2220 Bloor Street West is situated on 0.083 acres at the prominent intersection of Bloor Street West and Runnymede Road, in the heart of Bloor West Village, less than 30 metres from Runnymede TTC Subway Station. The Property is easily accessible by public transit and vehicle being in close proximity to Toronto's major arterial thoroughfares. The Gardiner Expressway is less than 10 minutes away, while Highway 427 is approximately 15 minutes away. The Bloor subway line (Line 2) runs through Bloor West Village, with a stop at Jane Street and a stop at Runnymede Road. Commuting from Bloor West Village is easy as many homes are walking distance to the subway line or bus route.


This area of Toronto is home to densely populated residential neighbourhoods with over 22,700 residents living within a 1 km radius, which provides the Property with a large market catchment. The Property is in close proximity to an abundance of national retailers including No Frills, Shoppers Drug Mart, and LCBO which constantly draw consumers from the immediate area, ensuring high pedestrian traffic. Bloor Street is the hub of activity for Bloor West Village with an abundance of restaurants, shopping, and essential services. Larger shopping centres such as Stock Yards Village and Sherway Gardens are less than a 15 minute drive from Bloor West Village.

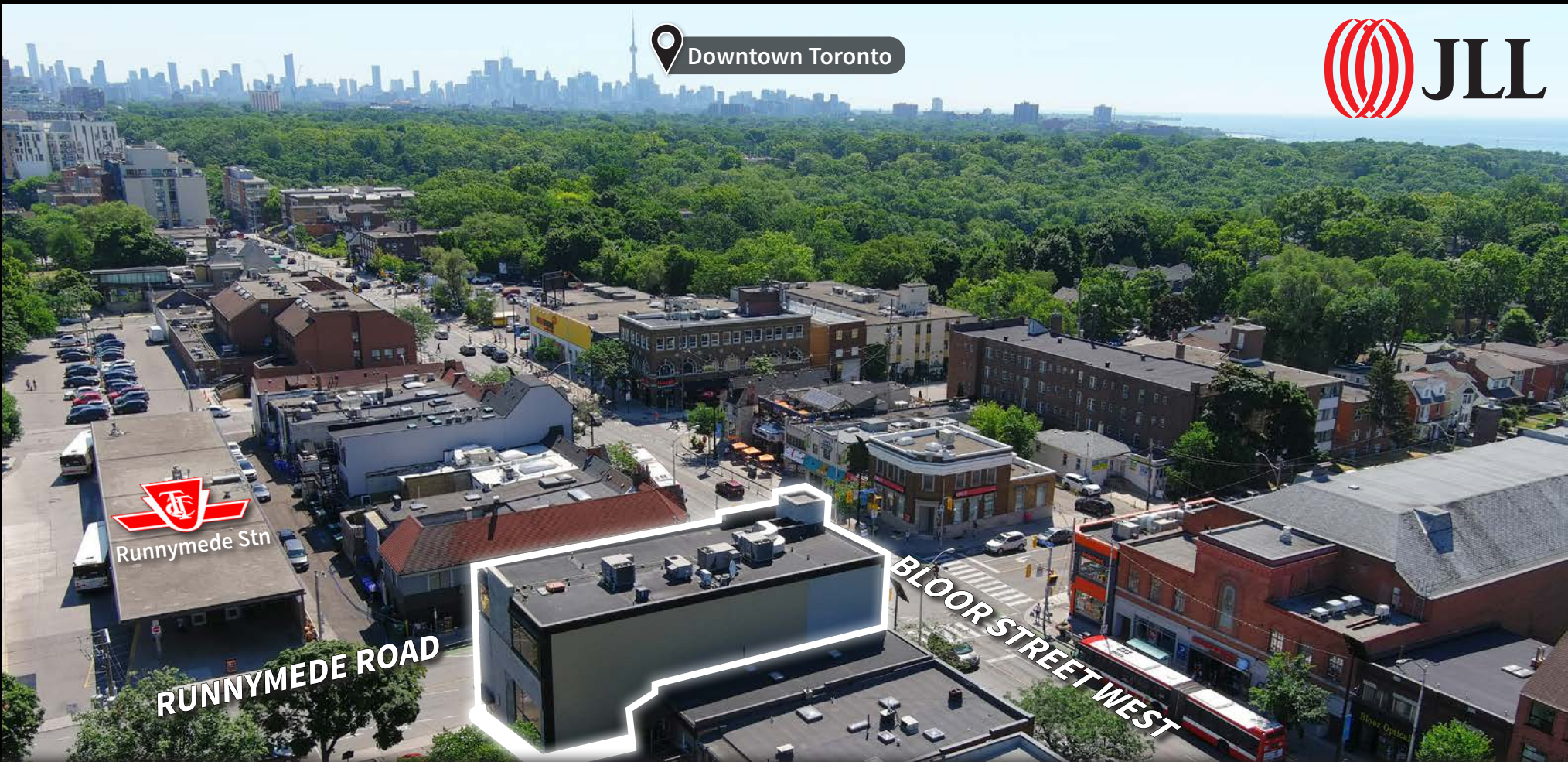


Surrounding Retail Landscape: East



Surrounding Retail Landscape: West

 Downtown Toronto



# 2220 Bloor Street West | Toronto, ON

For more information **please contact:**

**Matthew Smith\***

Executive Vice President, Practice Lead  
National Retail Investment Group  
MatthewT.Smith@am.jll.com  
(416) 304-6004

**Nick Macoritto\***

Executive Vice President  
National Retail Investment Group  
Nick.Macoritto@am.jll.com  
(416) 238-5874

**Mark Leshchyshyn\***

Sales Associate  
National Retail Investment Group  
Mark.Leshchyshyn@am.jll.com  
(416) 304-6022

\*Sales Representative

[www.retailinvestment.ca](http://www.retailinvestment.ca)