



CUMBERLAND ST.  
& YONGE ST.  
TORONTO, ON

# 8 cumberland toronto

## FIRST GULF CONTACT

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# F1RST GULF

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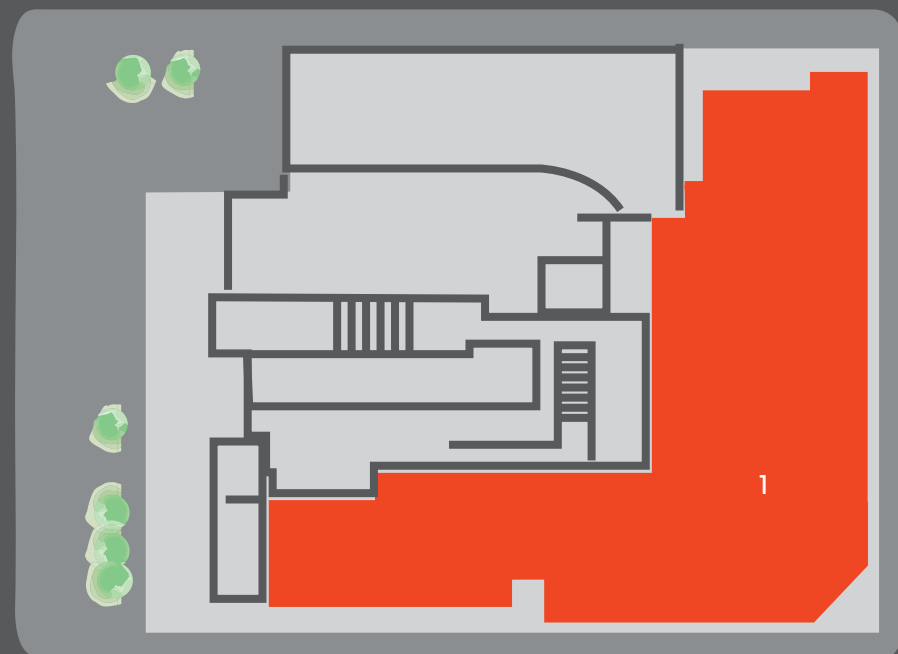
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# F1RST GULF

## COMING SOON



● RETAIL SPACE AVAILABLE ● COMMON AREAS



YONGE STREET

CUMBERLAND STREET

#### UNIT SIZES:

UNIT	AREA (SF)
1	4,400
TOTAL: 4,400	

#### GETTING AROUND THE NEIGHBOURHOOD



Mobility scores from WalkScore.com, 2019

## welcome to 8 cumberland

COMING 2021

Up to 4,400 sf of retail space with potential for mezzanine in an urban, luxury condo.

- Located on Cumberland just west of Yonge.
- 51-storeys of residential adding approx. **370 condo units** to Yorkville.
- 4,400 sf of ground-floor retail with 22' ceiling height and **potential for mezzanine**.
- **Conveniently located** a short walk away from Bloor-Yonge and Bay subway stations, providing access to both the Yonge-University and Bloor-Danforth subway lines.
- A short walk to great shopping, dining and entertainment options.

#### NEIGHBOURHOOD DEMOGRAPHICS



**32,872 vehicles per day\***  
Average Daily Traffic Count along Yonge St.



**trade area population\*\***  
within 1 km - 49,767  
within 2 km - 155,968



**10 year projected pop. growth\*\***  
within 1 km - 20%  
within 2 km - 12%



**average household income\*\***  
within 1 km - \$161,388  
within 2 km - \$136,107



**trade area households\*\***  
within 1 km - 29,741  
within 2 km - 86,642

\* CITY OF TORONTO TRAFFIC SAFETY UNIT 2014

\*\* ENVIRONICS ANALYTICS 2018



TOP RIGHT: Artist's rendering of the corner of Cumberland Street elevation.  
BOTTOM RIGHT AND COVER: Artist's rendering of Yonge Street elevation.