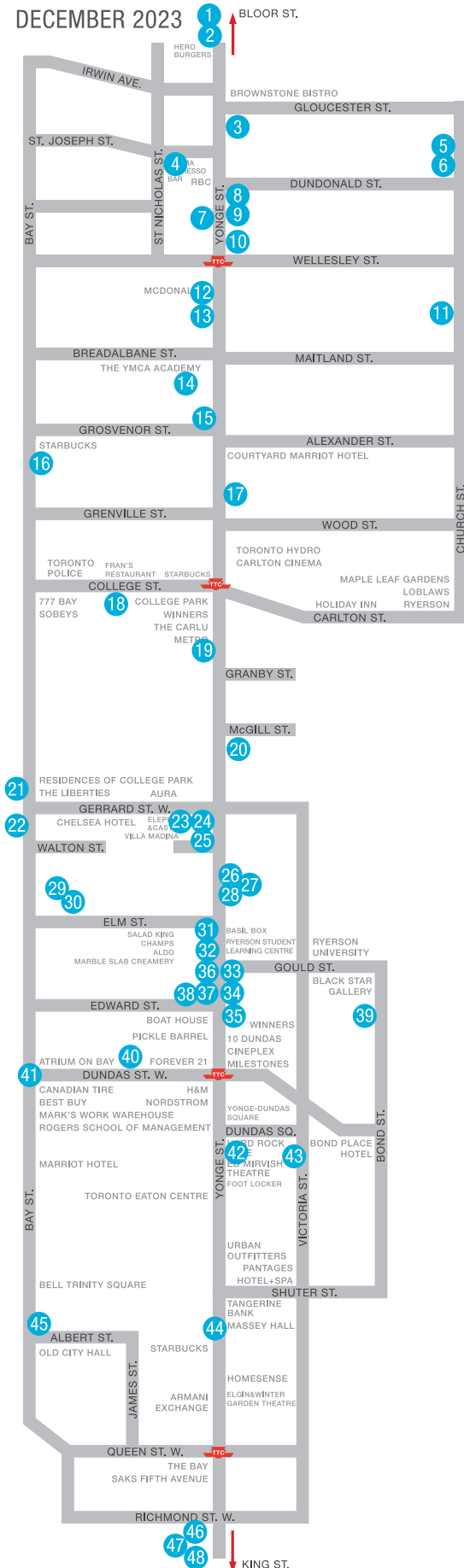


RETAIL OPPORTUNITIES IN DOWNTOWN YONGE

DECEMBER 2023

DOWNTOWN



AVAILABLE RETAIL OPPORTUNITIES

- | | |
|----------------------|----------------------|
| 1 752-754 Yonge St. | 31 346 Yonge St. |
| 2 750 Yonge St. | 32 340 Yonge St. |
| 3 595 Yonge St. | 33 335-331 Yonge St. |
| 4 5 St. Joseph St. | 34 333 Yonge St. |
| 5 582 Church St. | 35 329 Yonge St. |
| 6 580 Church St. | 36 332 Yonge St. |
| 7 588 Yonge St. | 37 330 Yonge St. |
| 8 579 Yonge St. | 38 20 Edward St. |
| 9 577 Yonge St. | 39 118 Bond St. |
| 10 8 Wellesley St. | 40 595 Bay St. |
| 11 528 Church St. | 41 Bay & Dundas St. |
| 12 556 Yonge St. | 42 271 Yonge St. |
| 13 544 Yonge St. | 43 252 Victoria St. |
| 14 514 Yonge St. | 44 211 Yonge St. |
| 15 502 Yonge St. | 45 418-483 Bay St. |
| 16 825 Bay St. | 46 146 Yonge St. |
| 17 475 Yonge St. | 47 144 Yonge St. |
| 18 777 Bay St. | 48 1 King St. W. |
| 19 444 Yonge St. | |
| 20 415 Yonge St. | |
| 21 711 Bay St. | |
| 22 700 Bay St. | |
| 23 378 Yonge St. | |
| 24 376 Yonge St. | |
| 25 372 Yonge St. | |
| 26 361 Yonge St. (1) | |
| 27 361 Yonge St. (2) | |
| 28 361 Yonge St. (3) | |
| 29 655 Bay St. (1) | |
| 30 655 Bay St. (2) | |

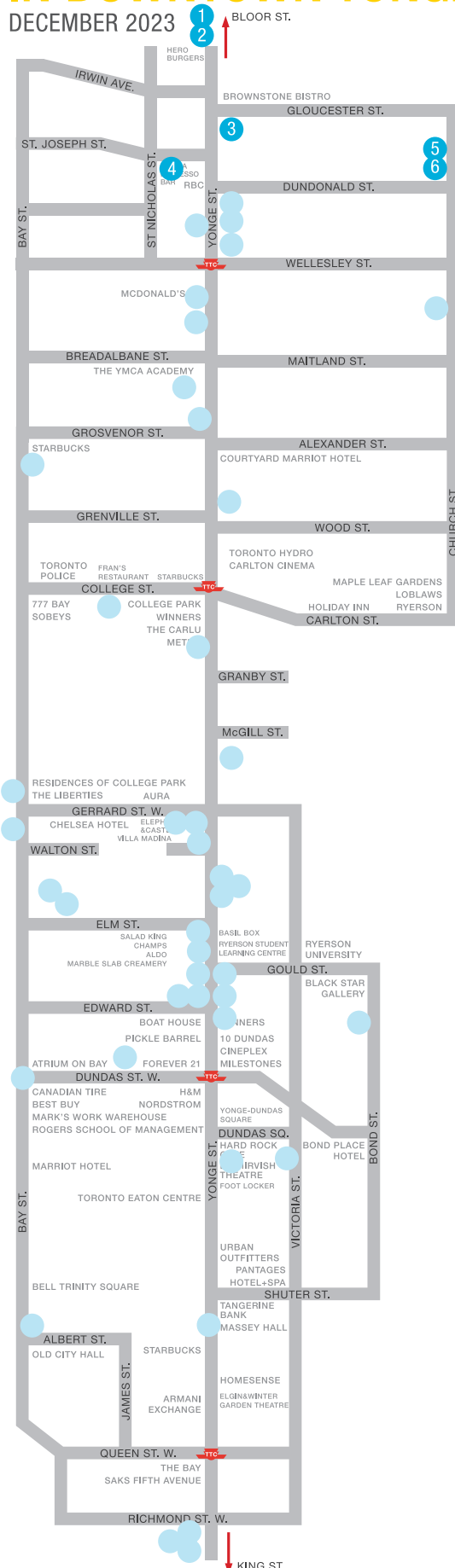
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RETAIL OPPORTUNITIES IN DOWNTOWN YONGE

DECEMBER 2023

DOWNTOWN



1 752-754 Yonge St.

2,020sf

- Net rent: \$26/sf
- TMI: \$24/sf
- Available immediately
- Amazing frontage & signage opportunity on Yonge St
- Steps from Yonge & Bloor subway

CBRE Limited

T 416-362-2244 E torontodowntownoffice@cbre.com

2 750 Yonge St.

4,500sf on ground flr + basement

- Net Rent: \$100/sf
- TMI: \$40/sf
- Available: Immediately
- Frontage: 30ft
- Amazing signage opportunity right on Yonge St
- Steps from Yonge & Bloor + Subway St.

Alex Edmison | CBRE Limited

T 416-874-7266 E alex.edmison@cbre.com

3 595 Yonge St.

Unit 1: 1,470sf - (Contiguous: 4,836sf)

Unit 2: 1,165sf - (Contiguous: 4,836sf)

Unit 3: 2,201sf - (Contiguous: 4,836sf)

Unit 4: 2,431sf - (Contiguous: 4,819sf)

Unit 5: 2,388sf - (Contiguous: 4,819sf)

- New construction retail spaces at the base of a 50-storey residential tower with 528 units
- 21ft ceiling heights
- Can accommodate kitchen exhaust & venting
- Term: 1 - 10 Years
- Available: Q3 2022
- Net Rent: Please Contact Listing Agents

Brandon Gorman | JLL Canada

T 415-855-0907 | E Brandon.Gorman@am.jll.com

4 5 St. Joseph St.

3,805sf on ground flr + 384 sf mezzanine

- Net rent: Contact listing agent
- TMI: \$30.15/sf
- Available: Immediately
- Fully fixtured restaurant with outdoor patio space
- Beautiful brick-and-beam space with high ceilings and large windows
- Incredible downtown location, steps off Yonge St

Alex Edmison | CBRE Limited

T 416-874-7266 E alex.edmison@cbre.com

5 582 Church St.

+

6 580 Church St.

1,324sf in basement + 1,324sf on ground flr
1,324sf on 2nd flr + 649sf on 3rd flr

- Net mid \$60's per sf
- Excellent fully fixture restaurant
- Huge patio fronting on Church St corner; 2 other courtyards at back
- Church St frontage with great visibility & exposure for signage & branding
- Vibrant, high traffic area with abundant pedestrians

Michi Jameson | CBRE Limited

T 416-815-2350 | E michi.jameson@cbre.com

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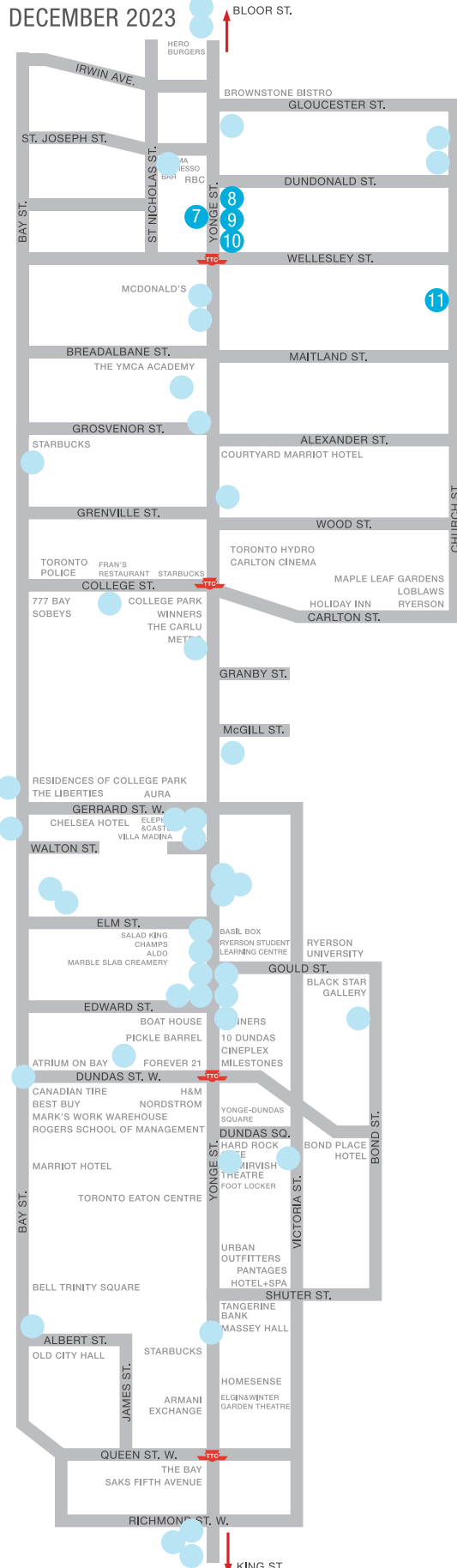
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Downtown Yonge B.I.A. | 40 Dundas St. W. #300, Toronto, ON M5G 2C2
T 416.597.0255 F 416.597.0233 E bia@downtownyonge.com

RETAIL OPPORTUNITIES IN DOWNTOWN YONGE

DECEMBER 2023

DOWNTOWN



7 588 Yonge St.

2,037sf on ground flr + 2,453sf in basement

- Net Rent: \$75/sf
- TMI: \$27/sf - Available immediately
- 20' frontage & signage opportunity on Yonge St
- Steps from Wellesley Station
- Bonus two car Garage (373sf) or bike storage
- Flagship retail or coworking space

Shane Jamieson

T 647-209-3064 E shanejay430@gmail.com

8 579 Yonge St.

Total Building: 10,000sf

Site Area: 5,080sf of Land

Frontage: 40.00 ft on Yonge St.

Depth: 127 ft on Dundonald St.

- Asking Price: Call Broker
- Two storey commercial building for Lease
- Located at the SE corner of Yonge St. & Dundonald St.
- 100 Feet access to Subway
- Situated in one of Toronto's fastest growing retail areas

Shawn Abramovitz | Pivotal Commercial Realty

T 416 900 3878 ext. 102 | E shawn@pivotalcommercialrealty.com

9 577 Yonge St.

1,209sf on ground flr + 5,454sf lower level

- Net Rent: Please Contact Listing Agent
- Additional Rent: \$20/sf (est. 2021)
- Retail opportunity for a speak-easy bar or office space
- Steps from both Bloor and Wellesley TTC Subway St.
- Term: 5-10 Years
- Available: Immediately

Brandon Gorman | JLL Canada

T 416-855-0907 | E Brandon.Gorman@am.jll.com

10 8 Wellesley St.

1,290sf on ground flr - Unit 103

- CAM + Taxes: approx. \$29.00/sf
- Net Rent: Contact Listing Agent
- Available: Immediately
- Adjacent to Yonge/Wellesley TTC Subway St.
- Close Proximity to downtown core, residential density, office, and retail (restaurants and retail stores)

Byron Breaux | TrioInvest Realty Advisors Inc.

T 416-941-1289 | C 416-720-0201 | E bbreaux@trioinvest.com

11 528 Church St.

1,427sf

- Sub-lease opportunity steps from the Church & Wellesley
- Net Rent: \$60/sf
- TMI: \$21.50/sf
- Available: Immediately
- Excellent location in the heart of Church Street

Alex Edmison | CBRE Limited

T 416-874-7266 E alex.edmison@cbre.com

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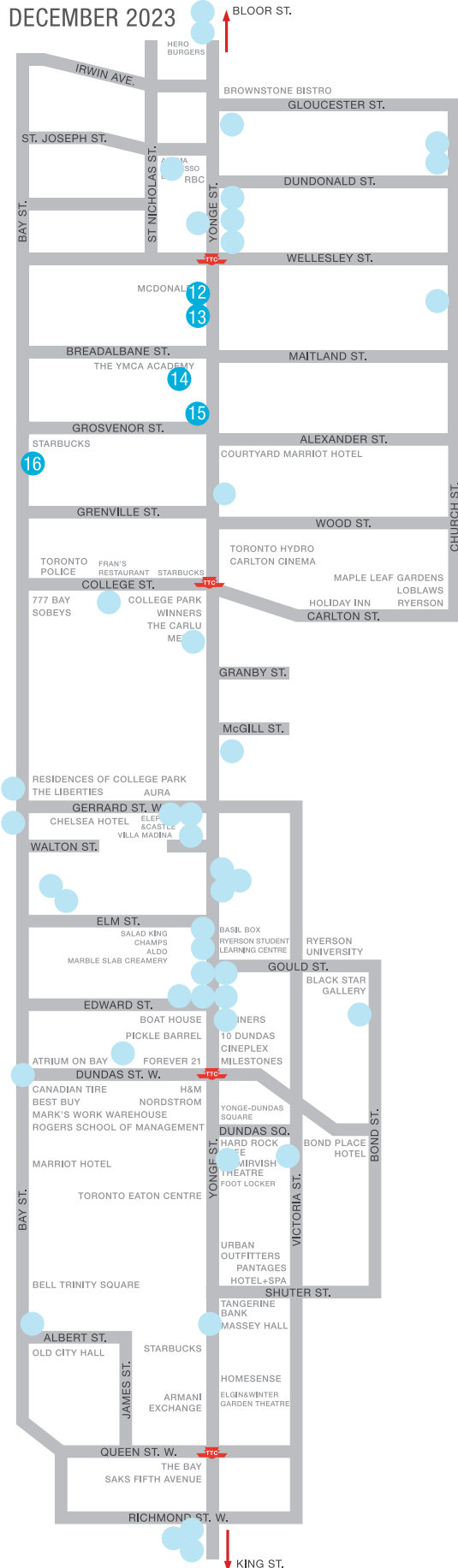
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RETAIL OPPORTUNITIES IN DOWNTOWN YONGE

DECEMBER 2023

DOWNTOWN



12 556 Yonge St.

- 2,384sf on ground flr + 2,461sf on 2nd flr
- 2,461sf on 3rd flr + 2,461sf basement (usable)
- Net Rent: Call listing agent to discuss
- Opportunity to secure entire freestanding building
- High traffic area, steps from Wellesley subway st.
- Amazing ceiling heights

Alex Edmison | CBRE Limited
T 416-874-7266 E alex.edmison@cbre.com

13 544 Yonge St.

- 824sf on ground flr + 676sf on 2nd flr + 676sf on 3rd flr + 780sf lower level
- Asking Rate: ground flr - \$10,000 gross, Second/ Third flr - \$5,000 gross, Entire space - \$15,000 gross
- Additional Rent: \$41.78/sf (est. 2021)
- Outdoor patio at the rear of retail unit
- Occupancy: Immediate
- Term: 5 or 10 Years
- Steps from Wellesley Subway Station
- Direct loading access

Cam Stajer | Cushman & Wakefield
T 416 359 2712 | E cam.stajer@cushwake.com

14 514 Yonge St.

- 1,245sf on ground flr
- Net Rent: \$4,575/month
- Additional Rent: \$4,325/month (est. 2023)
- Available: Immediately
- Term: 5-10 years
- Direct loading access off rear laneway
- Steps from Wellesley and College Subway Stations
- High pedestrian and vehicular traffic

Brandon Gorman | JLL Canada
T 415-855-0907 | E Brandon.Gorman@am.jll.com

15 502 Yonge St.

- 1,858sf ground flr
- Net Rent: Contact Listing Broker
- Additional Rent: \$28.00 (est. 2021)
- Term: 5-10 Years
- Available: Immediately
- Excellent opportunity for signage and branding
- Direct loading access off rear laneway
- Steps from Wellesley and College Subway Stations

Austin Jones | JLL
T 416-855-0939 | E Austin.Jones@am.jll.com

16 825 Bay St.

- 1,233sf
- Net Rent: \$70/sf
- TMI: \$38/sf
- Available: Immediately
- Fully fixtured cafe for lease

Alex Edmison | CBRE Limited
T 416-874-7266 E alex.edmison@cbre.com

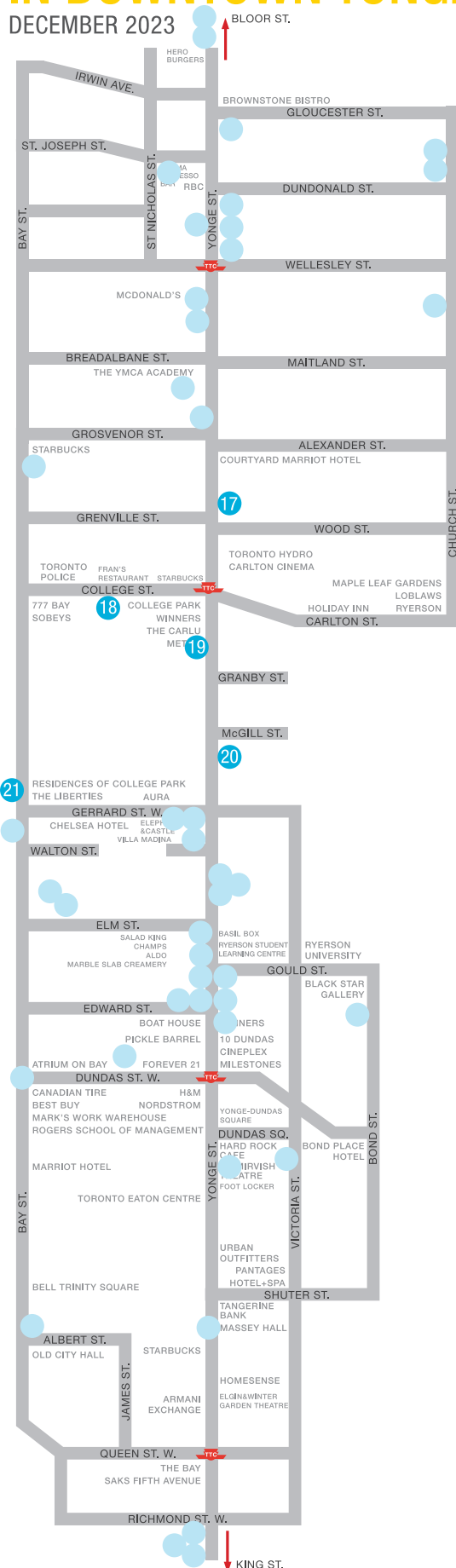
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RETAIL OPPORTUNITIES IN DOWNTOWN YONGE

DECEMBER 2023

DOWNTOWN



17 475 Yonge St.

2,078sf

- Semi Gross Rent \$100/sf
- Additional Rent: \$8.30 (taxes) + Utilities
- Corner unit of Yonge/Wood St just north of College St
- Clean unit in shell condition

Calvin Holland | Avison Young
T 416 673 4020 E calvin.holland@avisonyoung.com

18 777 Bay St.

1,127sf on Market level

- Located at busy intersection of Bay & College St
- Opposite LCBO

Mike Vilner | Canderel
T 416-593-6366 E mvilner@canderel.com

19 444 Yonge St.

334sf - 2,968sf on lower level

- Net Rent: please contact listing agents
- Additional Rent: \$63.97/sf (est. 2023)
- Available: Immediately
- Term: 5-7 years
- Recently renovated food court units
- Direct connection to College Station
Yonge Subway Line
- Located at the base of College Park,
one of Toronto's most historic buildings

Brandon Gorman | JLL Canada
T 415-855-0907 | E Brandon.Gorman@am.jll.com

20 415 Yonge St.

1,296sf on ground flr

- Lease Expiry: November 27, 2028
- Available: Immediately
- Net Rent: Please contact Listing Agents
- Pre-fixture restaurant with exposure on the
East side of Yonge St, South of College St
- Excellent access to College Subway Station

Austin Jones | JLL
T 416-855-0939 | E Austin.Jones@am.jll.com

21 711 Bay St.

Unit A: 1,572sf; Unit C: 965sf; Unit F: 1,332sf

- Net Rent: Please contact Listing Agent
- Additional Rent: \$27.93 (est. 2022)
- Term: 5 - 10 Years
- Available: Immediately
- Located on the NE corner of Bay & Gerrard at
the base of a 20 storey, 372 unit high-end
residential development
- Steps from the Yonge Subway College Station

Brandon Gorman | JLL Canada
T 415-855-0907 | E Brandon.Gorman@am.jll.com

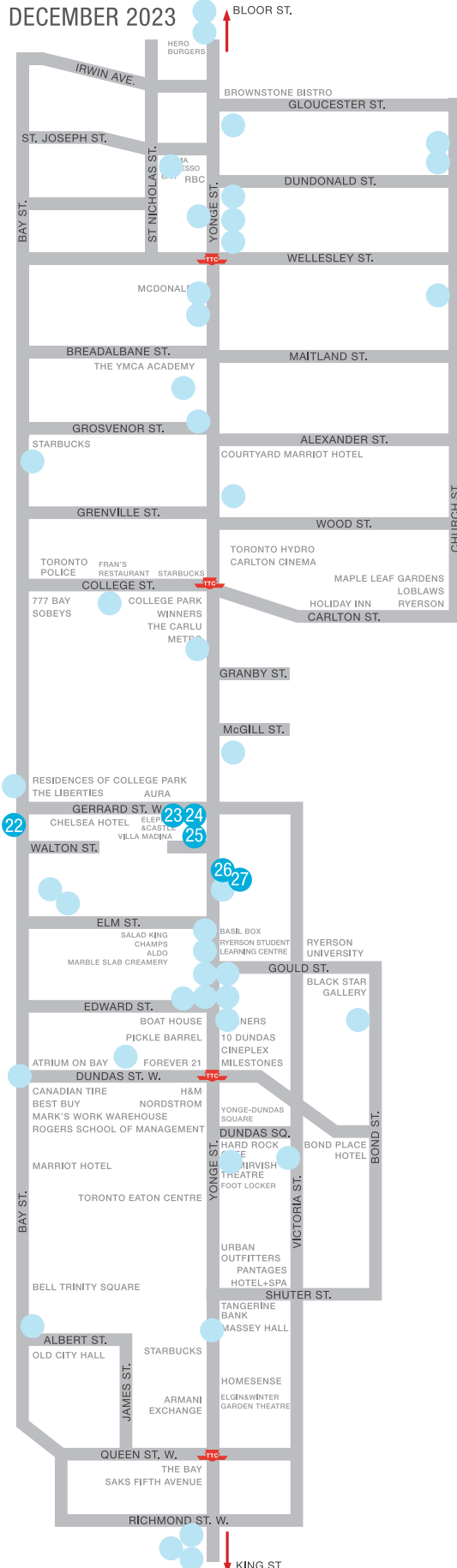
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RETAIL OPPORTUNITIES IN DOWNTOWN YONGE

DECEMBER 2023

DOWNTOWN



22 700 Bay St.

2,251sf

- Sitting under 220 residential units and over 195,000sf of office space
- Strong co-tenants in area
- Heavy pedestrian and vehicle traffic

Carmen Siegel | Cushman & Wakefield
T 416 359 2365 E carmen.siegel@cushwake.com

23 378 Yonge St.

3,400sf

- Net Rent: Contact Listing Broker
- PRIME landmark corner opportunity on the southwest corner of Yonge & Gerrard
- Soaring ceiling heights
- Suitable for many uses

Cory Rosen | Cubecom Commercial Realty Inc.
T 416-523-7749 | E cr@cr-re.com

24 376 Yonge St.

1,700sf

- Net Rent: Contact Listing Broker
- Available immediately
- Ground floor retail + highly usable basemen
- Space in excellent condition
- All glass storefront with prominent signage opportunity

Cory Rosen | Cubecom Commercial Realty Inc.
T 416-523-7749 | E cr@cr-re.com

25 372 Yonge St.

2,174sf on 2nd flr

- Net \$40/sf
- TMI \$20/sf
- Corner Yonge & Walton
- Excellent Signage Exposure
- Wraparound Windows, Ample Daylight
- Ideal for Retail, Office or Service use
- Steps to Ryerson U, Aura & Chelsea Hotel

Emile Amar | MLM Realty
T 416-841-4193 E emileamar@gmail.com

26 361 Yonge St. (1)

2,900sf ground flr

- Net \$95/sf
- TMI \$25/sf
- Ideal for Cannabis Retail or restaurant, pub, bar
- Available 60/90 days

Emile Amar | MLM Realty
T 416-841-4193 E emileamar@gmail.com

27 361 Yonge St. (2)

9,600sf GLA three storey building

- Net \$55/sf
- TMI \$18/sf
- Flagship site, ideal for restaurant, bar or retail
- 25ft storefront with existing 2nd floor patio, possible street level patio
- Available 60/90 days

Emile Amar | MLM Realty
T 416-841-4193 E emileamar@gmail.com

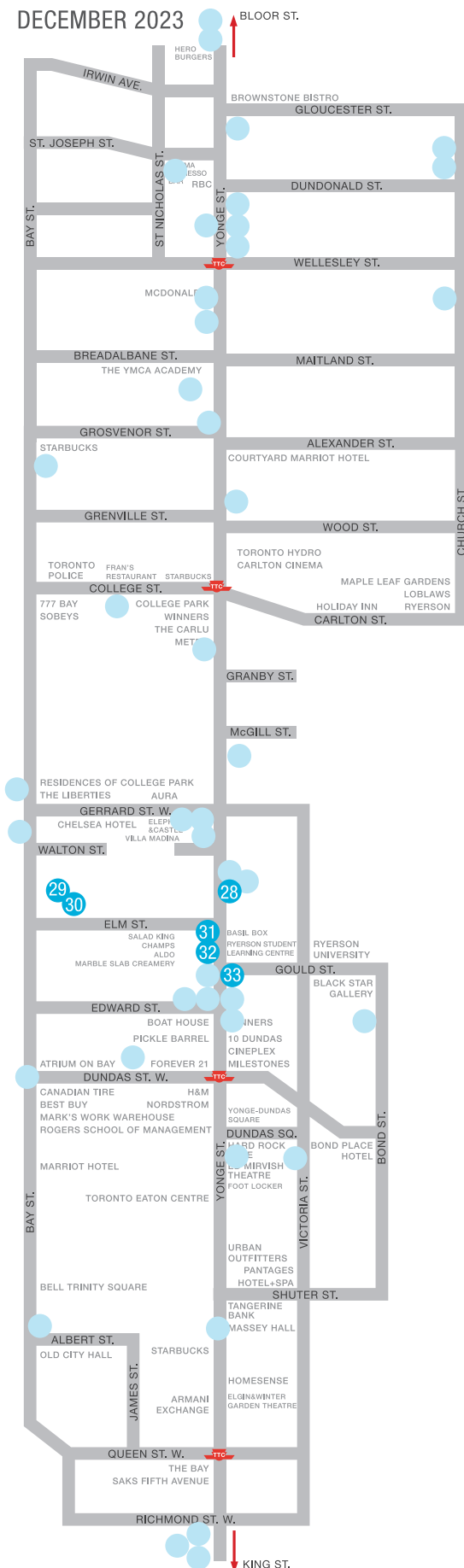
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RETAIL OPPORTUNITIES IN DOWNTOWN YONGE

DECEMBER 2023

DOWNTOWN



2,900sf lower flr with street access

- Net \$55/sf
- TMI \$13/sf
- Ideal for Cannabis retail, restaurant, pub, bar or retail
- Available 60/90 days

28 361 Yonge St. (3)

Emile Amar | MLM Realty
T 416-841-4193 E emileamar@gmail.com

264sf unit

- Net \$50/sf
- Additional rent: \$22/sf
- Located at Bay St. & Elm St.

29 655 Bay St. (1)

David Scorniaenchi | Dream Unlimited Corp.
T 416-365-2374 E dscorniaenchi@dream.ca

663sf unit

- Net \$40/sf
- Additional rent: \$22/sf
- Located at Bay St. & Elm St.

30 655 Bay St. (2)

David Scorniaenchi | Dream Unlimited Corp.
T 416-365-2374 E dscorniaenchi@dream.ca

1,400sf on 2nd flr

- Asking \$2,950/month plus utilities
- Walk up off Elm Street
- Central a/c and heat
- Escalation to realty taxes based on 2013

31 346 Yonge St.

Paul Lebo | Esbin Realty Corporation
T 416-822-5326 | E plebo1234@gmail.com

4,611sf on ground flr + 2,055sf lower level

- Net Rent: Contact listing agent
- Additional Rent: \$197,000 per annum
- Term: 5 - 10 Years
- Availability: July 2023
- Character retail with 45ft frontage on Yonge St.
- Fully updated and impeccably maintained
- Column free retail layout with high ceilings
- Perfect location one block north of Yonge-Dundas Sq. and Toronto Eaton Centre and across from Toronto Metropolitan University campus

32 340 Yonge St.

Brandon Gorman | JLL Canada
T 416-855-0907 | E Brandon.Gorman@am.jll.com

The Lot @ 335

- 7,600 sf vacant lot available for interim rental
 - 60ft frontage into Yonge St + 128ft on Gould St
 - Lot is gravel and secured by a chain link fence
- Al Lalani Jr.
T 416-508-0700 | E aljr.lalani@thelalanigroup.com

33 335-331 Yonge St.

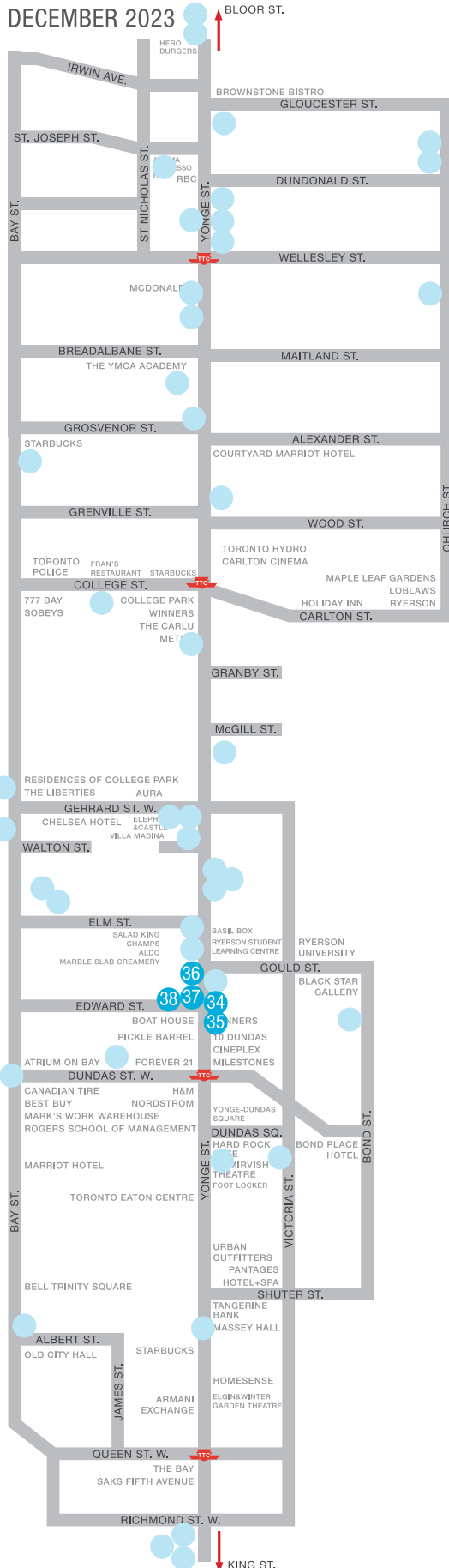
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RETAIL OPPORTUNITIES IN DOWNTOWN YONGE

DECEMBER 2023

DOWNTOWN



34 333 Yonge St.

6,500sf on ground flr + 6,500sf on 2nd flr
6,500 sf on 3rd flr + 6,500 sf basement
Total: 26,000 sf
- Net Rent: Contact listing agent
- TMI: \$30/sf
- Over 50ft of frontage onto Yonge Street
- Located steps from Yonge & Dundas, Toronto's busiest tourist, shopping and entertainment destination
Alex Edmison | CBRE Limited
T 416-874-7266 E alex.edmison@cbre.com

35 329 Yonge St.

3,200sf on 2nd flr
- Net Rent: \$50/sf
- TMI: \$20/sf
- Available: Immediately
- Unparalleled location at Yonge-Dundas Sq., a focal point of downtown and one of Toronto's top tourist attractions
- Dedicated ground level access with incredible signage opportunities onto Yonge Street
- Steps to the Eaton Centre, Ryerson University and Dundas subway station
Alex Edmison | CBRE Limited
T 416-874-7266 E alex.edmison@cbre.com

36 332 Yonge St.

10,100sf
- Ground flr & 2nd flr - 5,050sf per flr. May be divided
- Net \$75/sf
- Entire building with great frontage and high ceilings
- Connected with interior elevator, plus basement
- Suits fashion, restaurant/café, electronics, specialty foods, tourist & service uses
Philip Pick | Harvey Kalles Real Estate Ltd.
T 416-441-2888 ext. 8303 E philpick1@gmail.com

37 330 Yonge St.

2,035sf ground flr
- NET: \$130/sf
- TMI \$40/sf
- Available: June 1, 2020
- Ideal for Cannabis Retail, Restaurant or other Retail
Emile Amar | MLM Realty
T 416-841-4193 E emileamar@gmail.com

38 20 Edward St.

Three ground flr units:
1,139sf (1), 3,877sf (2), 4,622sf (3)
+ one concourse unit: 14,654sf
- NET: Please contact listing agents
- Ground flr units have 20 ft. (approx.) ceiling heights
- 118 commercial parking spaces
- Located one block North from Yonge & Dundas
Alex Edmison | CBRE Limited
T 416-874-7266 E alex.edmison@cbre.com

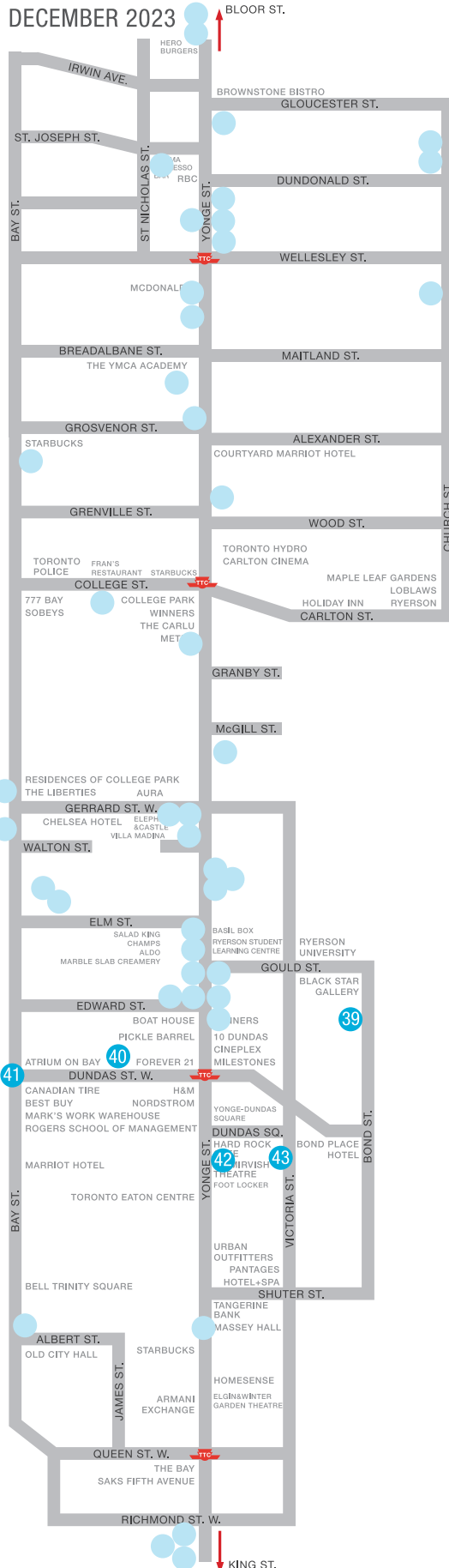
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RETAIL OPPORTUNITIES IN DOWNTOWN YONGE

DECEMBER 2023

DOWNTOWN



39

118 Bond St.

1,200sf of office space

- Inside beautiful First Lutheran Church
- For rent to one non-profit organization
- Wheelchair accessible, incl. a suitable bathroom

Katja Brittain

T 647 550 7214 | E katja.brittain@gmail.com

40

595 Bay St.
Atrium on Bay

**407sf to 659sf - Food Court Units
714sf and up - Retail Units**

- Net Rent: contact leasing agent
- Additional Rents: approx. \$45/sf
- Direct access to TTC Subway Dundas Station
- Atrium connects to Toronto Eaton Centre through PATH connection, as well as six street entrances from Yonge St, Dundas St W, Bay St and Edward St

Bryon Breau | Triovest Realty Advisors Inc.

T 416-941-1289 | E bbreau@triovest.com

41

Bay & Dundas St.

110sf office on 2nd flr

- Unfurnished: \$450/month, furnished: \$550/month
- Independent office with a window for two people
- We are looking for professionals or start up businesses to share office space with us
- Comes with use of a board/meeting room
- No elevator access
- First and last month required in each option
- Either side can give a two-month notice to vacate

E jzafar@baystreetcpa.com

42

271 Yonge St

2,151sf, includes 1,037sf basement

- TMI: \$75.02/sf
- Net Rent: Call Listing Agent
- Available: Immediately
- Entire freestanding building with double height façade
- Heavy pedestrian foot traffic

Alex Edmison | CBRE Limited

T 416-874-7266 E alex.edmison@cbre.com

43

252 Victoria St.

2,258sf

- Net Rent: \$7,000/month
- TMI: \$3,000/month
- Available: Immediately
- At the base of a new 40 storey A class residential tower
- Close to Dundas Sq, Eaton Centre & Ryerson University

Alex Edmison | CBRE Limited

T 416-874-7266 E alex.edmison@cbre.com

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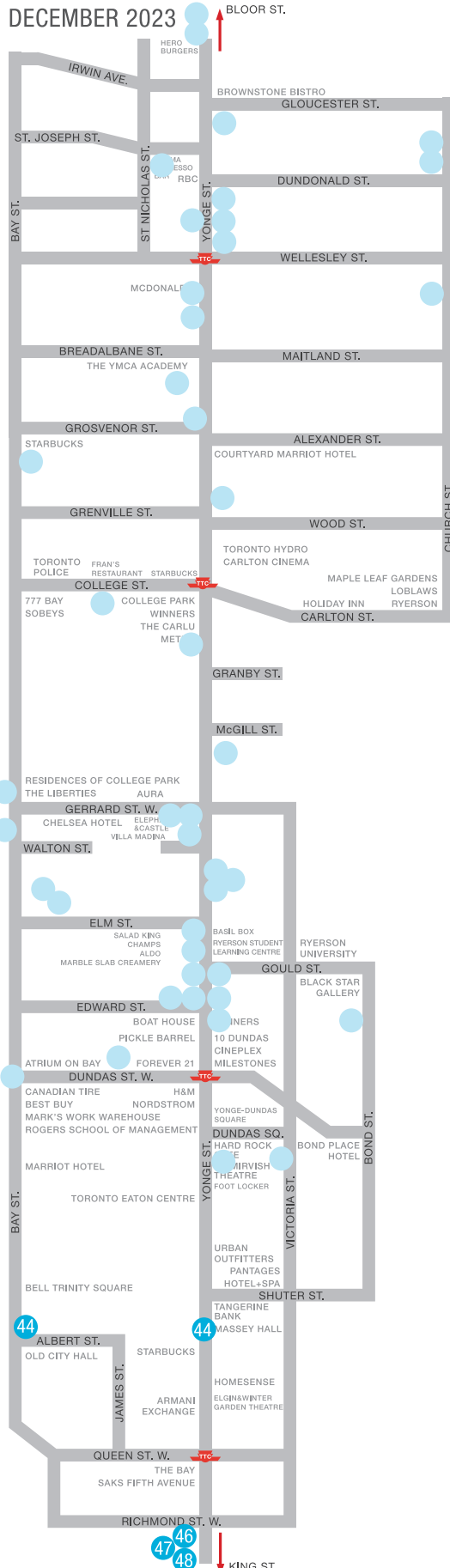
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RETAIL OPPORTUNITIES IN DOWNTOWN YONGE

DECEMBER 2023

DOWNTOWN



44 211 Yonge St. #A

2,432sf on ground flr
1,427sf mezzanine
- Net Rate: please contact listing agents
- TMI: \$24.50/sf
- Available: 60 days notice
- Access to the Queen subway st.
- Prime retail across from the Eaton Centre
Alex Edmison | CBRE Limited
T 416-874-7266 E alex.edmison@cbre.com

45 481- 483 Bay St.

Unit 1: 2,000sf, Lower Level: 928sf
Unit 2: 1,800sf, Lower Level: 839sf
- Term: 5-10 years
- Beside large Goodlife Fitness facility
- No fast food/quick service restaurants permitted
Will Jephcott | S&H Realty Corporation
T 416-364-7810 E wjephcott@northamrealty.com

46 146 Yonge St.

3,000sf 2nd flr, 3,000sf 3rd flr.
- Net Rent: Negotiable
- Additional Rent: \$25.00/sf (est. 2018)
- Available: Immediately
- Term: 5-10 years
- New ownership; New retail façade
- Ample ceiling heights
- Over 27ft of frontage on Yonge St
- Steps to Toronto Eaton Centre and Yonge & Dundas
- Well connected by TTC
Graham Smith | Cushman & Wakefield ULC, Brokerage
T 416-359-2382 E graham.smith@cushwake.com

47 144 Yonge St.

2,495sf ground flr + 2,495sf on 2nd flr
Total Size: 4,990sf. + Free Basement: 2,495sf.
- Net Rent: \$50 per sf (entire building);
Ground flr only: \$80 psf; 2nd flr only: \$35 psf
- TMI: \$20.00 psf
- Ideal for a flagship retail experience over two levels or as a single tenant restaurant with a potential roof top patio!
- Very close to the Eaton Center, Yonge and Dundas, Nordstrom, Saks Fifth Ave, Union St, Ryerson University
Alex Edmison | CBRE Limited
T 416-874-7266 E alex.edmison@cbre.com

48 1 King St.W.

650sf
- Southern views of the city from the 47th flr
- Convenient access to public transportation
- Property may be sold (including business) or leased
Raymond Chan | CBRE
T 416-815-2346 E raymond.chan@cbre.com

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