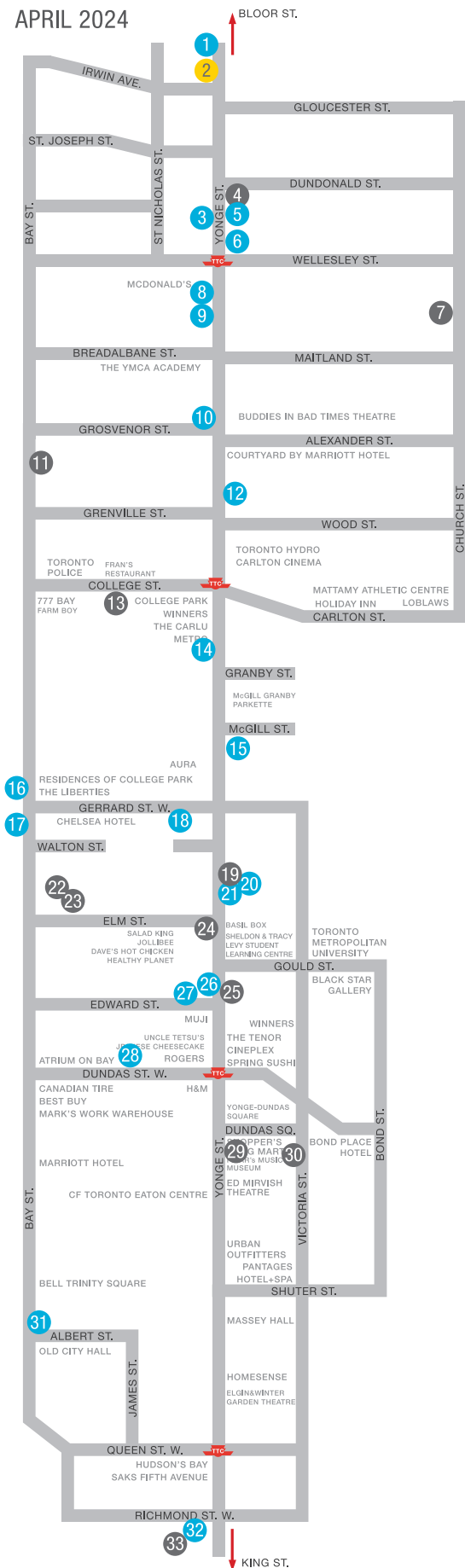


RETAIL OPPORTUNITIES IN DOWNTOWN YONGE

APRIL 2024

DOWNTOWN



AVAILABLE RETAIL OPPORTUNITIES

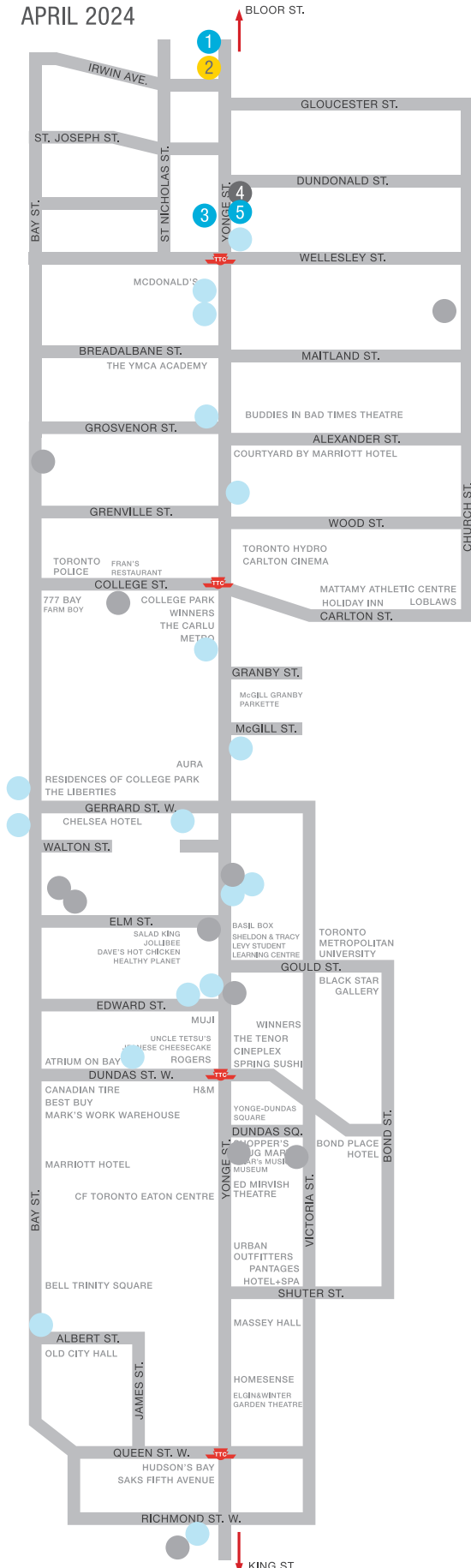
- 1 750 Yonge St.
- 2 646 Yonge St. **NEW**
- 3 588 Yonge St.
- 4 579 Yonge St. **LEASED**
- 5 577 Yonge St.
- 6 8 Wellesley St.
- 7 528 Church St. **LEASED**
- 8 556 Yonge St.
- 9 544 Yonge St.
- 10 502 Yonge St. **UPDATED**
- 11 825 Bay St. **LEASED**
- 12 475 Yonge St. **UPDATED**
- 13 777 Bay St. **LEASED**
- 14 444 Yonge St. **UPDATED**
- 15 415 Yonge St.
- 16 711 Bay St. **UPDATED**
- 17 700 Bay St.
- 18 378 Yonge St.
- 19 361 Yonge St. (1) **LEASED**
- 20 361 Yonge St. (2)
- 21 361 Yonge St. (3)
- 22 655 Bay St. (1) **LEASED**
- 23 655 Bay St. (2) **LEASED**
- 24 346 Yonge St. **LEASED**
- 25 333 Yonge St. **LEASED**
- 26 332 Yonge St.
- 27 20 Edward St. **UPDATED**
- 28 595 Bay St.
- 29 271 Yonge St. **LEASED**
- 30 252 Victoria St. **LEASED**
- 31 418-483 Bay St.
- 32 146 Yonge St.
- 33 144 Yonge St. **LEASED**

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RETAIL OPPORTUNITIES IN DOWNTOWN YONGE

APRIL 2024

DOWNTOWN



1 750 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

2 646 Yonge St.

NEW

- 747sf
- Additional rent: \$32.43/sf (est. 2024)
- Term: 5 years
- Available immediately
- Second generation restaurant space
- Corner unit with excellent signage and branding opportunity
- Near Wellesley and Yonge/Bloor stations

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

3 588 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

4 579 Yonge St.

LEASED

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

5 577 Yonge St.

- 1,910sf on ground flr + 4,911sf on 2nd flr + 4,286sf lower level
- Net Rent: Please Contact Listing Agent
- Additional Rent: \$25/sf (est. 2024)
- 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

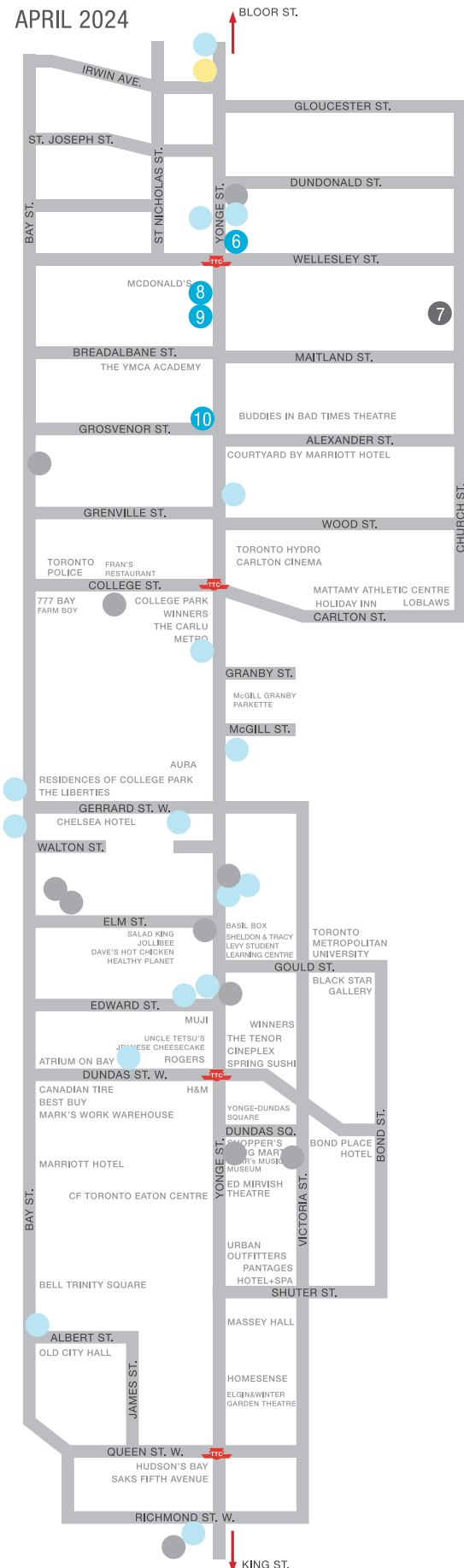
Brandon Gorman | JLL Canada
T 415-855-0907 | E Brandon.Gorman@am.jll.com

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RETAIL OPPORTUNITIES IN DOWNTOWN YONGE

APRIL 2024

DOWNTOWN



6 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)

Bryon Breau | Triovest Realty Advisors Inc.
 T 416-941-1289 | C 416-720-0201 | E bbreau@triovest.com

7 528 Church St.

LEASED

- 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

8 556 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

9 544 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

10 502 Yonge St.

UPDATED

- 1,540sf ground flr
- Net Rent: Contact Listing Broker
- Additional Rent: \$42.70 (est.2024)
- 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

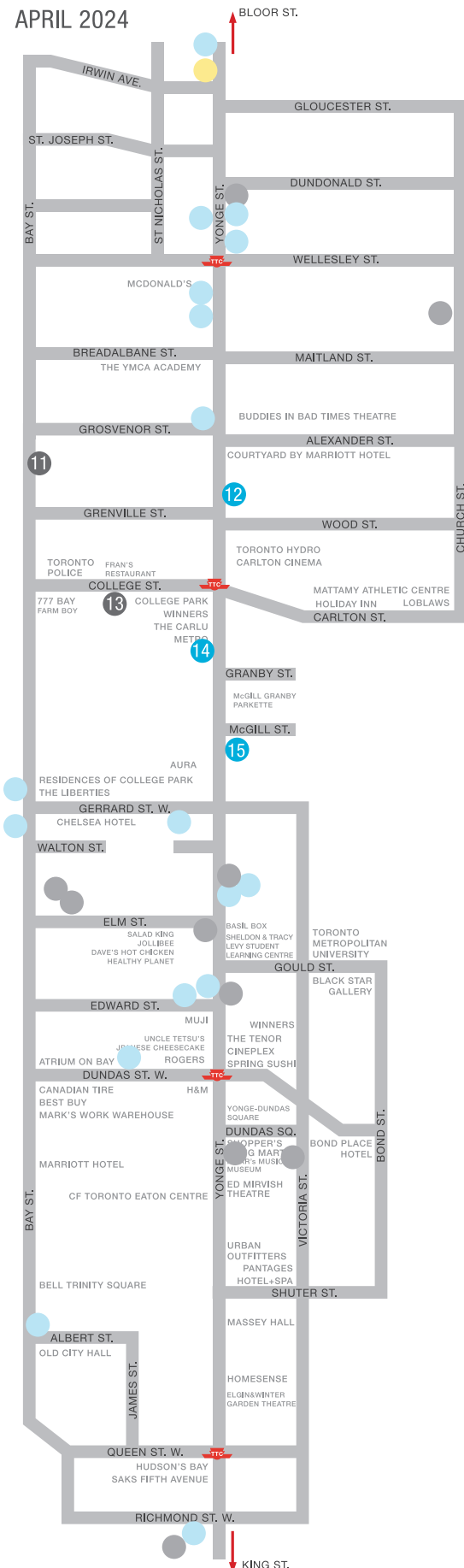
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RETAIL OPPORTUNITIES IN DOWNTOWN YONGE

DOWNTOWN



APRIL 2024



11 825 Bay St.
LEASED

- 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

12 475 Yonge St.
UPDATED

- 2,670sf
- Available: Immediately
- Term: 2-5 years
- Net rent: Contact listing agents
- Additional rent: \$8.30 (est. 2024) + Utilities
- Second generation restaurants space
- All fixtures and chattels including a 10'6" hood
- Steps from College Station

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

13 777 Bay St.
LEASED

- 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

14 444 Yonge St.
UPDATED

- 544sf - 2968sf 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

15 415 Yonge St.

- 1,296sf on ground flr
- Lease Expiry: November 27, 2028
- Available: Immediately
- Net Rent: Please contact Listing Agents
- Pre-fixtured restaurant with exposure on the East side of Yonge St, South of College St
- Excellent access to College Subway Station

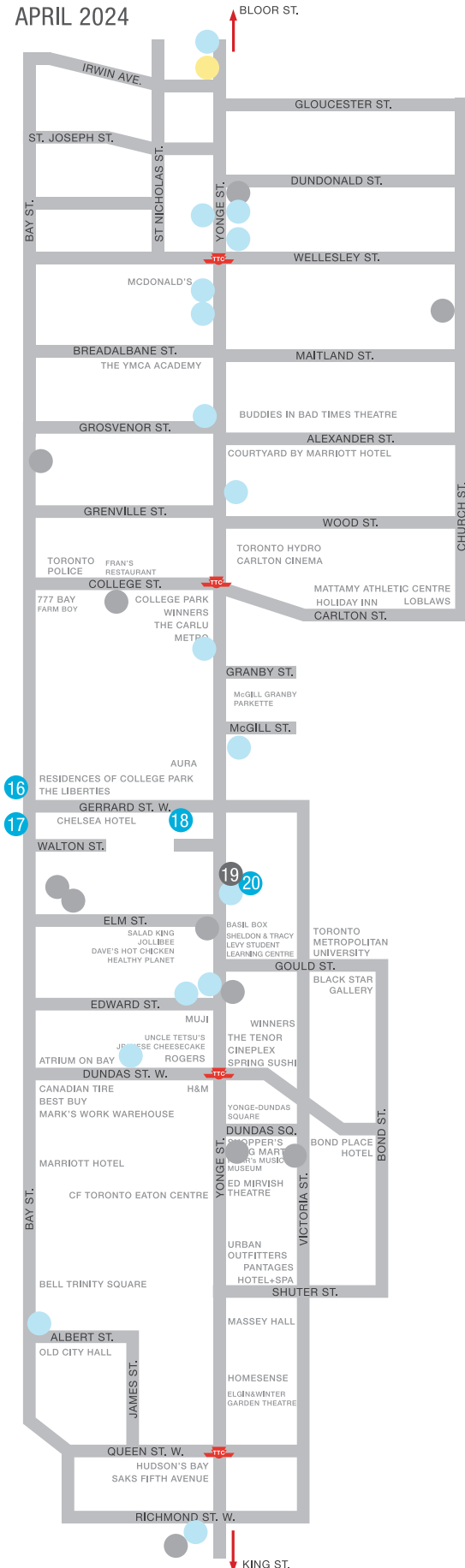
Austin Jones | JLL
T 416-855-0939 | E Austin.Jones@am.jll.com

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RETAIL OPPORTUNITIES IN DOWNTOWN YONGE

APRIL 2024

DOWNTOWN



Unit A: 1,572sf; Unit C: 965sf; Unit D: 1,536sf and Unit F: 1,332sf

- Net Rent: Please contact Listing Agent
- Additional Rent: \$29.50 (est. 2024)
- 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

16 711 Bay St.
UPDATED

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

2,251sf

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

17 700 Bay St.

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

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

18 378 Yonge St.

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

2,900sf ground flr

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

19 361 Yonge St. (1)
LEASED

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

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

20 361 Yonge St. (2)

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

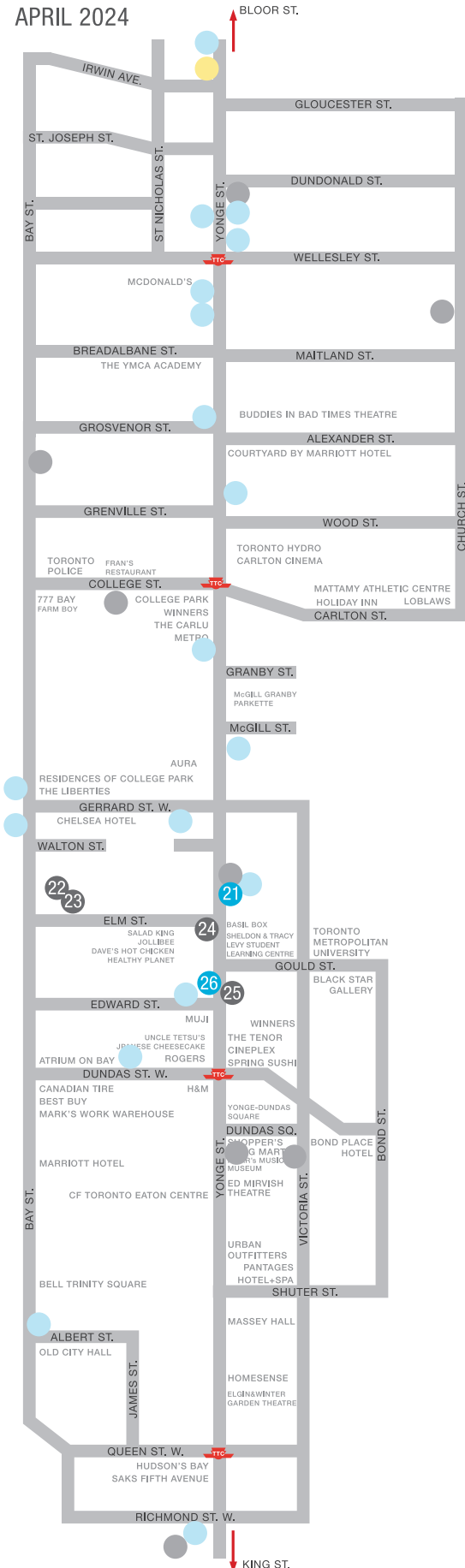
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Downtown Yonge B.I.A. | 40 Dundas St. W. #300, Toronto, ON M5G 2C2
T 416.597.0255 E bia@downtownyonge.com

RETAIL OPPORTUNITIES IN DOWNTOWN YONGE

APRIL 2024

DOWNTOWN



21 **361 Yonge St. (3)**

- 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

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

22 **655 Bay St. (1)**

LEASED

- 264sf unit
- Net \$50/sf
- Additional rent: \$22/sf
- Located at Bay St. & Elm St.

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

23 **655 Bay St. (2)**

LEASED

- 663sf unit
- Net \$40/sf
- Additional rent: \$22/sf
- Located at Bay St. & Elm St.

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

24 **346 Yonge St.**

LEASED

- 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

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

25 **333 Yonge St.**

LEASED

- 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

26 **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

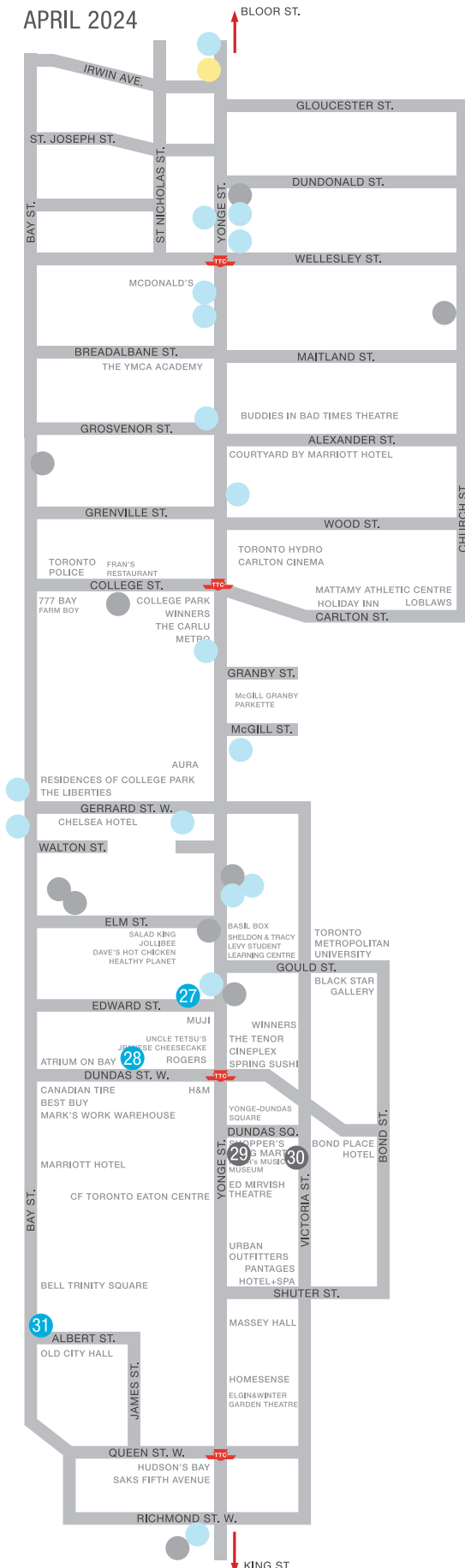
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T 416.597.0255 E bia@downtownyonge.com

RETAIL OPPORTUNITIES IN DOWNTOWN YONGE

APRIL 2024

DOWNTOWN



27 20 Edward St.
UPDATED

- Two ground flr units: 1,139sf (1), 3,877sf (2)
- 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

28 595 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

29 271 Yonge St.
LEASED

- 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

30 252 Victoria St.
LEASED

- 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

31 481- 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

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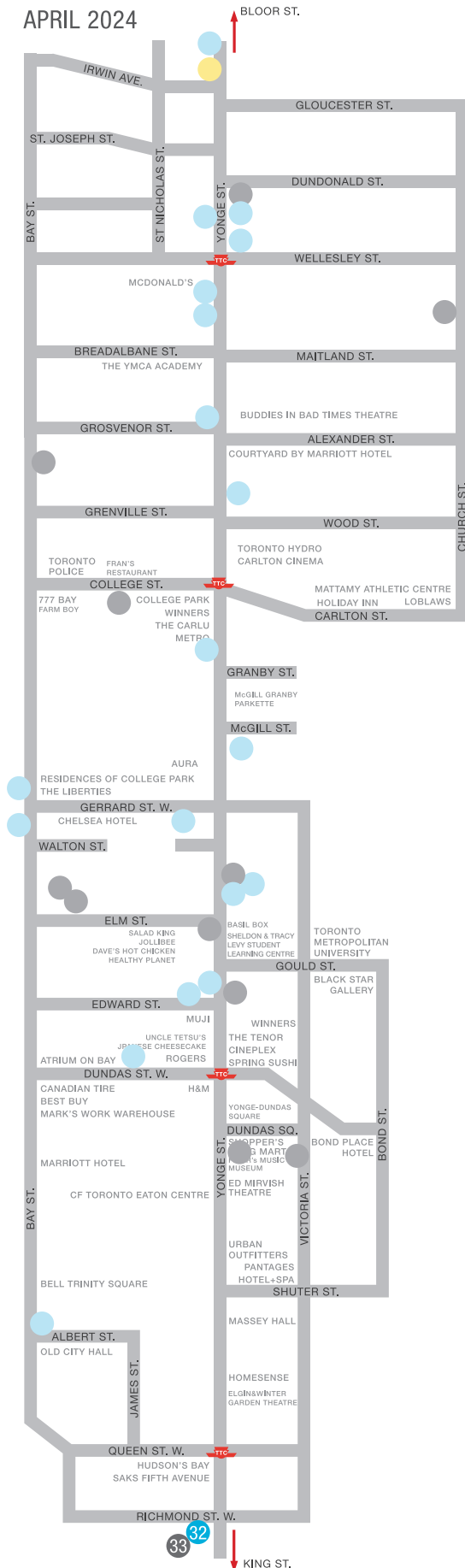
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T 416.597.0255 E pia@downtownyonge.com

RETAIL OPPORTUNITIES IN DOWNTOWN YONGE

DOWNTOWN



APRIL 2024



32 146 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
- Amble 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

33 144 Yonge St. LEASED

**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

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

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