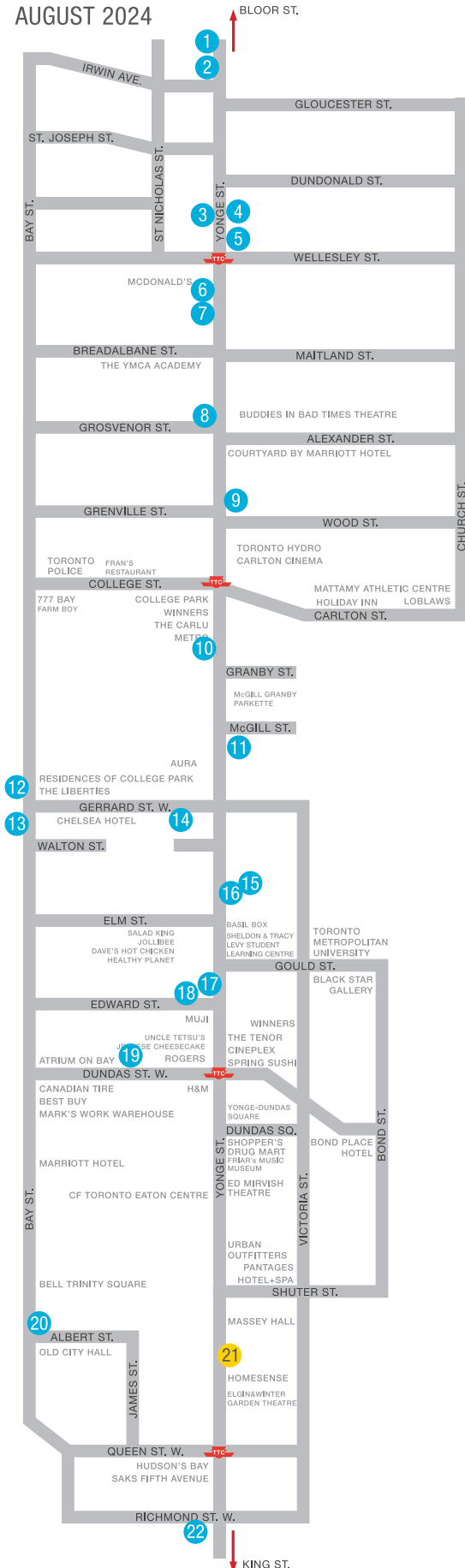


RETAIL OPPORTUNITIES IN DOWNTOWN YONGE

DOWNTOWN



AUGUST 2024



AVAILABLE RETAIL OPPORTUNITIES

- 1 750 Yonge St.
- 2 646 Yonge St.
- 3 588 Yonge St.
- 4 577 Yonge St.
- 5 8 Wellesley St.
- 6 556 Yonge St.
- 7 544 Yonge St.
- 8 502 Yonge St.
- 9 475 Yonge St.
- 10 444 Yonge St.
- 11 415 Yonge St.
- 12 711 Bay St.
- 13 700 Bay St.
- 14 378 Yonge St.
- 15 361 Yonge St. (1)
- 16 361 Yonge St. (2)
- 17 332 Yonge St.
- 18 20 Edward St.
- 19 595 Bay St.
- 20 418-483 Bay St.
- 21 201 Yonge St. **NEW**
- 22 146 Yonge St.

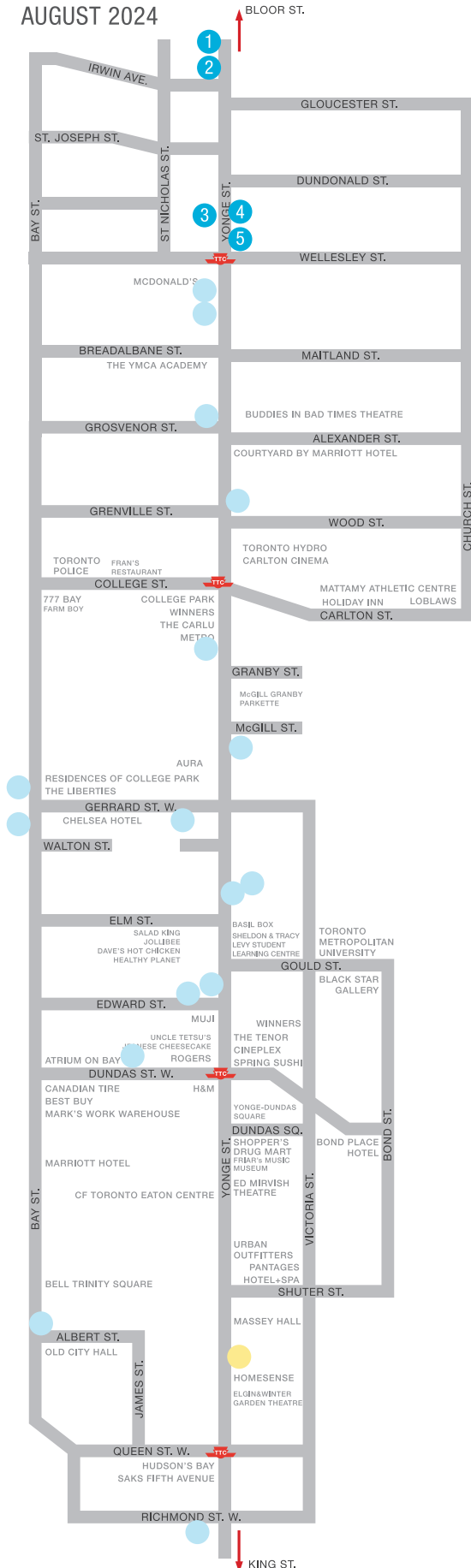
This report is provided for information purposes only. The information contained herein is obtained from sources we believe to be reliable. However, we do not assume any responsibility for inaccuracies. All options expressed and data provided in this report are subject to change without notice.

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

AUGUST 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.

- 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

4 577 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

5 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)

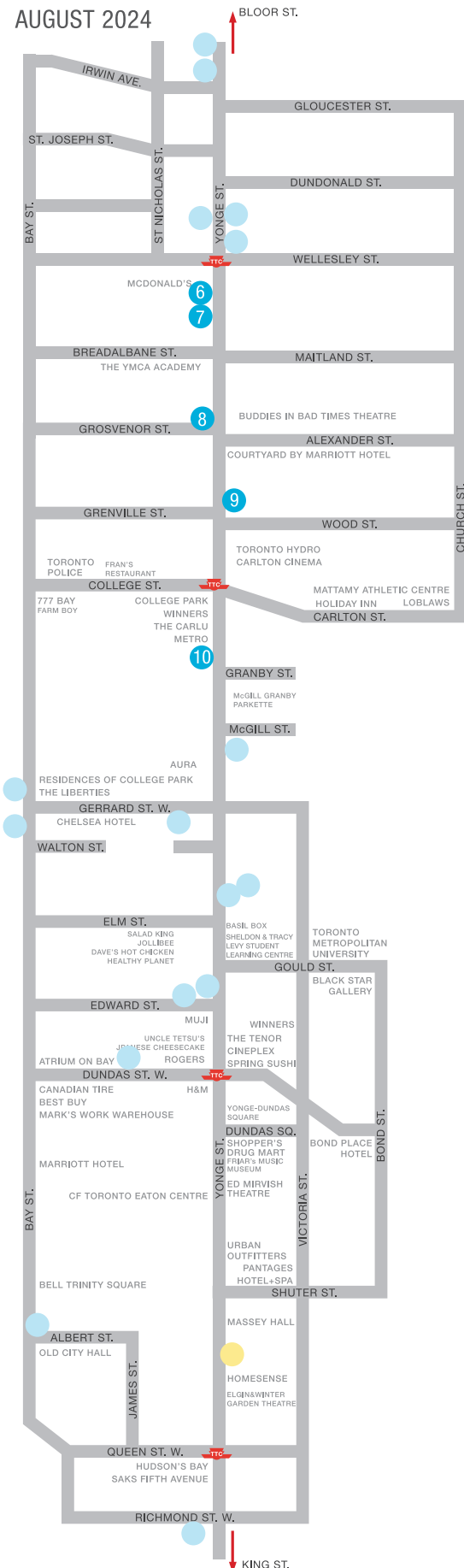
Byron Breau | Triovest Realty Advisors Inc.
T 416-941-1289 | C 416-720-0201 | E bbreau@triovest.com

This report is provided for information purposes only. The information contained herein is obtain from sources we believe to be reliable. However, we do not assume any responsibility for inaccuracies. All options expressed and data provided in this report are subject to change without notice.

RETAIL OPPORTUNITIES IN DOWNTOWN YONGE

AUGUST 2024

DOWNTOWN



6 556 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

7 544 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

8 502 Yonge St.

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

9 475 Yonge St.

2,078sf

- Available: immediately
- Term: 2-5 years
- South corner unit with excellent opportunity
- Steps from College station

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

10 444 Yonge St.

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 Subway Station

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

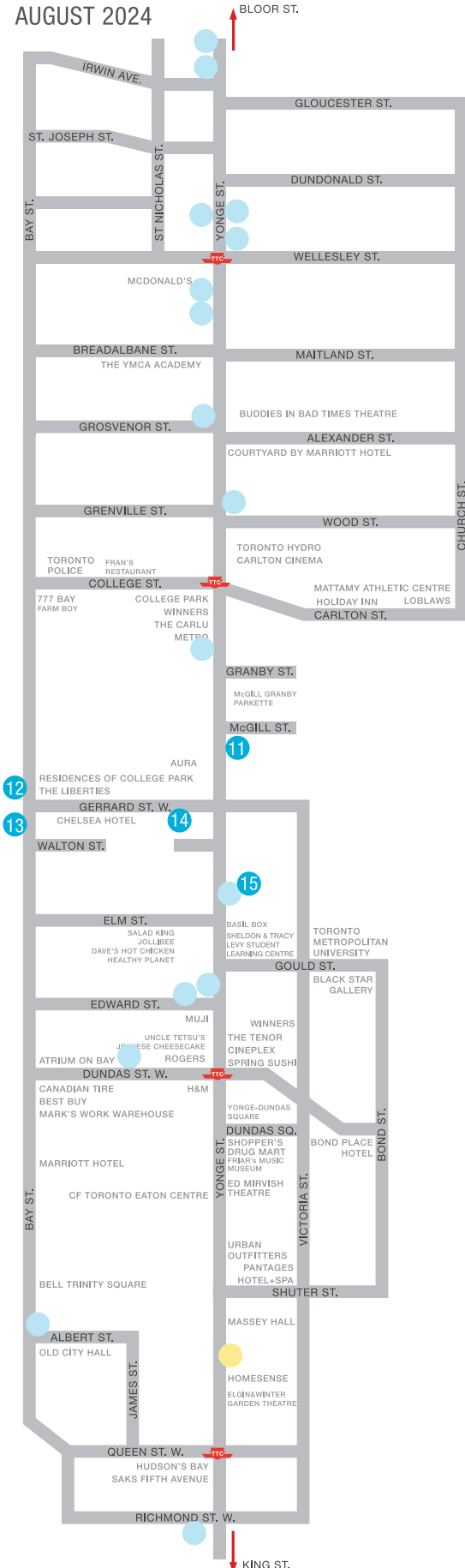
This report is provided for information purposes only. The information contained herein is obtain from sources we believe to be reliable. However, we do not assume any responsibility for inaccuracies. All options expressed and data provided in this report are subject to change without notice.

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

AUGUST 2024

DOWNTOWN



11 415 Yonge St.

1,296sf on ground flr

- Lease Expiry: November 27, 2028
 - Available: Immediately
 - Net Rent: Please contact Listing Agents
 - Pre-fitted 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

12 711 Bay St.

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

13 700 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

14 378 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

15 361 Yonge St. (1)

9,600sf GLA three storey building

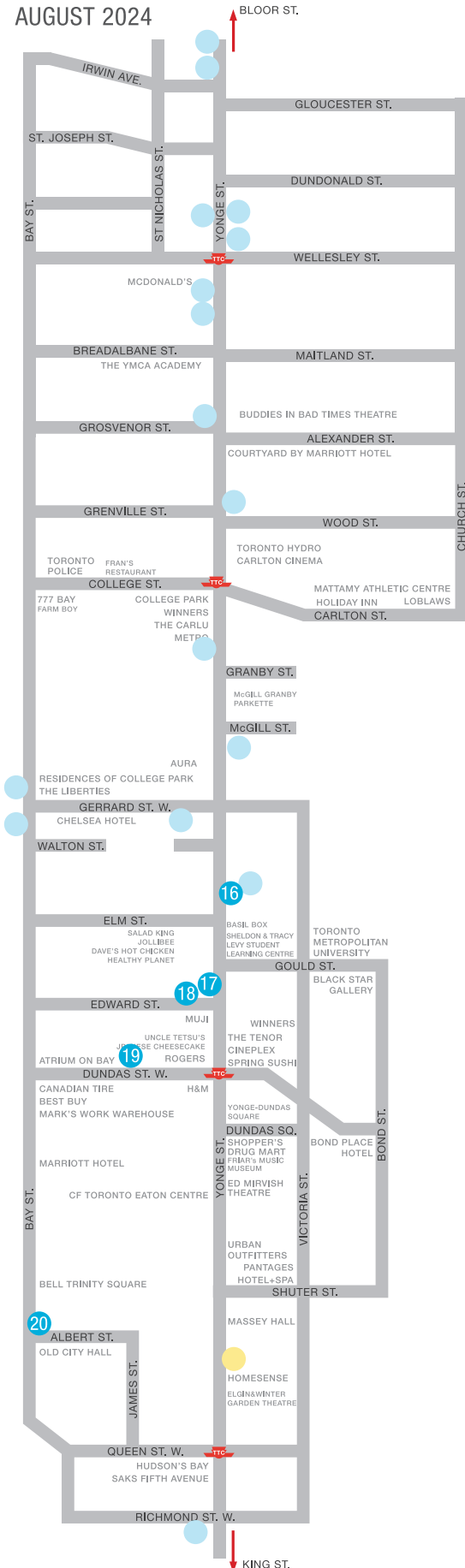
- Net \$55/sf
 - TMI \$18/sf
 - Flagship site, ideal for restaurant, bar or retail
 - 25ft storefront with existing 2nd floor patio, possible street level patio
 - Available 60/90 days
- Emile Amar | MLM Realty
T 416-841-4193 E emileamar@gmail.com

This report is provided for information purposes only. The information contained herein is obtain from sources we believe to be reliable. However, we do not assume any responsibility for inaccuracies. All options expressed and data provided in this report are subject to change without notice.

RETAIL OPPORTUNITIES IN DOWNTOWN YONGE

AUGUST 2024

DOWNTOWN



16 361 Yonge St. (2)

- 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

17 332 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

18 20 Edward St.

- 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

19 595 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

20 481- 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

This report is provided for information purposes only. The information contained herein is obtain from sources we believe to be reliable. However, we do not assume any responsibility for inaccuracies. All options expressed and data provided in this report are subject to change without notice.

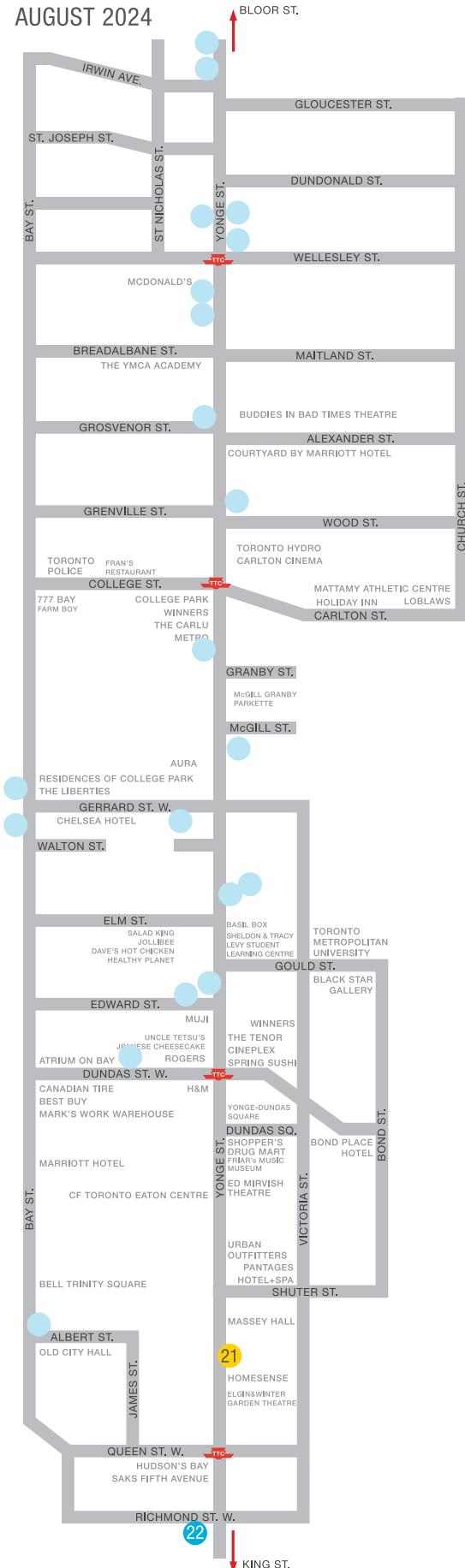
Downtown Yonge B.I.A. | 40 Dundas St. W. #300, Toronto, ON M5G 2C2
T 416.597.0255 E bia@downtownyonge.com

RETAIL OPPORTUNITIES IN DOWNTOWN YONGE

DOWNTOWN



AUGUST 2024



21 201 Yonge St.
NEW

2,370sf on ground flr, 2,971sf 2nd flr,
524sf 3rd flr. + 575sf rooftop patio
Total: 5,865 sf

- Net Rent: Please contact listing agents
- TMI: \$24.32/sf
- Available: Immediately
- Beautiful flagship retail in the heart of Downtown Yonge, directly across the street from The Toronto Eaton Centre
- The building is directly adjacent to Massey Tower with nearly 700 residential units
- Features a rooftop terrace
- Includes 359 sf basement storage area

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

22 146 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

This report is provided for information purposes only. The information contained herein is obtained from sources we believe to be reliable. However, we do not assume any responsibility for inaccuracies. All options expressed and data provided in this report are subject to change without notice.

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