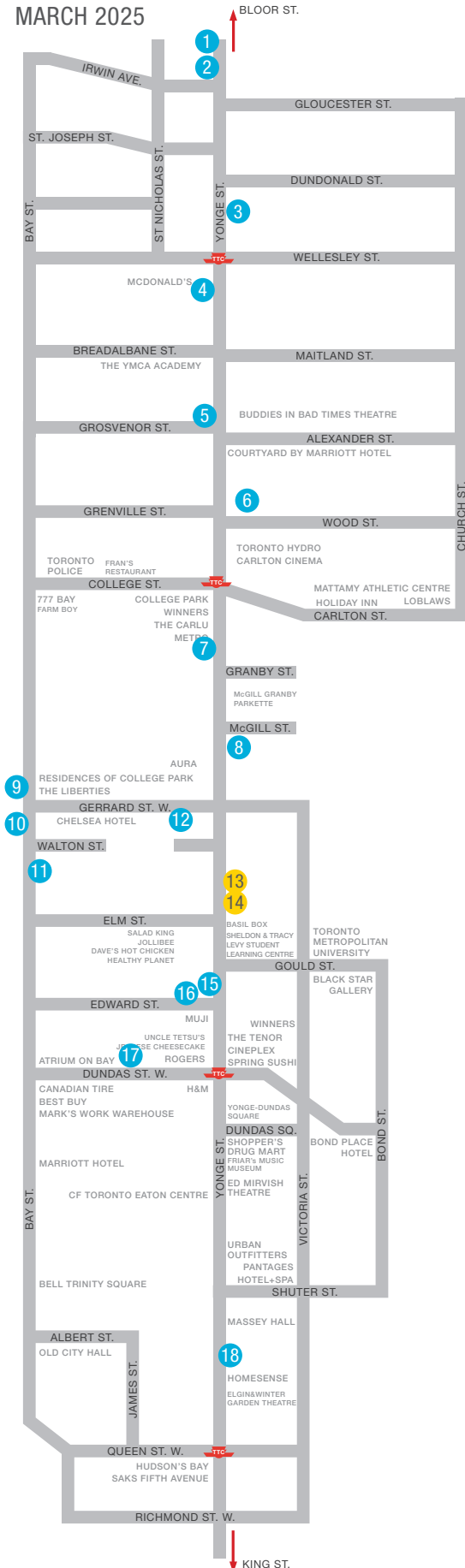


# RETAIL OPPORTUNITIES IN DOWNTOWN YONGE

DOWNTOWN



MARCH 2025



## AVAILABLE RETAIL OPPORTUNITIES

- 1 750 Yonge St.
- 2 646 Yonge St.
- 3 577 Yonge St.
- 4 556 Yonge St.
- 5 502 Yonge St.
- 6 475 Yonge St.
- 7 444 Yonge St.
- 8 415 Yonge St.
- 9 711 Bay St.
- 10 700 Bay St.
- 11 655 Bay St.
- 12 378 Yonge St.
- 13 361 Yonge St. (1) **NEW**
- 14 361 Yonge St. (2) **NEW**
- 15 332 Yonge St.
- 16 20 Edward St.
- 17 595 Bay St.
- 18 201 Yonge St.

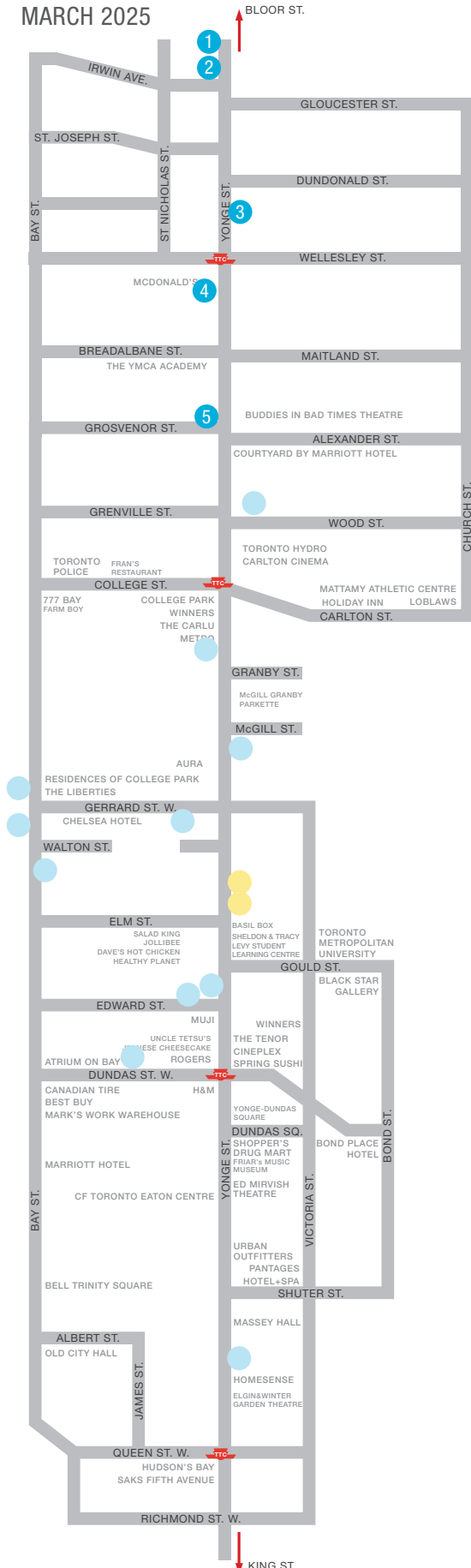
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Downtown Yonge B.I.A. | 40 Dundas St. W. #300, Toronto, ON M5G 2C2  
T 416.597.0255 E [bia@downtownyonge.com](mailto:bia@downtownyonge.com)

# RETAIL OPPORTUNITIES IN DOWNTOWN YONGE

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**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

**3 577 Yonge St.**

- 1,910sf on ground flr + 4,911sf on 2<sup>nd</sup> 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

**4 556 Yonge St.**

- 2,384sf on ground flr + 2,461sf on 2<sup>nd</sup> flr + 2,461sf on 3<sup>rd</sup> 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

**5 502 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

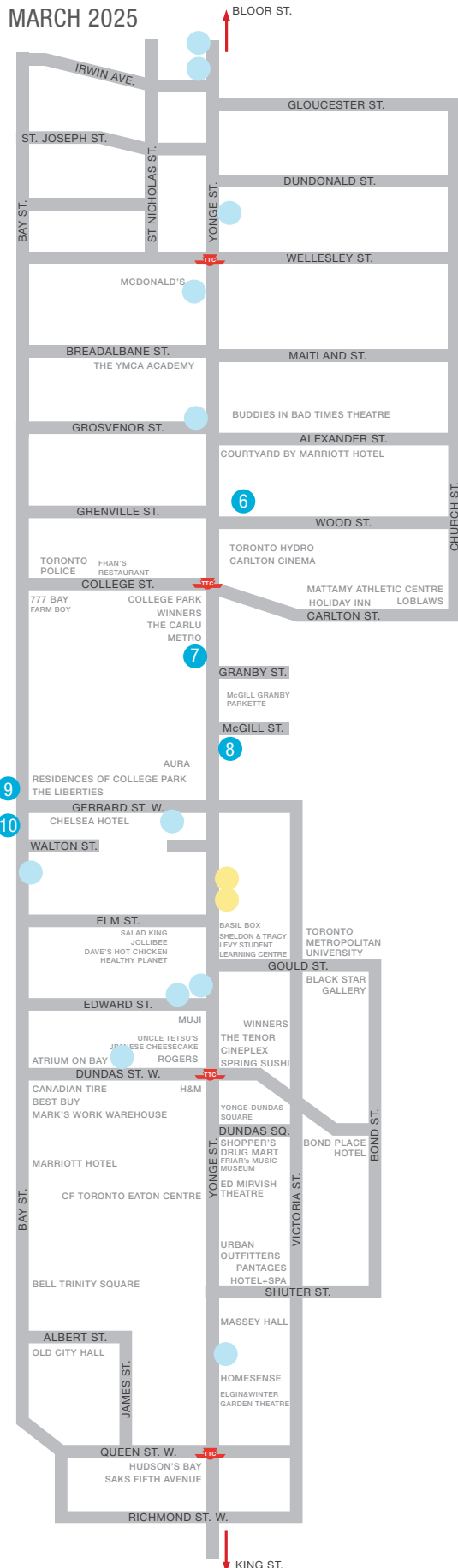
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# RETAIL OPPORTUNITIES IN DOWNTOWN YONGE

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## 6 475 Yonge St.

**2,670sf**

- Corner unit perfect for restaurant
- Net Rent: contact listing agents
- Additional Rent: \$8.30 (est. 2024) + utilities
- Available: immediately
- Term: 2-5 years
- All fixtures and chattels are in place including a 10'6" hood

Austin Jones | JLL  
T 416-855-0939 | E [Austin.Jones@am.jll.com](mailto:Austin.Jones@am.jll.com)

## 7 444 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](mailto:Brandon.Gorman@am.jll.com)

## 8 415 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

Dave Stevens | Cushman & Wakefield  
T 416-494-9500

## 9 711 Bay St.

**Unit D: 1,536sf**

- 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](mailto:Brandon.Gorman@am.jll.com)

## 10 700 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](mailto:carmen.siegel@cushwake.com)

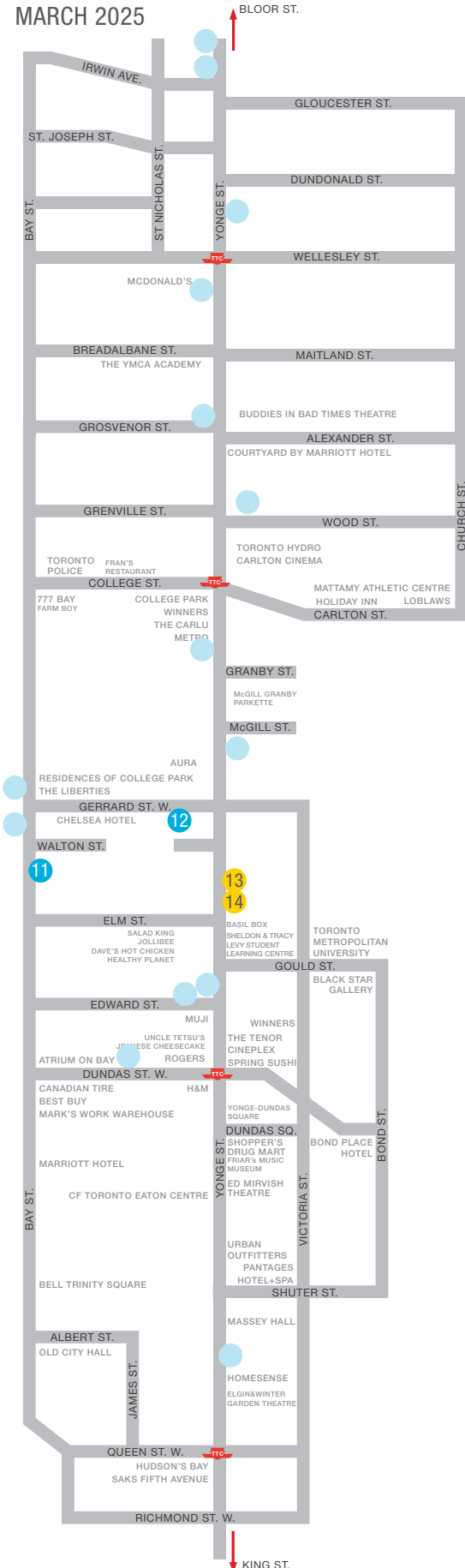
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# RETAIL OPPORTUNITIES IN DOWNTOWN YONGE

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DOWNTOWN



**11 655 Bay St.**

- 4,266sf of premium corner retail
- 25ft of wraparound frontage
- Opportunity for a 70 person patio
- Net Rent: contact listing agents
- Additional Rent: \$25.07 (est. 2024)
- Available immediately
- Term: 5-10 years

Brandon Gorman | JLL Canada  
T 415-855-0907 | E [Brandon.Gorman@am.jll.com](mailto:Brandon.Gorman@am.jll.com)

**12 378 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](mailto:cr@cr-re.com)

**13 361 Yonge St. (1)**  
**NEW**

- 3,100sf on ground flr
- Net Rent: contact leasing agent
- Additional Rent: approx. \$25/sf
- Suits retail, restaurant/café, electronics service uses, minimart or supermarket
- Available: 60 days
- Term: 10 years
- No Demo
- Prime flagship retail in the heart of Downtown Yonge directly across the street from McDonalds & Congee Queen, steps to Atrium, Eaton Centre, Dundas Square & much more
- Also available 3,100sf lower retail space can be contiguous to the Ground floor total 6,200sf

Emile Amar | MLM Realty  
T 416-841-4193 E [emileamar@gmail.com](mailto:emileamar@gmail.com)

**14 361 Yonge St. (2)**  
**NEW**

- 3,100sf on Lower flr
- Net Rent: contact leasing agent
- Additional Rent: approx. \$20/sf
- Suits retail, restaurant, café, electronics, service uses, minimart or supermarket
- Available: Immediately
- Term: 10 years
- No Demo
- Prime retail in the heart of Downtown Yonge, directly across the street from Mcdonalds & Congee Queen, steps to Atrium, Eaton Centre, Dundas Square much more
- Also available 3100sf Ground floor space can be contiguous to the Lower floor total 6,200sf

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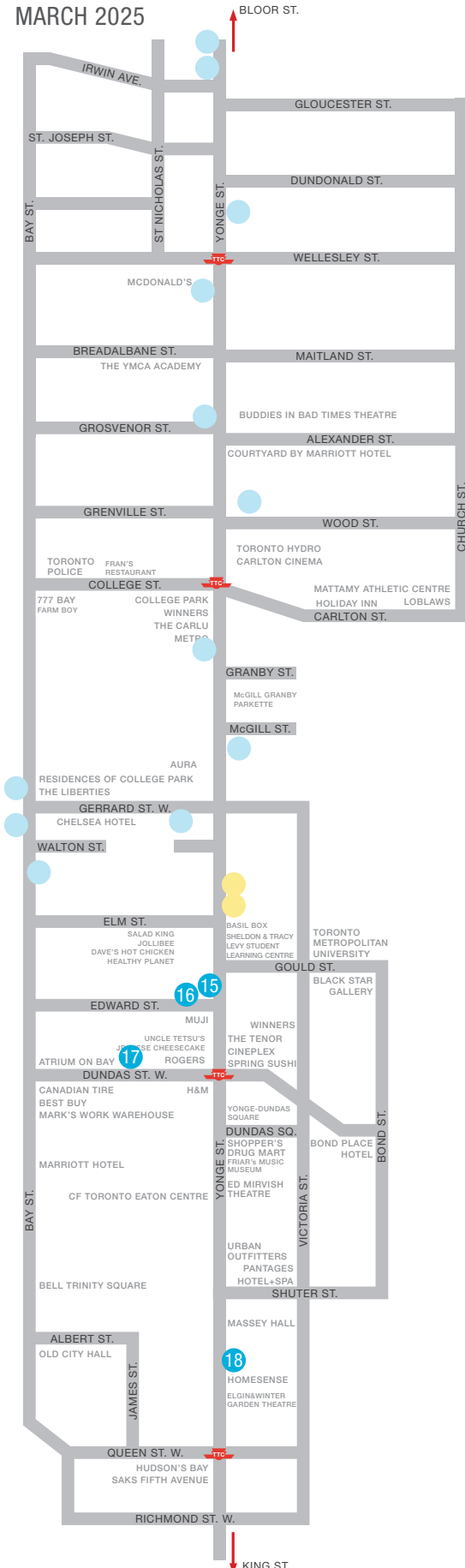
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# RETAIL OPPORTUNITIES IN DOWNTOWN YONGE

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**15** **332 Yonge St.**

**10,100sf**

- Ground flr & 2<sup>nd</sup> 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](mailto:philpick1@gmail.com)

**16** **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](mailto:alex.edmison@cbre.com)

**17** **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

Byron Breaux | Triovest Realty Advisors Inc.  
T 416-941-1289 | E [bbreaux@triovest.com](mailto:bbreaux@triovest.com)

**18** **201 Yonge St.**

**2,370sf on ground flr, 2,971sf 2<sup>nd</sup> flr, 524sf 3<sup>rd</sup> 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

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