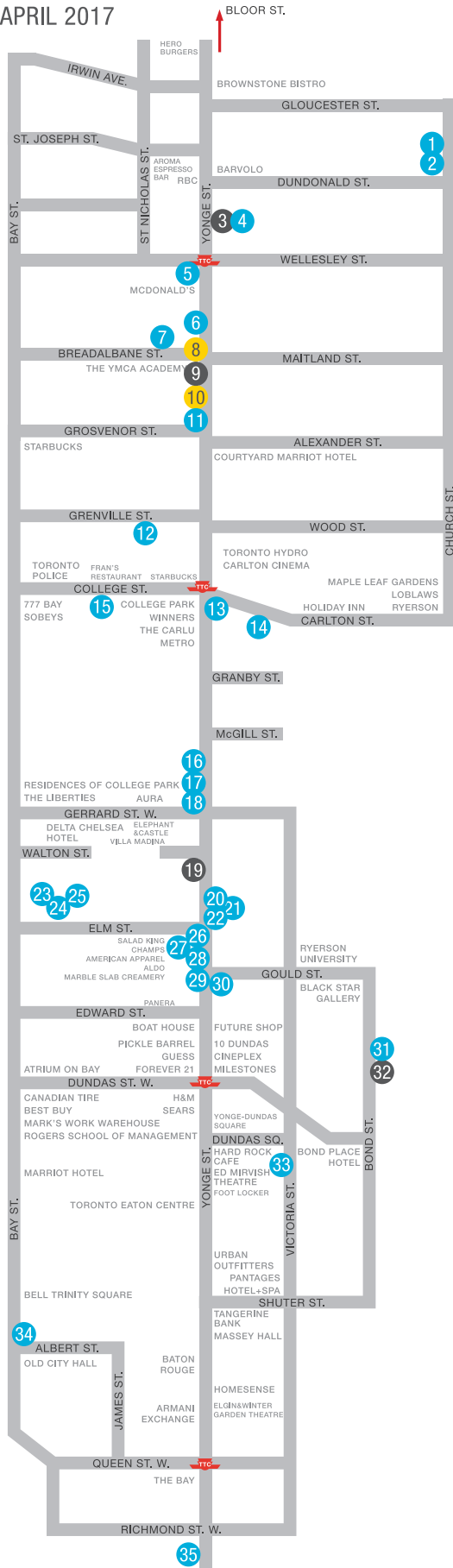


# RETAIL OPPORTUNITIES IN DOWNTOWN YONGE

DOWNTOWN



APRIL 2017



## AVAILABLE RETAIL OPPORTUNITIES

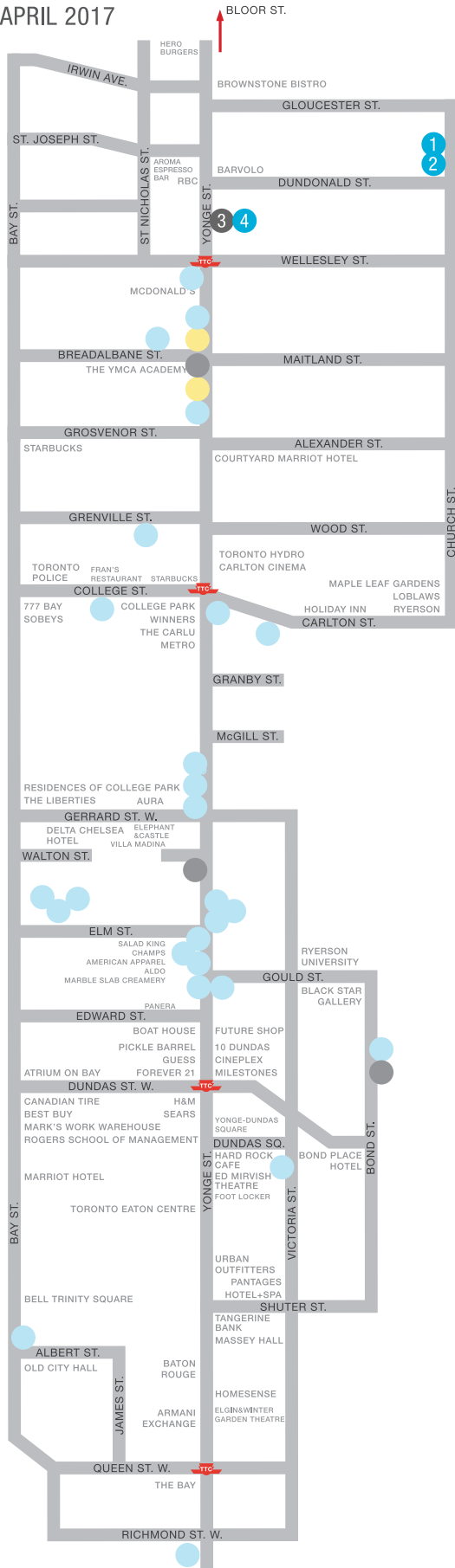
- 1 582 Church St.
- 2 580 Church St.
- 3 563 Yonge St. (1) LEASED
- 4 563 Yonge St. (2)
- 5 558 Yonge St.
- 6 530 Yonge St.
- 7 7 Breadalbane St.
- 8 526 Yonge St. **NEW**
- 9 512 Yonge St. LEASED
- 10 506 Yonge St. **NEW**
- 11 500 Yonge St.
- 12 21 Grenville St.
- 13 3 Carlton St. **UPDATED**
- 14 21 Carlton St.
- 15 777 Bay St. (2)
- 16 103-384 Yonge St.
- 17 28-384 Yonge St.
- 18 384 Yonge St.
- 19 366 Yonge St. LEASED
- 20 361 Yonge St. (1)
- 21 361 Yonge St. (2)
- 22 361 Yonge St. (3)
- 23 655 Bay St. (1)
- 24 655 Bay St. (2)
- 25 655 Bay St. (3)
- 26 346 Yonge St.
- 27 338 Yonge St.
- 28 336 Yonge St. (1)
- 29 336 Yonge St. (2)
- 30 335-331 Yonge St.
- 31 113 Bond St. (1)
- 32 113 Bond St. (2) LEASED
- 33 252 Victoria St.
- 34 483 Bay St. (2)
- 35 144 Yonge St.

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# RETAIL OPPORTUNITIES IN DOWNTOWN YONGE

APRIL 2017

DOWNTOWN



- 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
- Term: Q2 2017

## 1 582 Church St.

Michi Jameson | CBRE Limited  
T 416-815-2350 | E [michi.jameson@cbre.com](mailto:michi.jameson@cbre.com)

- 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
- Term: Q2 2017

## 2 580 Church St.

Michi Jameson | CBRE Limited  
T 416-815-2350 | E [michi.jameson@cbre.com](mailto:michi.jameson@cbre.com)

- 768sf on ground flr
- Asking rate: Negotiable
- Additional rent: \$19.98/sf
- Term: 5 years
- Rare opportunity to secure long-term lease
- Suitable for various uses
- Tenants in immediate proximity include Starbucks, RBC, Aroma Espresso Bar

## 3 563 Yonge St. (1) LEASED

Brandon Gorman | Cushman & Wakefield  
T 416-205-9222 x239 | E [brandon.gorman@cushwake.com](mailto:brandon.gorman@cushwake.com)

- 1,145 sf on ground flr
- Asking rate: Negotiable
- Additional rent: \$19.98/sf
- Term: 5 years
- Rare opportunity to secure long-term lease on one of Canada's premier retail strips
- Suitable for various uses
- Tenants in immediate proximity include Starbucks, RBC, Aroma Espresso Bar

## 4 563 Yonge St. (2)

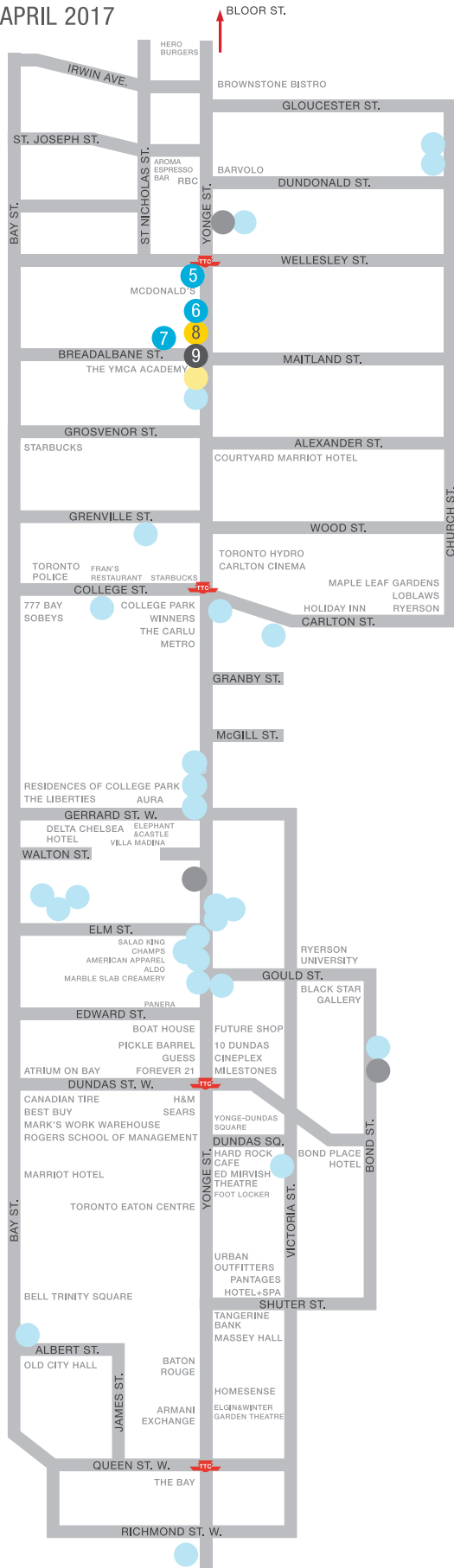
Brandon Gorman | Cushman & Wakefield  
T 416-205-9222 x239 | E [brandon.gorman@cushwake.com](mailto:brandon.gorman@cushwake.com)

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# RETAIL OPPORTUNITIES IN DOWNTOWN YONGE

APRIL 2017

DOWNTOWN



**5 558 Yonge St.**

- 4,800sf
- \$50/sf triple net
- TMI: \$200/sf
- Prime restaurant & bar space, fully built out, liquor license
- Steps from the Wellesley subway station, located on a busy Yonge St intersection
- Available immediately

George  
T 647-272-8451

**6 530 Yonge St.**

- Over 12,000sf of space over 2 levels
- Asking rate: Negotiable
- Additional rent: \$14.75/sf
- Steps from Wellesley Subway
- Corner retail exposure
- Over 75ft of wraparound frontage
- Occupancy: Immediately

Brandon Gorman | Cushman & Wakefield  
T 416-205-9222 x239 | E [brandon.gorman@cushwake.com](mailto:brandon.gorman@cushwake.com)

**7 7 Breadalbane St.**

- 679sf on ground flr
- 679sf on 2nd flr
- Net rent: ground flr- \$75/sf, 2nd flr- TBN
- TMI: \$16/sf
- Space along Canada's best retail corridor
- Steps off Yonge St just north of College St
- Opportunity for a signature patio
- Available immediately

Alex Edmison | CBRE Limited  
T 416-874-7266 E [alex.edmison@cbre.com](mailto:alex.edmison@cbre.com)

**8 526 Yonge St.**

**NEW**

- 1,137sf on ground flr
- 958sf basement
- Net Rent: \$80/sf
- TMI: \$16.50/sf
- Availability: June 2017
- Located north of the Yonge & College intersection
- Opportunity to secure right-sized retail space

Alex Edmison | CBRE Limited  
T 416-874-7266 E [alex.edmison@cbre.com](mailto:alex.edmison@cbre.com)

**9 512 Yonge St.**

**LEASED**

- 1,485sf
- Available immediately
- Brand new glass storefront
- Shipping and receiving in back
- Steps from public transit
- Perfect for a variety of retail & restaurant uses

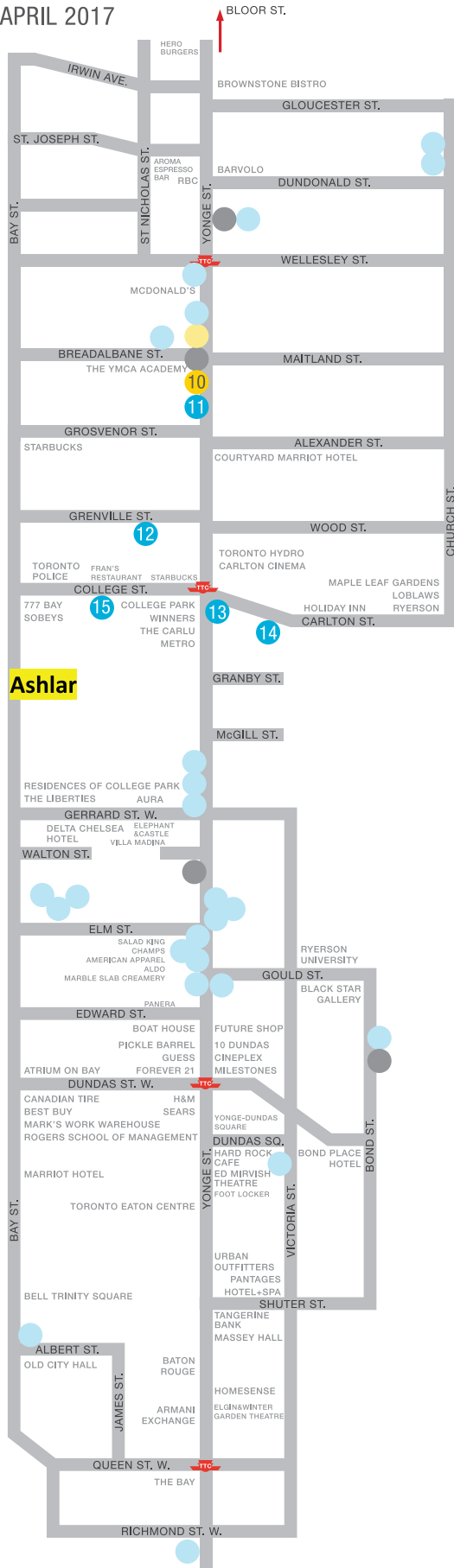
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# RETAIL OPPORTUNITIES IN DOWNTOWN YONGE

APRIL 2017

DOWNTOWN



**Ashlar**

**10 NEW** 506 Yonge St.

- 1,752sf on ground flr
- 681sf basement
- Net Rent: \$65/sf
- TMI: \$19.75/sf
- Availability: June 2017
- Located north of the Yonge & College intersection

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

**11** 500 Yonge St.

- 2,500sf on 3rd flr
- Corner of Yonge & Grosvenor
- Ideal for office/retail- medical/professional services
- Available immediately
- Asking \$25/sf gross
- 100sf furnished exam rooms/offices also available
- Includes WIFI and dedicated reception area

Shane Jamieson | Right at Home Realty Inc.  
T 905-665-2500 | E shanejay430@gmail.com

**12** 21 Grenville St.

- 2,360sf & 1,732sf on ground flr at Karma condos
- West location is divisible
- East location also offers 387sf mezzanine
- Net rent negotiable
- Additional rent \$22/sf
- Term: 10 years
- Occupancy: Immediately

Graham Smith | Cushman & Wakefield  
T 416-205-9222 x225 | E graham.smith@cushwake.com

**13 UPDATED** 3 Carlton St.

- 1,200sf
- NET \$75/sf
- TMI \$33/sf (includes Water & Hydro)
- Ideal for retail or fast food/take out
- Available (30 days)

Emile Amar | Sutton Ground-Admiral Realty Inc.  
T 416-841-4193 | E emileamar@gmail.com

**14** 21 Carlton St.

- 3,300sf
- NET: \$70/sf
- TMI: \$33.50/sf (including Hydro & Water)
- Available: Immediately
- Space is divisible
- Steps from College subway station
- Below an A class highrise condo with 750 units

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

**15** 777 Bay St. (2)

- 1,127sf on Market level
- Located at busy intersection of Bay & College St
- Opposite LCBO

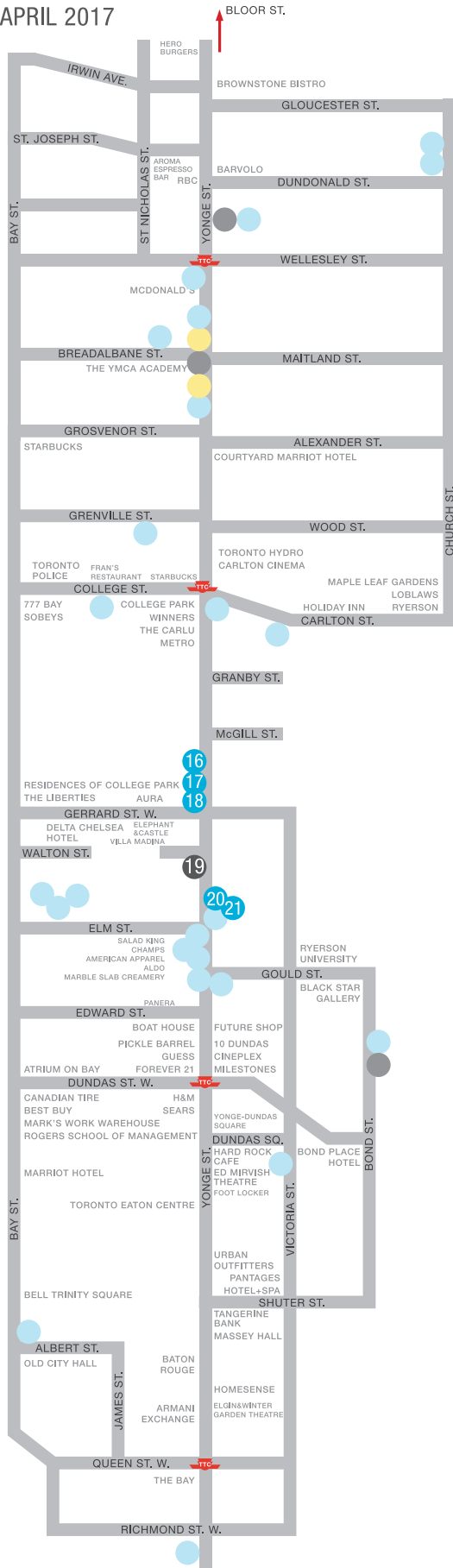
Mike Vilner | CandereL  
T 416-593-6366 E mvilner@candereL.com

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# RETAIL OPPORTUNITIES IN DOWNTOWN YONGE

APRIL 2017

DOWNTOWN



- 16** 103-384 Yonge St.

**AURA**

**GLA 440sf**

  - Available immediately
  - Restrictions on uses to be reviewed
  - Located near subway access
  - Future PATH access planned
  - Maybe combined with unit 104

Raymond Chan  
T 416-418-7803 | E [raymondw\\_chan@yahoo.com](mailto:raymondw_chan@yahoo.com)
  
- 17** 28-384 Yonge St.

**AURA**

**614sf retail condo for sale**

  - Asking price \$549,000
  - Asset purchase including fixtures & improvements
  - Owner has spent over \$50,000 in renovations
  - Located near food court
  - Future PATH access planned
  - Available immediately

Raymond Chan  
T 416-418-7803 | E [raymondw\\_chan@yahoo.com](mailto:raymondw_chan@yahoo.com)
  
- 18** 384 Yonge St.#10

**AURA**

**221sf - Concourse level**

  - Rent: negotiable
  - Corner unit facing one of two exits to street level
  - Can come furnished or unfurnished
  - Availability: Feb 1, 2017
  - Suitable for retail or office (2017 tax season, immigration services, mortgage broker, etc.)

Raymond Chan  
T 416-418-7803 | E [raymondw\\_chan@yahoo.com](mailto:raymondw_chan@yahoo.com)
  
- 19** 366 Yonge St.

**LEASED**

**1,727sf on ground flr**

  - Net rent: negotiable
  - Excellent signage available
  - Ideal for food use, fashion or service retail
  - Available Jan 1, 2017

Paul Cheevers | Lennard Commercial Realty  
T 416-649-5949 | E [pcheevers@lennard.com](mailto:pcheevers@lennard.com)
  
- 20** 361 Yonge St. (1)

**EMILE AMAR**

**2,900sf ground flr**

  - Net \$85/sf
  - TMI \$24/sf
  - Ideal for restaurant, pub, bar or retail
  - Available 60/90 days

Emile Amar | Sutton Group - Admiral Realty Inc.  
T 416-841-4193 E [emileamar@gmail.com](mailto:emileamar@gmail.com)
  
- 21** 361 Yonge St. (2)

**EMILE AMAR**

**9,600sf GLA three storey building**

  - Net \$50/sf
  - TMI \$15/sf
  - Flagship site, ideal for restaurant, bar or retail
  - 25ft storefront with existing 2nd floor patio, possible street level patio
  - Available 60/90 days

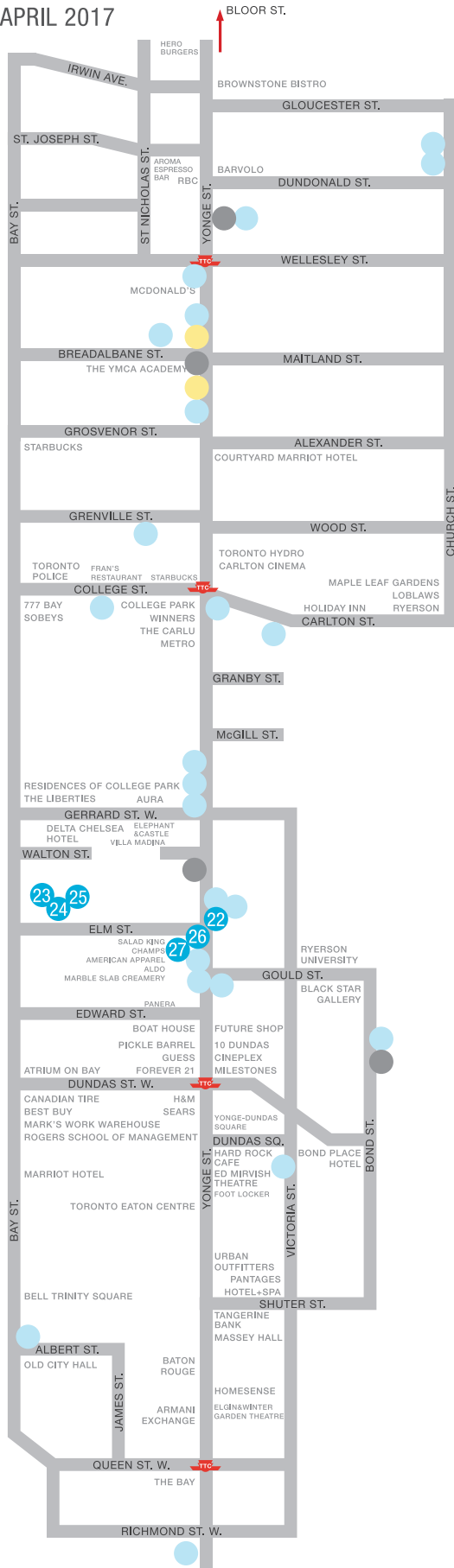
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T 416-841-4193 E [emileamar@gmail.com](mailto:emileamar@gmail.com)

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# RETAIL OPPORTUNITIES IN DOWNTOWN YONGE

APRIL 2017

DOWNTOWN



**22** **361 Yonge St. (3)**

- 2,900sf lower flr with street access
- Net \$45/sf
- TMI \$13/sf
- Ideal for restaurant, pub, bar or retail
- Available 60/90 days

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

**23** **655 Bay St. (1)**

- 1,172sf unit
- Net \$25/sf
- Additional rent: \$25.59
- Located at Bay St. & Elm St.

Madeleine Nicholls | Dream Unlimited Corp.  
T 416-365-8960 E [mnicholls@dream.ca](mailto:mnicholls@dream.ca)

**24** **655 Bay St. (2)**

- 908sf unit
- Net \$25/sf
- Additional rent: \$25.59
- Located at Bay St. & Elm St.

Madeleine Nicholls | Dream Unlimited Corp.  
T 416-365-8960 E [mnicholls@dream.ca](mailto:mnicholls@dream.ca)

**25** **655 Bay St. (3)**

- 663sf unit
- Net \$35/sf
- Additional rent: \$25.59
- Located at Bay St. & Elm St.

Madeleine Nicholls | Dream Unlimited Corp.  
T 416-365-8960 E [mnicholls@dream.ca](mailto:mnicholls@dream.ca)

**26** **346 Yonge St.**

- 1,400sf on 2<sup>nd</sup> 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](mailto:plebo1234@gmail.com)

**27** **338 Yonge St.**

- 3,832sf on ground flr
- 1,061sf lower level
- Net Rent: \$385,000.00
- TMI: \$120,623.72
- Availability: Immediately
- Net rent includes the double height signage
- Neighbouring tenants include the Toronto Eaton Centre, Ryerson Student Learning Centre, Basil Box, Nordstrom, H&M, MUJI, Aldo, Forever 21 and Uniqlo

Alex Edmison | CBRE Limited  
T 416-874-7266 E [alex.edmison@cbre.com](mailto:alex.edmison@cbre.com)

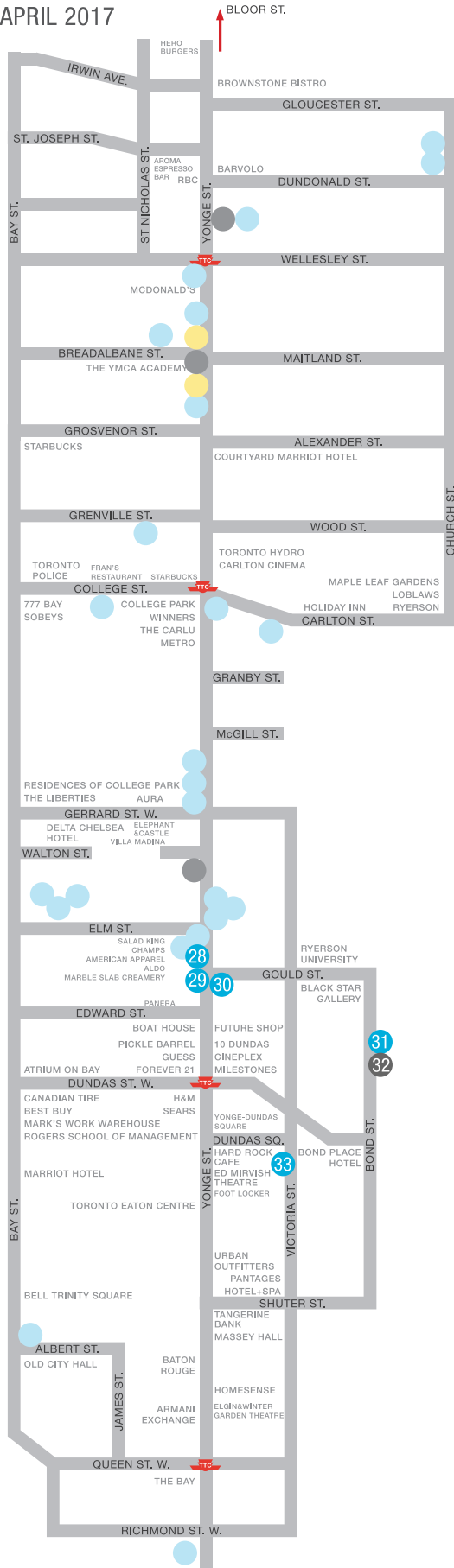
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# RETAIL OPPORTUNITIES IN DOWNTOWN YONGE

APRIL 2017

DOWNTOWN



**28 336 Yonge St. (1)**

- 4,000sf on ground flr
- Full basement + 2<sup>nd</sup> flr office
- Rate: \$105.00/sf Net
- Prime Yonge St-Dundas Corridor at Gould St
- Steps from Dundas Subway and Eaton Centre

Matthew Pieszchala, CBRE  
T 905-234-0376 | E [matthew.pieszchala@cbre.com](mailto:matthew.pieszchala@cbre.com)

**29 336 Yonge St. (2)**

- 4,043sf on ground flr
- 2,546sf Basement
- 1,913sf Mezzanine
- Available immediately
- Term 10 years + 2 x 5year options to renew
- Northwest corner of Yonge and Gould
- Asking net rent - Contact agent

Matthew Pieszchala, CBRE  
T 905-234-0376 | E [matthew.pieszchala@cbre.com](mailto:matthew.pieszchala@cbre.com)

**30 The Lot @ 335**

- 7,600 sf vacant lot available for interim rental
- Approx 60ft frontage into Yonge Street and 128ft on Gould Street
- Lot is gravel and secured by a chain link fence

**30 335-331 Yonge St.**

Al Lalani Jr.  
T 416-508-0700 | E [aljr.lalani@thelalanigroup.com](mailto:aljr.lalani@thelalanigroup.com)

**31 450sf on 2nd flr**

- \$2,300/month
- Hydro extra
- Ideal for office or service business

**31 113 Bond St. (1)**

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

**32 800sf on 2nd flr**

**600sf lower retail**

- \$2,900/month
- Hydro extra
- Ideal for any type of retail, coffee shop or service

**32 113 Bond St. (2)**

**LEASED**

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

**33 2,044sf on ground flr; 2,500sf on 2<sup>nd</sup> flr**

**183sf of storage**

- Net rent: TBN
- At the base of a new 40 storey A class residential tower, one door from Yonge-Dundas Square, the CF Toronto Eaton Centre and Ryerson University

**33 252 Victoria St.**

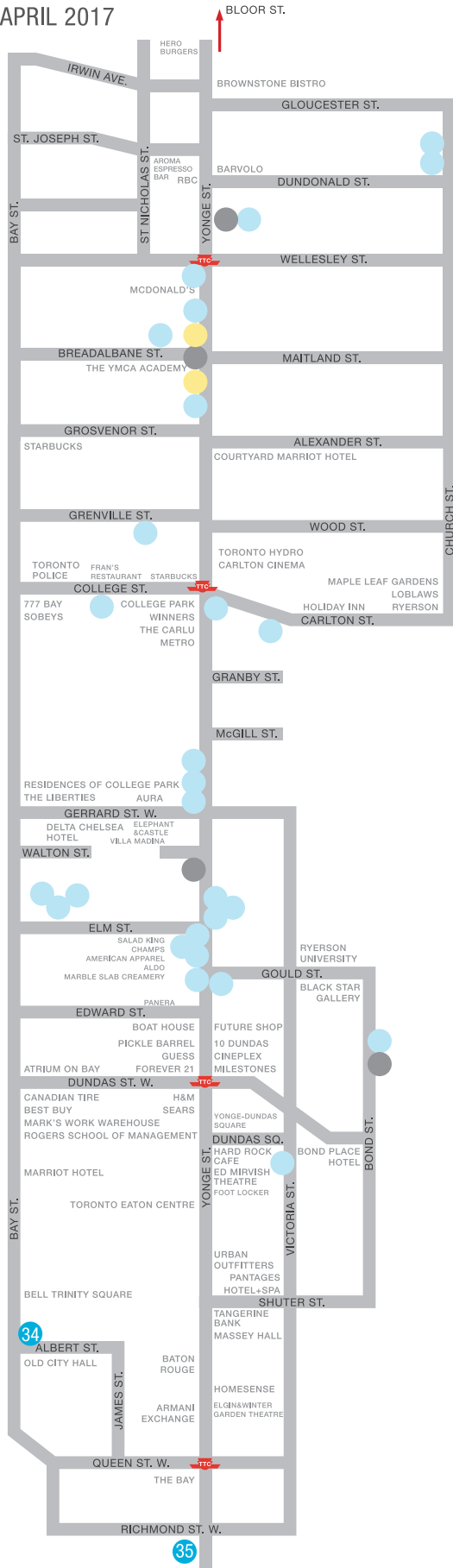
Alex Edmison | CBRE Limited  
T 416-874-7266 E [alex.edmison@cbre.com](mailto:alex.edmison@cbre.com)

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# RETAIL OPPORTUNITIES IN DOWNTOWN YONGE

APRIL 2017

DOWNTOWN



**34** 483 Bay St.

**510sf on PATH (Unit B1-08a)**

- Beside large Goodlife Fitness facility
- No fast food/quick service restaurants permitted

Megan McGowan | S&H Realty Corporation  
T 905-625-6106 | E [megan@shrealtycorp.com](mailto:megan@shrealtycorp.com)

**35** 144 Yonge St.

**2,495sf on ground flr; 2,495sf on 2nd flr, 2,495sf of free basement**

- Net Rent: \$50/sf
- TMI: \$16.50/sf
- Available: Jan 1, 2017
- Ideal for flagship retail experience over two levels as well as a single tenant restaurant with a potential rooftop patio!
- Extremely high vehicular and pedestrian traffic, with very close proximity to The Eaton Centre, Yonge & Dundas, Union Station & more!

Alex Edmison | CBRE Limited  
T 416-874-7266 E [alex.edmison@cbre.com](mailto:alex.edmison@cbre.com)

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