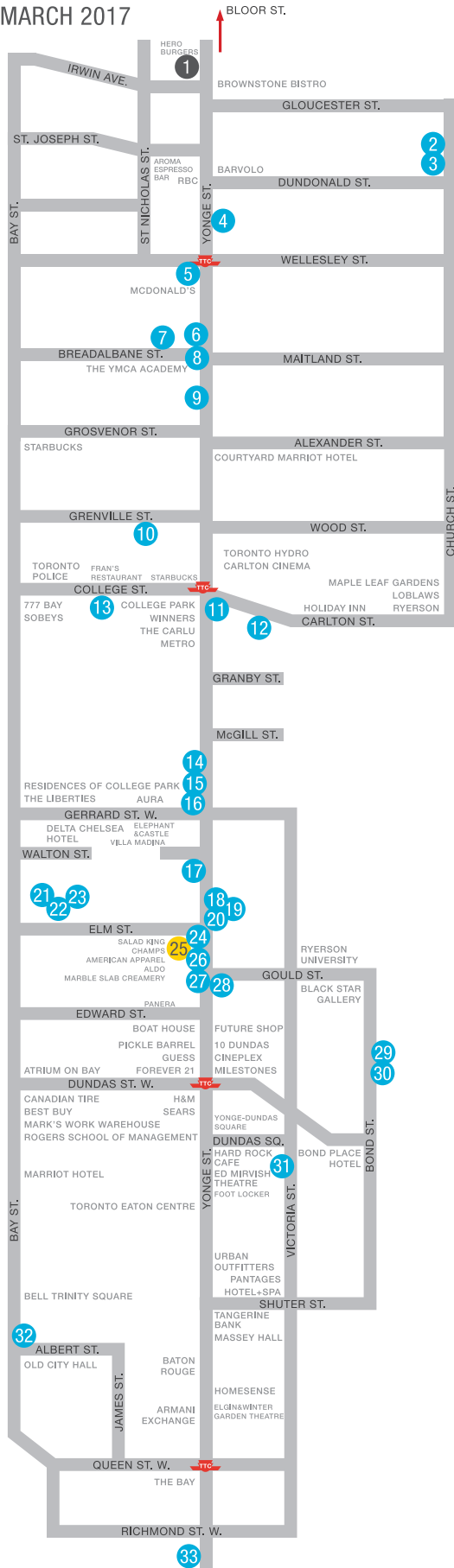


RETAIL OPPORTUNITIES IN DOWNTOWN YONGE

MARCH 2017

DOWNTOWN



AVAILABLE RETAIL OPPORTUNITIES

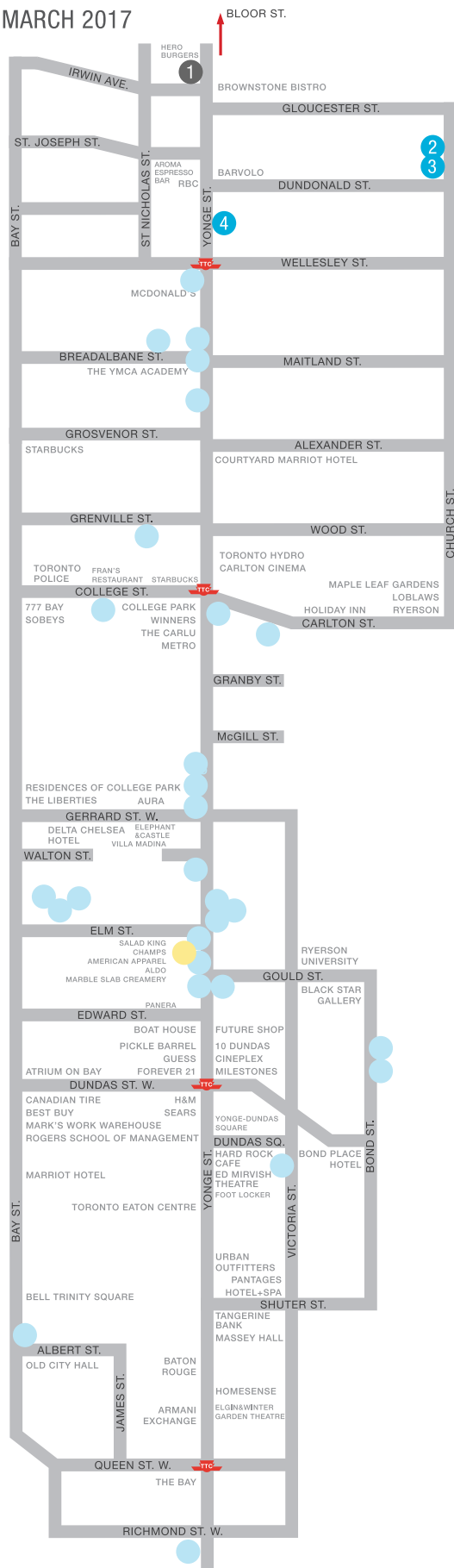
- 1 652 Yonge St.
- 2 582 Church St.
- 3 580 Church St.
- 4 563 Yonge St. **UPDATED**
- 5 558 Yonge St.
- 6 530 Yonge St.
- 7 7 Breadalbane St.
- 8 512 Yonge St.
- 9 500 Yonge St.
- 10 21 Grenville St.
- 11 3 Carlton St.
- 12 21 Carlton St.
- 13 777 Bay St. (2)
- 14 103-384 Yonge St.
- 15 28-384 Yonge St.
- 16 384 Yonge St.
- 17 366 Yonge St.
- 18 361 Yonge St. (1)
- 19 361 Yonge St. (2)
- 20 361 Yonge St. (3)
- 21 655 Bay St. (1)
- 22 655 Bay St. (2)
- 23 655 Bay St. (3)
- 24 346 Yonge St.
- 25 338 Yonge St. **NEW**
- 26 336 Yonge St. (1)
- 27 336 Yonge St. (2)
- 28 335-331 Yonge St.
- 29 113 Bond St. (1)
- 30 113 Bond St. (2)
- 31 252 Victoria St.
- 32 483 Bay St. (2)
- 33 144 Yonge St.

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RETAIL OPPORTUNITIES IN DOWNTOWN YONGE

MARCH 2017

DOWNTOWN



1 652 Yonge St.
LEASED

- 984sf on ground flr
- Net rent: negotiable
- TMI: \$22.00 PSF
- Perfect for a variety of uses

Brandon Gorman | Ashlar Urban Realty Inc.
T 416-205-9222 x239 | E bgorman@ashlarurban.com

2 582 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
- Term: Q2 2017

Michi Jameson | CBRE Limited
T 416-815-2350 | E michi.jameson@cbre.com

3 580 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
- Term: Q2 2017

Michi Jameson | CBRE Limited
T 416-815-2350 | E michi.jameson@cbre.com

4 563 Yonge St.
UPDATED

- 768 & 1,145 sf on ground flr
- Two units available for lease
- Asking rate: Negotiable
- Additional rent: \$19.98/sf
- Term: 5 years
- Occupancy: Immediately
- 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

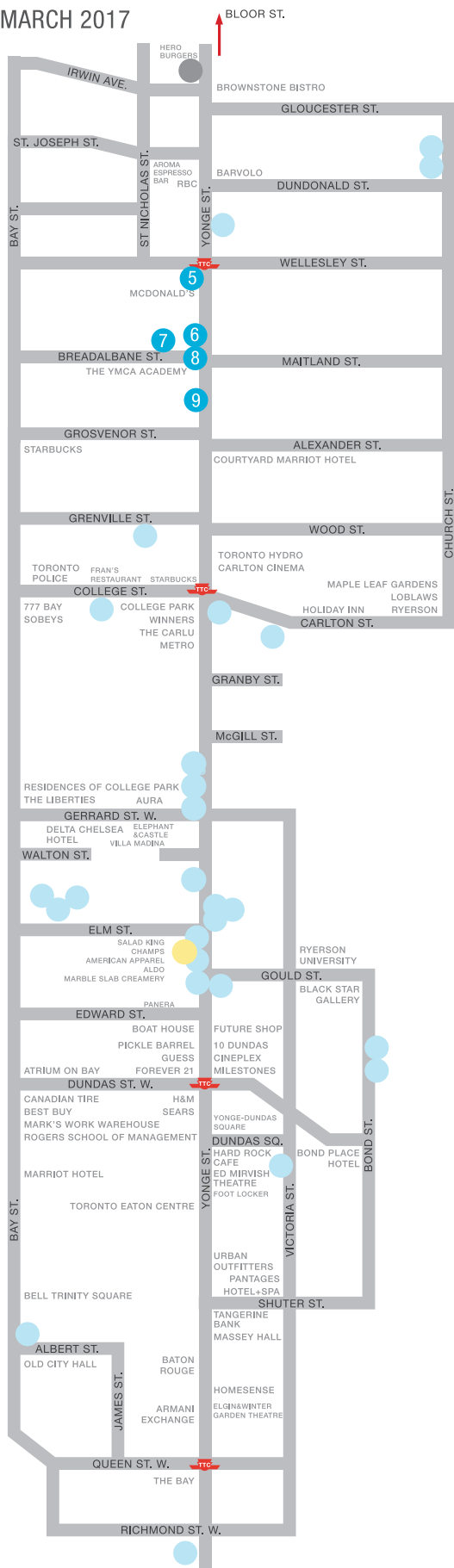
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RETAIL OPPORTUNITIES IN DOWNTOWN YONGE

MARCH 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 | Ashlar Urban Realty Inc.
T 416-205-9222 x239 | E bgorman@ashlarurban.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

8 512 Yonge St.

- 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

Brandon Gorman | Ashlar Urban Realty Inc.
T 416-205-9222 x239 | E bgorman@ashlarurban.com

9 500 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

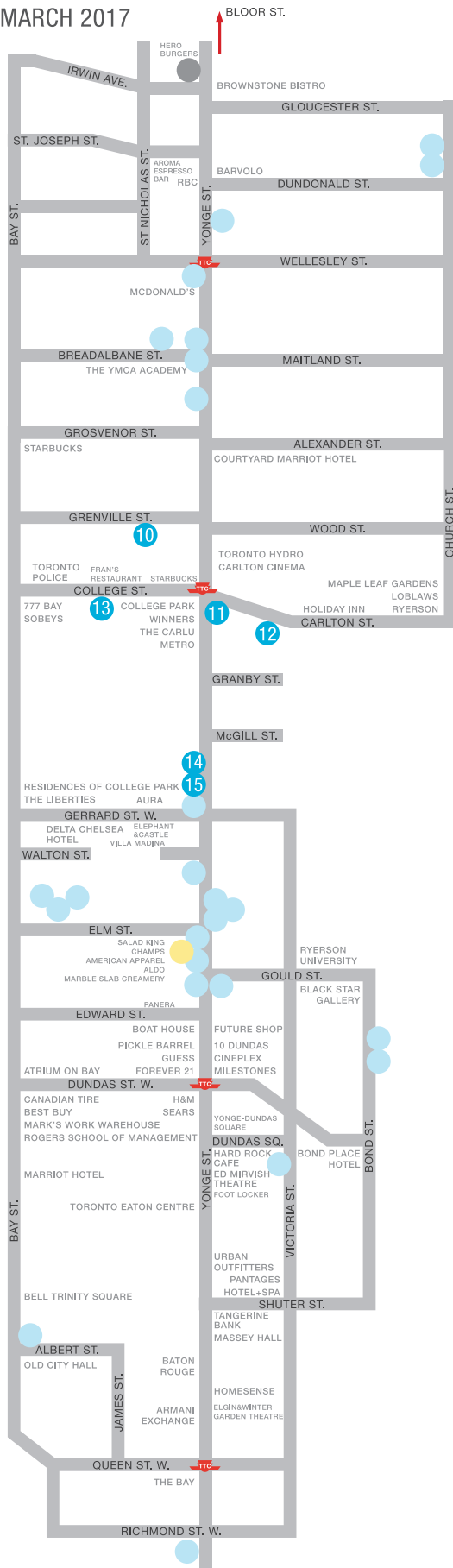
Shane Jamieson | Right at Home Realty Inc.
T 905-665-2500 | E shanejay430@gmail.com

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RETAIL OPPORTUNITIES IN DOWNTOWN YONGE

MARCH 2017

DOWNTOWN



- 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 | Ashlar Urban Realty Inc.
T 416-205-9222 x225 | E gsmith@ashlarurban.com

- 3 Carlton St.**
- 1,200sf
- NET \$60/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

- 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

- 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

- 103-384 Yonge St.**
- GLA 440sf
- Available immediately
- Restrictions on uses to be reviewed
- Located near subway access
- Future PATH access planned
- Maybe combined with unit 104

Ray Chan
T 416-418-7803

- 28-384 Yonge St.**
- 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

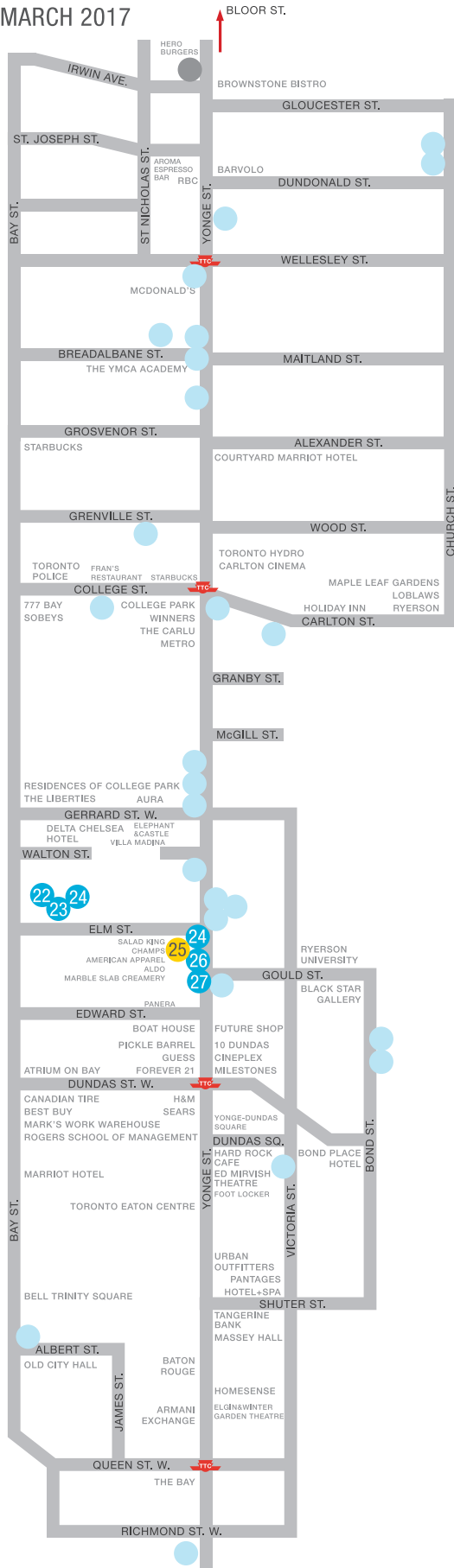
Ray Chan
T 416-418-7803

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RETAIL OPPORTUNITIES IN DOWNTOWN YONGE

MARCH 2017

DOWNTOWN



22 655 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

23 655 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

24 346 Yonge St.

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

25 338 Yonge St.

NEW

**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

26 336 Yonge St. (1)

4,000sf on ground flr

- Full basement + 2nd 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

27 336 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

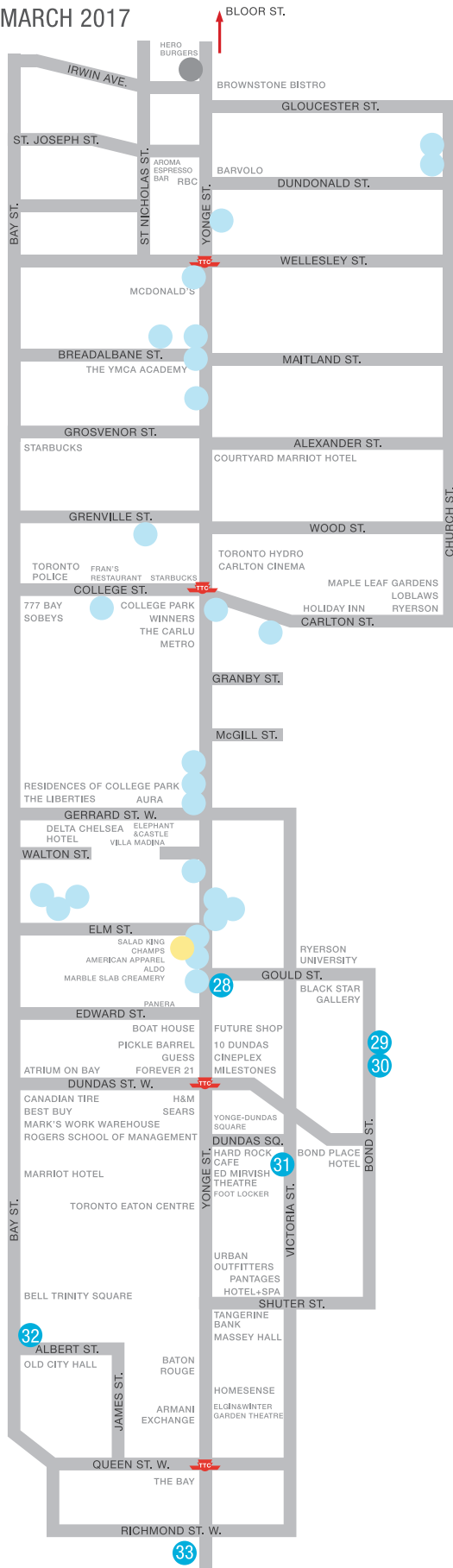
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RETAIL OPPORTUNITIES IN DOWNTOWN YONGE

MARCH 2017

DOWNTOWN



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

28 335-331 Yonge St.

Al Lalani Jr.
T 416-508-0700 | E aljr.lalani@thelalanigroup.com

450sf on 2nd flr

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

29 113 Bond St. (1)

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

800sf on 2nd flr 600sf lower retail

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

30 113 Bond St. (2)

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

2,044sf on ground flr; 2,500sf on 2nd 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

31 252 Victoria St.

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

510sf on PATH (Unit B1-08a)

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

32 483 Bay St.

Megan McGowan | S&H Realty Corporation
T 905-625-6106 | E megan@shrealtycorp.com

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!

33 144 Yonge St.

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

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