

# 2555 YONGE

CORNER OF YONGE STREET & SHERWOOD AVE  
TORONTO, ON

FOR SALE



**PRIME CORNER IN YONGE & EGLINTON'S BEST RETAIL NODE**

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# 2555 YONGE



EXCELLENT VISIBILITY ON BOTH  
YONGE STREET AND SHERWOOD AVENUE

## PROPERTY OVERVIEW

2555 Yonge Street (The Property) is located in the highly centralized Yonge & Eglinton node, on the south-east corner of Yonge Street and Sherwood Avenue.

2555 Yonge Street offers an opportunity to investors, owner users and developers. The owner can occupy the building as-is today while benefiting from a large surface parking area, the investor can lease it up as-is while considering an addition, while the developer may contemplate tearing down the building and redeveloping a new mixed-use building on strategic lands with intrinsic long term assemblage value.

### PROPERTY DETAILS:

LOT SIZE:	4,160 sq.ft.	PROPERTY TAXES:	\$66,646.31 (2018)
FRONTAGE:	32 ft.	ZONING:	MCR T3.0 C2.0 R2.5 (Mixed-Use District, Commercial Residential)
DEPTH:	130 ft.		

### EXISTING PROPERTY: LEASABLE SQUARE FOOTAGE

BASEMENT:	1,706 sq.ft.
GROUND FLOOR:	1,682 sq.ft.
SECOND FLOOR:	<u>1,643 sq.ft.</u>
<b>TOTAL SIZE:</b>	<b>5,031 sq.ft.</b>

### POTENTIAL REDEVELOPMENT LEASABLE SQUARE FOOTAGE:

BASEMENT:	4,100 sq.ft.
GROUND FLOOR:	4,100 sq.ft.
SECOND FLOOR:	4,100 sq.ft.
THIRD FLOOR:	4,100 sq.ft.
FOURTH FLOOR:	<u>4,100 sq.ft.</u>
<b>TOTAL SIZE:</b>	<b>20,500 sq.ft.</b>

**PRICE: \$6,500,000**





# INVESTMENT HIGHLIGHTS

## 1. ***YONGE + EGLINTON FREE STANDING CORNER PROPERTY***

With 32 ft. of frontage, 2555 Yonge Street offers an investor a prime urban retail asset in a leading edge retail destination. Leading node retailers include Sephora, Club Monaco, SportChek, Best Buy, Lululemon, The Gap and many more.

## 2. ***RETAIL REDEVELOPMENT OPPORTUNITY***

Rare development opportunity offers the developer the potential to develop approximately 20,500 sq. ft. to an attractive yield and create a core asset.

## 3. ***SURROUNDED BY MASSIVE DENSITY IN EVERY DIRECTION***

The Yonge and Eglinton node is highly central and among Toronto's most rapidly expanding markets. There are 18 condominium projects currently in the pre-construction/construction phase, totaling more than 8,000 units.

## 4. ***TRANSIT ADJACENT***

2555 Yonge Street is located within a few minutes walk to Eglinton subway station, the fifth busiest station in the city. The station services the Yonge-University subway line, 10 bus routes and in the near future the new Eglinton Crosstown line.





## LOCATION OVERVIEW YONGE + EGLINTON

The Property occupies a highly centralized location in Toronto, strategically positioned along Yonge Street, north of Eglinton on the corner of Yonge Street & Sherwood Avenue. Yonge Street is Toronto's most heavily trafficked arterial roadway, providing excellent exposure for retailers in the node. Yonge and Eglinton is also one of the most well-connected areas in the city serviced by the Yonge subway line, buses, and the future Eglinton Crosstown LRT line.

The area is surrounded by well-established affluent neighbourhoods of families with disposable income and in one of the most active condominium markets in Canada. New developments along both Yonge Street and Eglinton continue to attract top national brands to the area. Overall, the Yonge and Eglinton node is a highly coveted retail location, supported by unprecedented residential development in a transit oriented node.



DAVISVILLE  
SUBWAY STATION

Yonge Subway Line

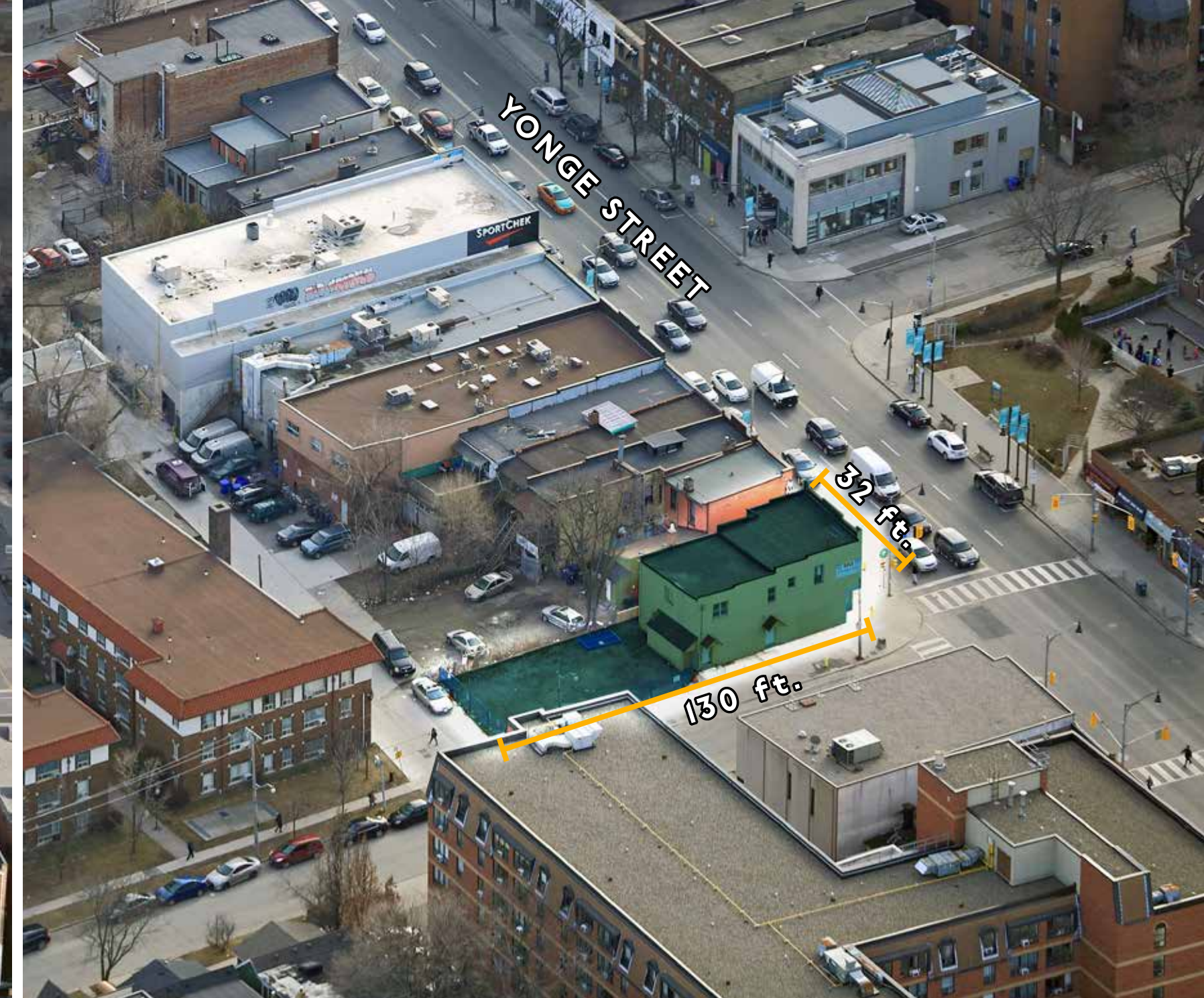
Future Eglinton Crosstown

TRAFFIC COUNT  
 47,084 (24H)  
 81,480 (24H)

EGLINTON  
SUBWAY STATION

2555  
YONGE







## NEIGHBOURING TENANTS

CLUB MONACO

Saje  
NATURAL WELLNESS

Greenhouse  
Juice Co.

SPORTCHEK

GAP

SPINCO  
re-inventing the wheel

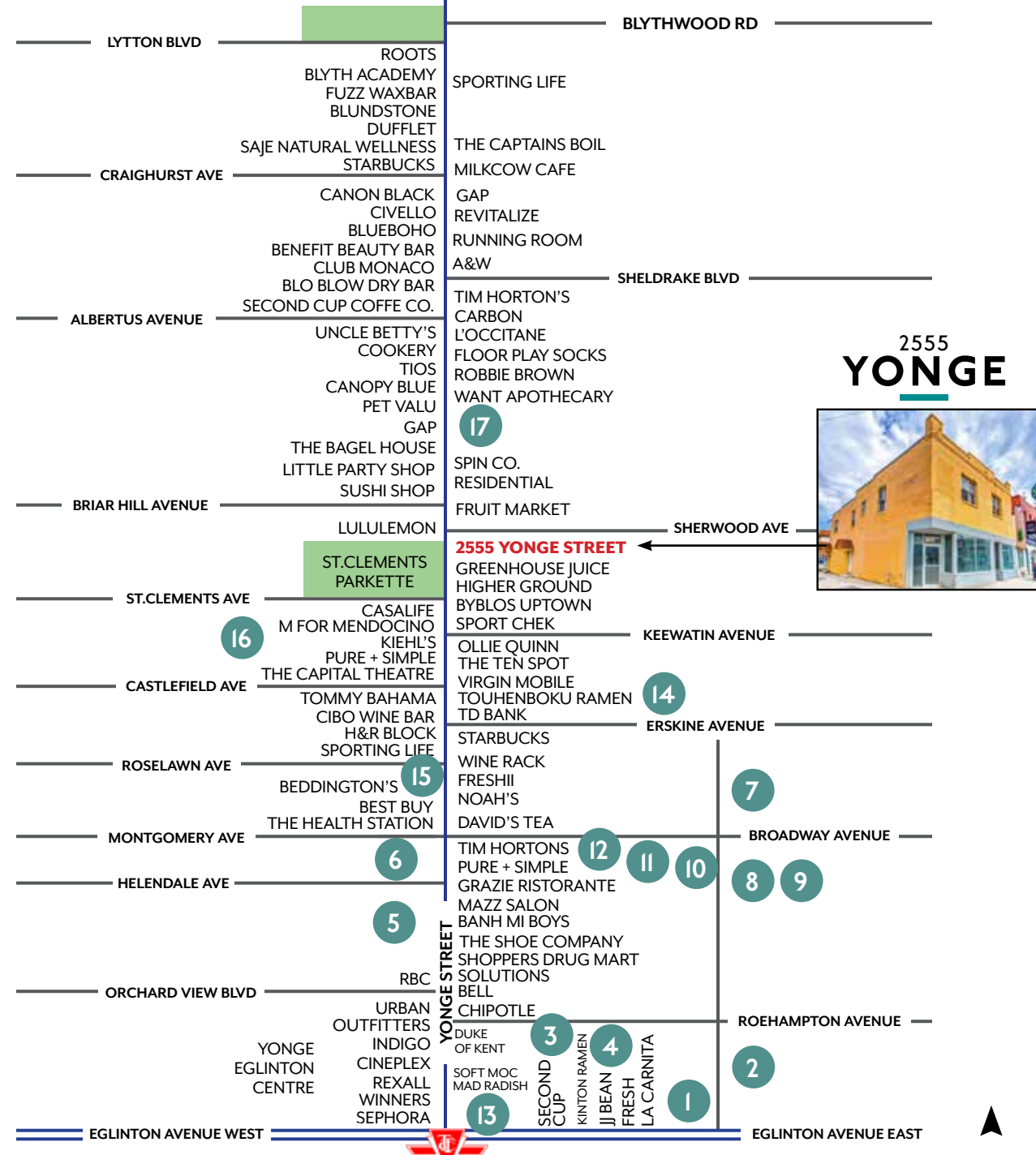
Kiehl's  
SINCE 1851

cibo  
WINE BAR

BEST BUY

blo  
blow-dry-bar

benefit  
SAN FRANCISCO



## AREA DEVELOPMENTS

	Development	Number of Units	Status
1	150 Eglinton Ave E	429	Pre-Construction
2	150 Redpath Ave	543	Under Construction
3	E2 at E Place	617	Pre-Construction
4	89 Roehampton Ave	233	Pre-Construction
5	Whitehaus Condo	366	Under Construction
6	Montgomery Square	233	Under Construction
7	100 Broadway Ave	319	Pre-Construction
8	CityLights on Broadway	769	Under Construction
9	Line 5 Condos	932	Pre-Construction
10	Redpath + Broadway	340	Pre-Construction
11	75 Broadway Avenue	336	Pre-Construction
12	55 Broadway Avenue	777	Pre-Construction
13	E Condos	854	Under Construction
14	18 Erskine Avenue	315	Under Construction
15	2444 Yonge Street	637	Pre-Construction
16	2500 Yonge Street	377	Pre-Construction
17	2577 Yonge Street	13	Pre-Construction

Total: ~8,090





# DEMOGRAPHICS

 **\$208,747**  
Average Household Income\*

 **176,751**  
Population\*

 **5.1%**  
Population Change (2018-2023)\*

 **40.3**  
Median Age\*



## DEMOGRAPHIC OVERVIEW

*Toronto is experiencing significant growth through urbanization and immigration. It is the largest city in Canada and the fourth largest city in North America, supporting a total population of 6.4M.*

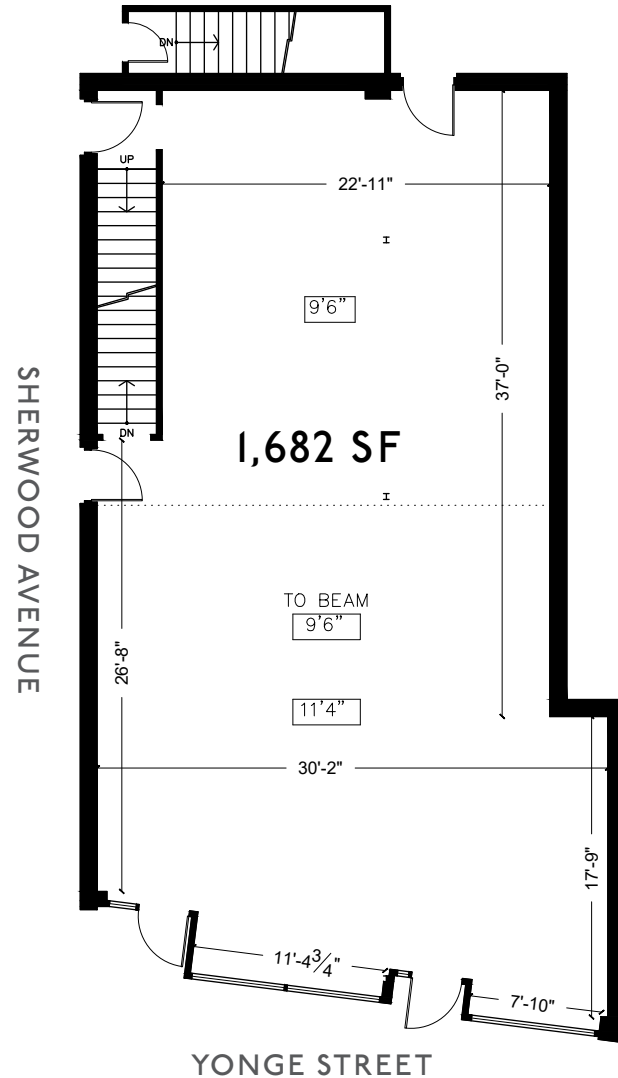
The primary trade area for the Property is considered to be within a 3.0 km radius, comprising more than 176,000 residents and projected to increase by 5.1% by 2023. The Yonge & Eglinton area features an exceptional demographic profile consisting predominately of young, dual income professional families with high levels of disposable income residing in single family dwellings. Within the Yonge & Eglinton node, 88% of residents possess a post-secondary degree, 19.0% greater than the Toronto average. Overall, the primary trade area displays exceptional income characteristics featuring an average annual income of \$208,747 (2018) and projected to grow to \$225,883 by 2023, demonstrating high levels of disposable income and providing an excellent pool of local retail expenditures.

The Property also occupies a centralized position amongst some of Toronto's wealthiest residential neighbourhoods including Forest Hill, Lawrence Park, Lytton Park and Rosedale; which feature Toronto's leading household income characteristics.

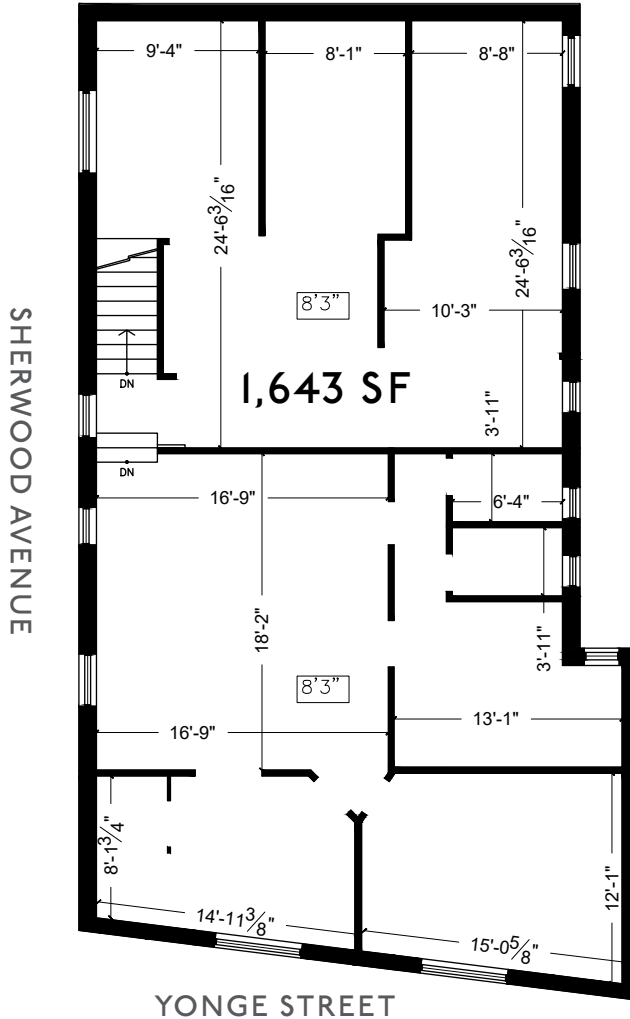
The area continues to benefit from unprecedented growth in the immediate vicinity, generated by new condominium developments along Yonge Street and Eglinton Avenue, which are drastically increasing the population density in the node. Overall, the total population within 1.0 km of the Property is projected to increase by 9.7% from 2018-2023, providing a larger captive population base and vastly increasing local retail expenditures.

# PROPERTY FLOOR PLANS

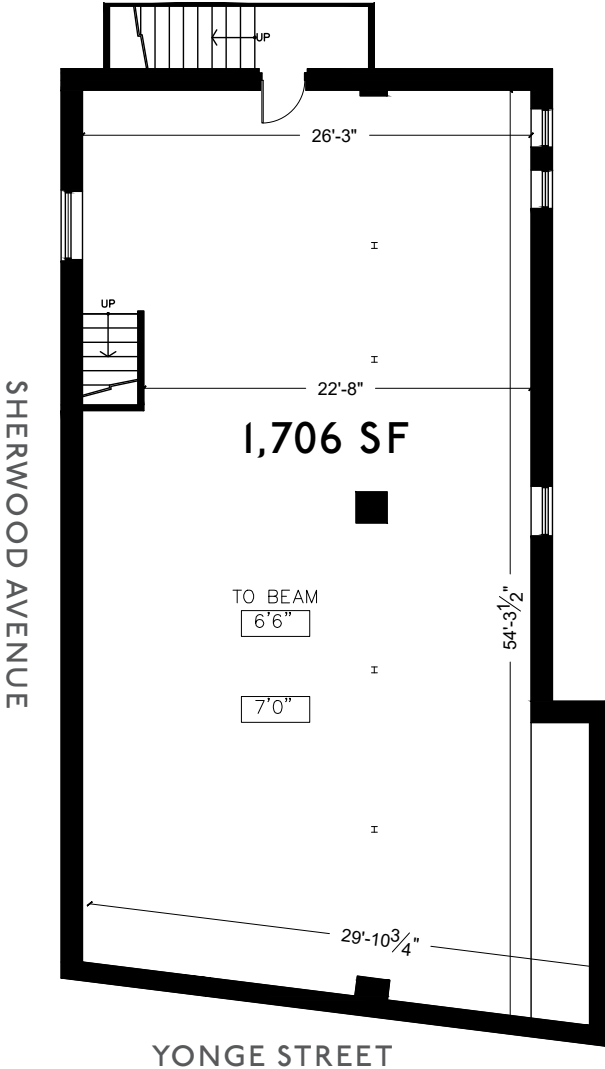
**GROUND FLOOR**



**SECOND FLOOR**



**BASEMENT**



**2555  
YONGE**

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# CONTACT

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