

CBRE

2559
YONGE STREET



PRIME CORNER IN YONGE & EGLINTON'S BEST RETAIL NODE

CBRE Limited, Real Estate Brokerage | 145 King Street West | Suite 1100 | Toronto, ON M5H 1J8 | 416 362 2244 | www.cbre.ca

PROPERTY OVERVIEW

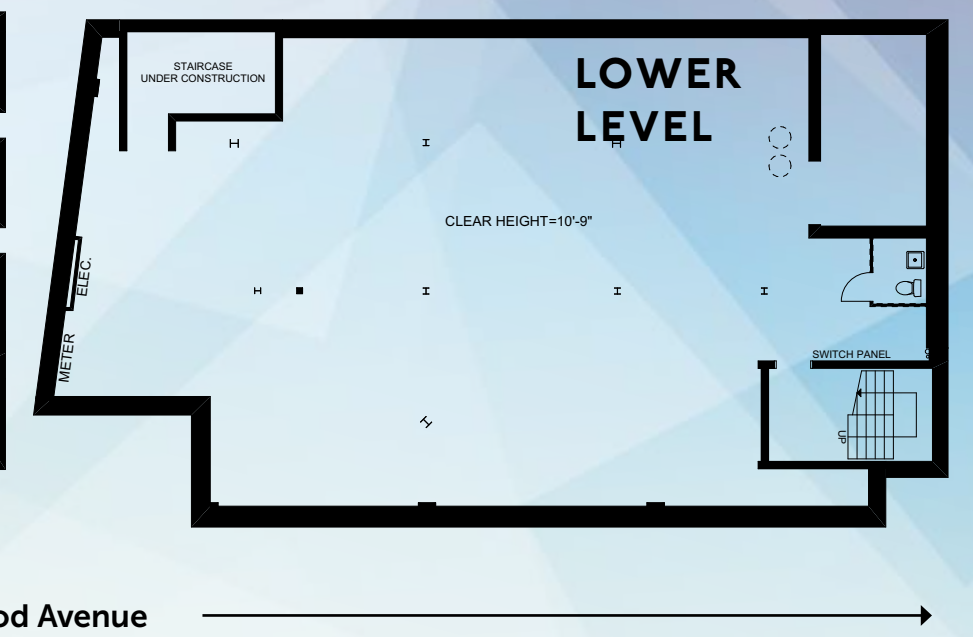
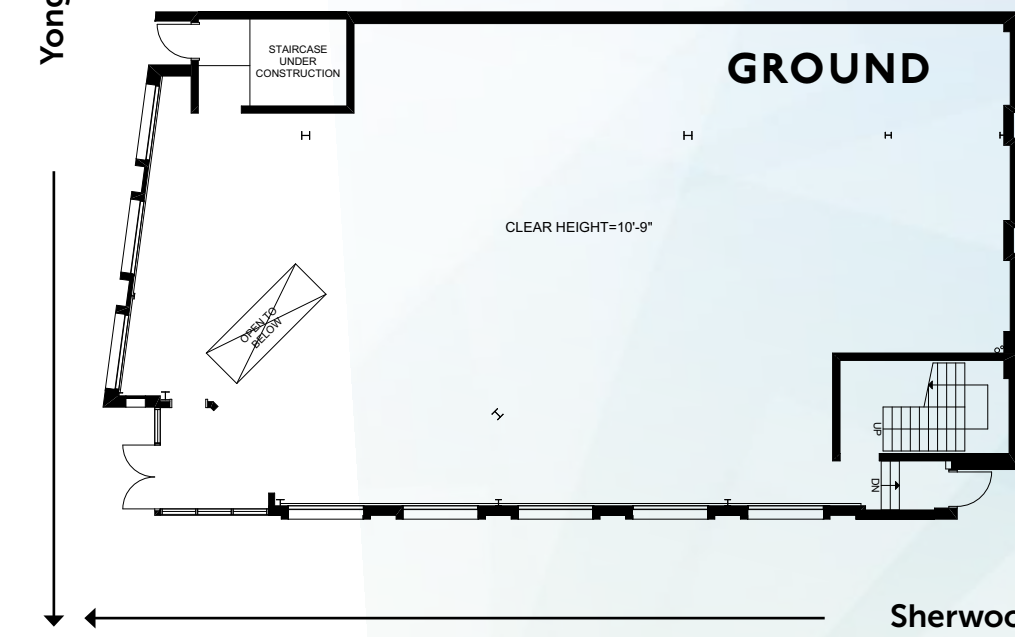
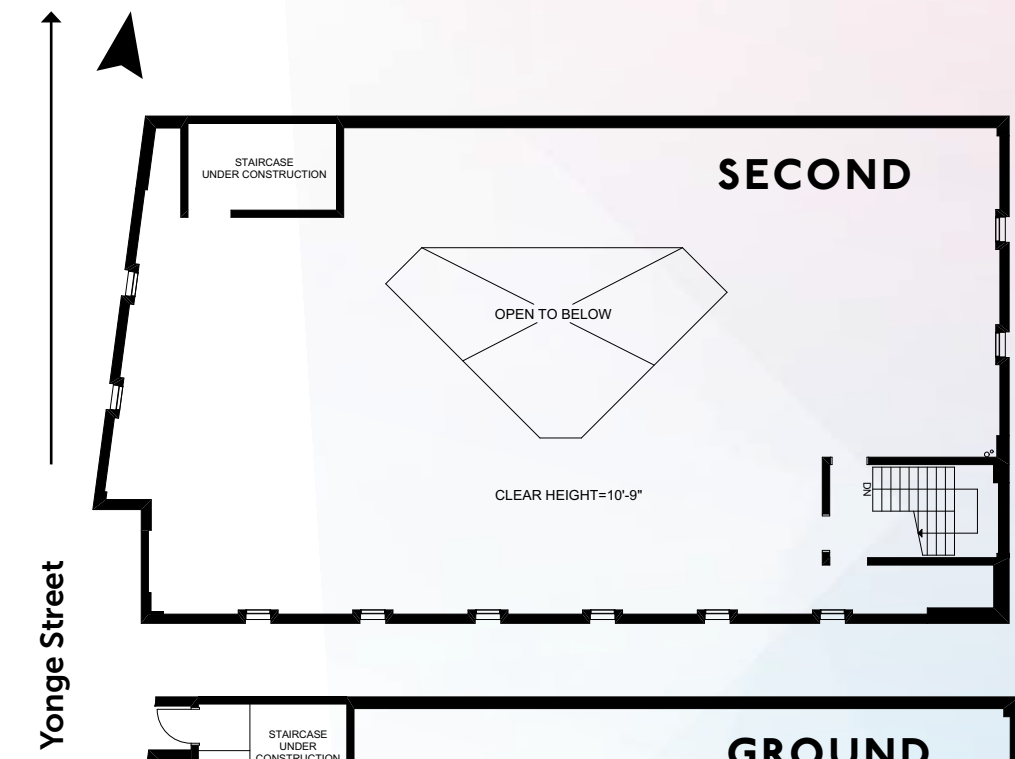
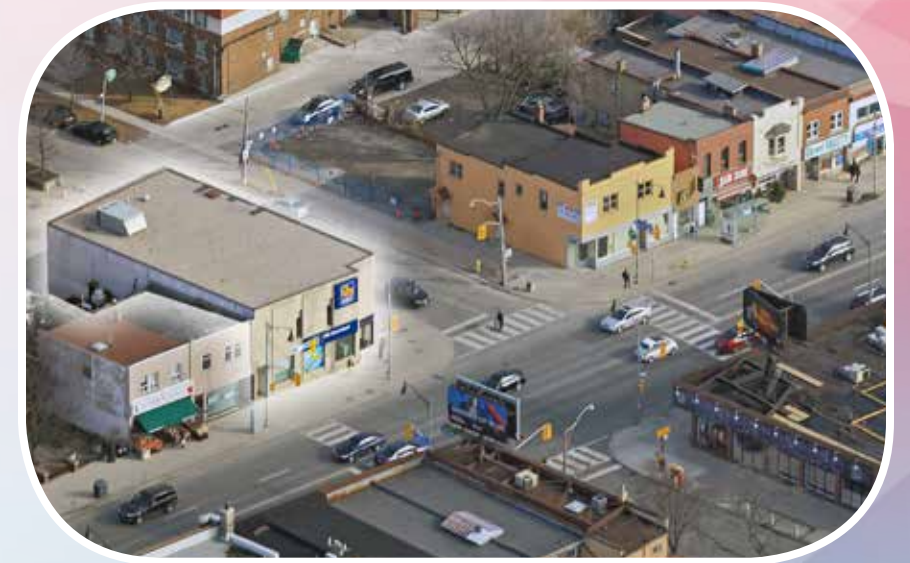
GROUND	3,313 sq. ft.	NET RENT	\$300,000 per annum + HST
SECOND	3,093 sq. ft.	TMI	\$15.00 per sq. ft. (2020)
LOWER LEVEL	3,287 sq. ft.	AVAILABLE	Immediately
TOTAL	9,693 sq. ft.		

COMMENTS

- » Corner location at the heart of Yonge & Eglinton neighbourhood
- » Perfect for a variety of uses including restaurants, fitness, offices etc.
- » Directly next door to a Green P public parking lot
- » Located within a few minutes walk to Eglinton subway station, the 5th busiest station in the city
 - » This station services the Yonge-University subway line, 10 bus routes and in the near future the new Eglinton Crosstown line
- » Located next to iconic retailer co-tenants such as Lululemon, Sporting Life, Kiehls, Club Monaco, Roots, Saje and great F&B offerings such as Cibo, Greenhouse Juice, Starbucks, Uncle Betty's, Terroni and Cumbraes Stock concept



FLOORPLANS



MULTIPLE TRANSIT LINES



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LOCATION OVERVIEW

YONGE & EGLINTON

The Property occupies a highly centralized location in Toronto, situated on the north east of 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.



DEMOGRAPHICS

\$ \$213,060

AVERAGE HOUSEHOLD INCOME*

190,897

POPULATION*

5.1%

POPULATION CHANGE (2018-2023)*

40.7

MEDIAN AGE*

*Within 3 km of the Subject Property (2018)

**In proximity to:*

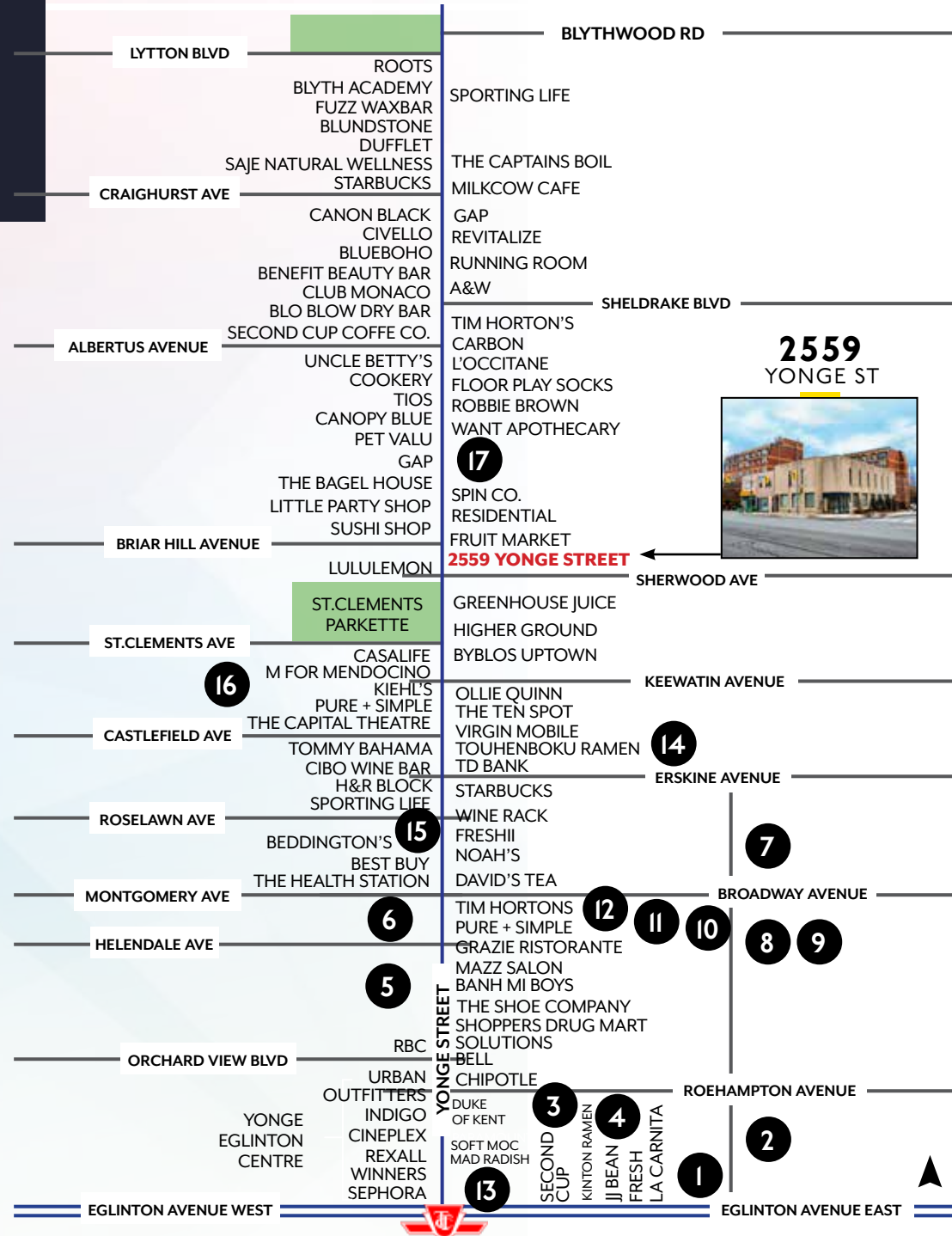
**18 CONDOMINIUM PROJECTS
(8,000 UNITS)**



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*Currently in the pre-construction/construction phase

NEIGHBOURING TENANTS



AREA DEVELOPMENTS

#	Development	# 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	



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