

245 YONGE

3,037 SF OF PRIME YONGE STREET RETAIL
LOCATED ACROSS THE STREET FROM THE EATON CENTRE



245 YONGE

Address: 245 Yonge Street, Toronto

Size: Ground: 3,037 sq. ft.
Lower Level: 2,892 sq. ft.

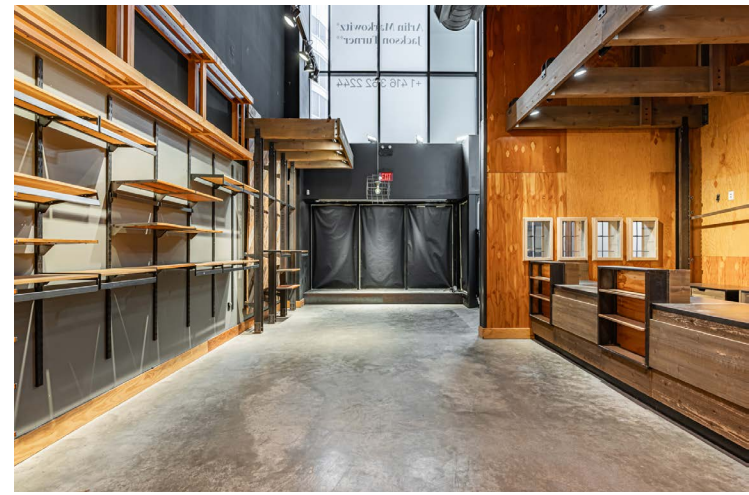
Gross Rent: \$30,000/month

Available: Immediately

- + Incredible high-profile downtown Yonge location between Queen and Dundas
- + Double-height facade onto Yonge Street
- + Directly across the street from The Toronto Eaton Centre and steps to Dundas Square
- + Seconds to Dundas and Queen subway stations
- + Additional notable area attractions/retailers include: Sweat and Tonic, Saks Fifth Avenue, Mirvish Theatre, Shoppers Drug Mart, Joey Restaurant, Cineplex and all the retailers of the Toronto Eaton Centre



CBRE urban retail team



DUNDAS STREET WEST

CF TORONTO EATON CENTRE

H&M
 BEST BUY
 UNIQLO
 ZARA
 BABATON
 AESOP
 ROOTS
 KIT & ACE
 CLUB MONACO
 ALL SAINTS
 INDIGO
 LULULEMON
 SEPHORA
 OVO
 ARC'TERYX
 COACH
 WARBY PARKER
 SANDRO
 MAJE
 HARRY ROSEN
 KATE SPADE
 MICHAEL KORS
 JO MALONE LONDON
 CANADA GOOSE
 OAK + FORT
 RUDSAK
 L'INTERVALLE
 LACOSTE
 ABERCROMBIE
 MANGO
 UGG
 RAY BAN
 ARITZIA
 FRANK & OAK
 ADIDAS
 NIKE
 LEVIS

QUEEN STREET WEST

SAKS FIFTH AVENUE

THE BAY

DUNDAS STREET EAST

M

Yonge-Dundas Square
Outdoor hub for live entertainment

DUNDAS SQUARE

SHOPPERS DRUG MART
 3 BREWERS
 POPEYE'S CHICKEN
 GAMESTOP
 ED MIRVISH THEATRE
 PARAMOUNT
 OCTO ZONE ARCADE
245 YONGE STREET
 BURGER KING
 MONEY MART
 STAG SHOP
 H Aidilao HOT POT
 URBAN OUTFITTERS
 SWEAT AND TONIC

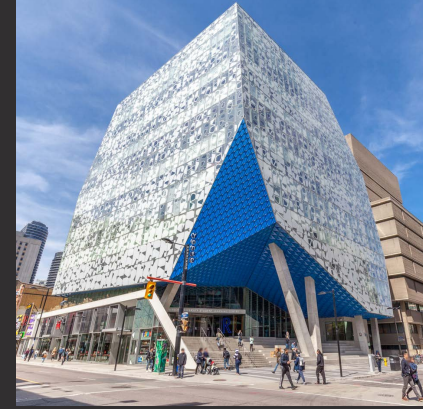
SHUTER STREET

EASY FINANCIAL
 CIRCLE K
 FIRKIN ON YONGE
 MASSEY TOWERS
 HOMESENSE
 ELGIN THEATRE
 DAWSON DENTAL
 BMO
 SALUS FRESH FOOD

YONGE STREET

QUEEN STREET WEST

ONE QUEEN EAST



Perfectly Positioned in the Heart of Downtown Yonge Toronto

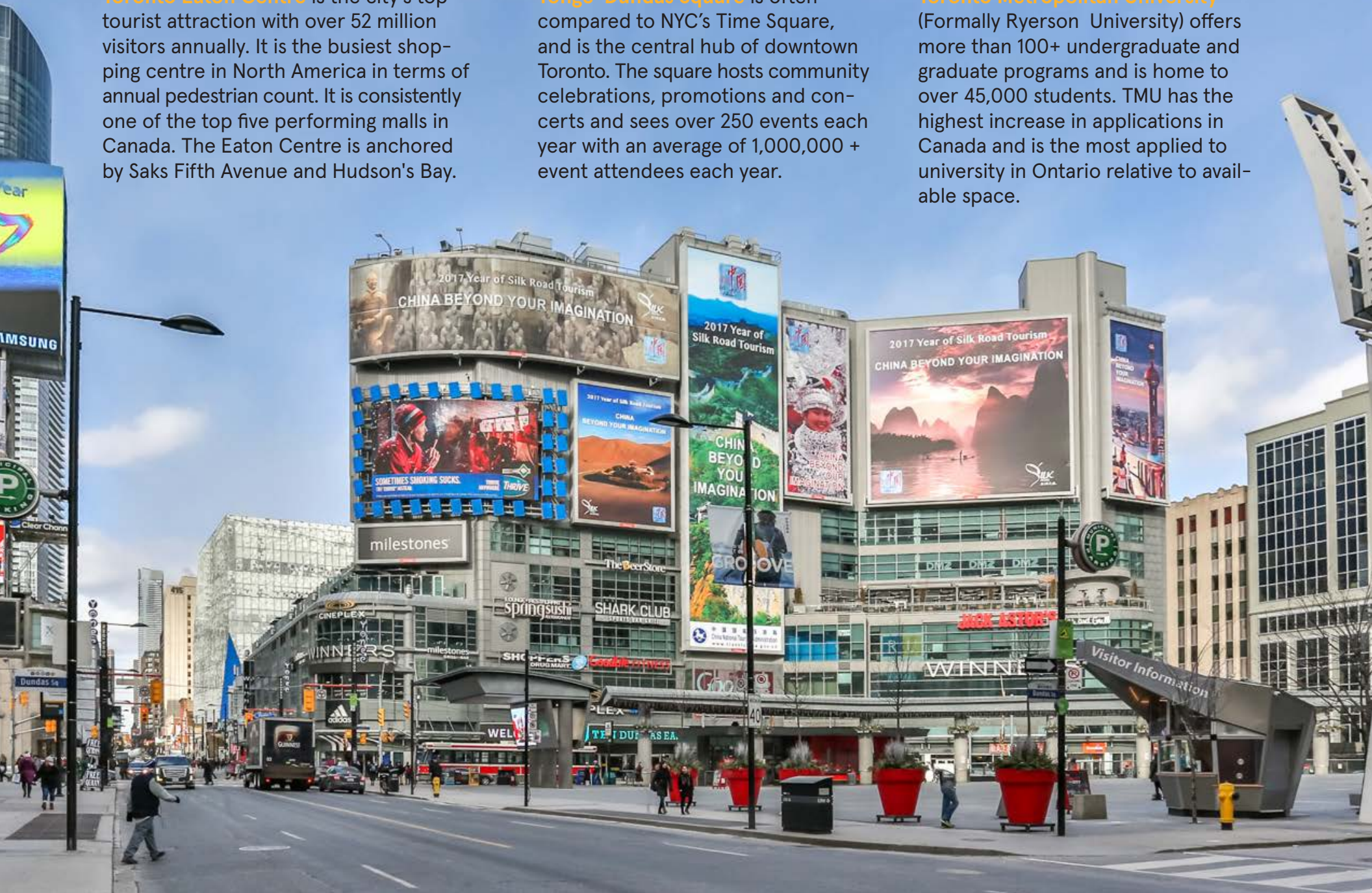
245 Yonge Street is located in the heart of Toronto's vibrant downtown core. The property is surrounded by key landmarks including The Eaton Centre, Toronto Metropolitan University, Massey Hall, and Yonge-Dundas Square. The area is experiencing significant development, promising an influx of new residents to the neighbourhood.

AREA TRAFFIC GENERATORS

Toronto Eaton Centre is the city's top tourist attraction with over 52 million visitors annually. It is the busiest shopping centre in North America in terms of annual pedestrian count. It is consistently one of the top five performing malls in Canada. The Eaton Centre is anchored by Saks Fifth Avenue and Hudson's Bay.

Yonge-Dundas Square is often compared to NYC's Time Square, and is the central hub of downtown Toronto. The square hosts community celebrations, promotions and concerts and sees over 250 events each year with an average of 1,000,000 + event attendees each year.

Toronto Metropolitan University (Formally Ryerson University) offers more than 100+ undergraduate and graduate programs and is home to over 45,000 students. TMU has the highest increase in applications in Canada and is the most applied to university in Ontario relative to available space.



Aerial Overview

TORONTO CITY HALL

TORONTO METROPOLITAN UNIVERSITY

YONGE-DUNDAS SQUARE

CF TORONTO EATON CENTRE

245 YONGE

ST. MICHAEL'S HOSPITAL

CONTACT

ARLIN MARKOWITZ*
Executive Vice President
416 815 2374
arlin.markowitz@cbre.com

ALEX EDMISON*
Senior Vice President
416 874 7266
alex.edmison@cbre.com

JACKSON TURNER**
Senior Vice President
416 815 2394
jackson.turner@cbre.com

TEDDY TAGGART*
Vice President
416 847 3254
teddy.taggart@cbre.com

EMILY EVERETT
Sales Representative
647 943 4185
emily.everett@cbre.com

*Sales Representative

**Broker

CBRE urban retail team

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