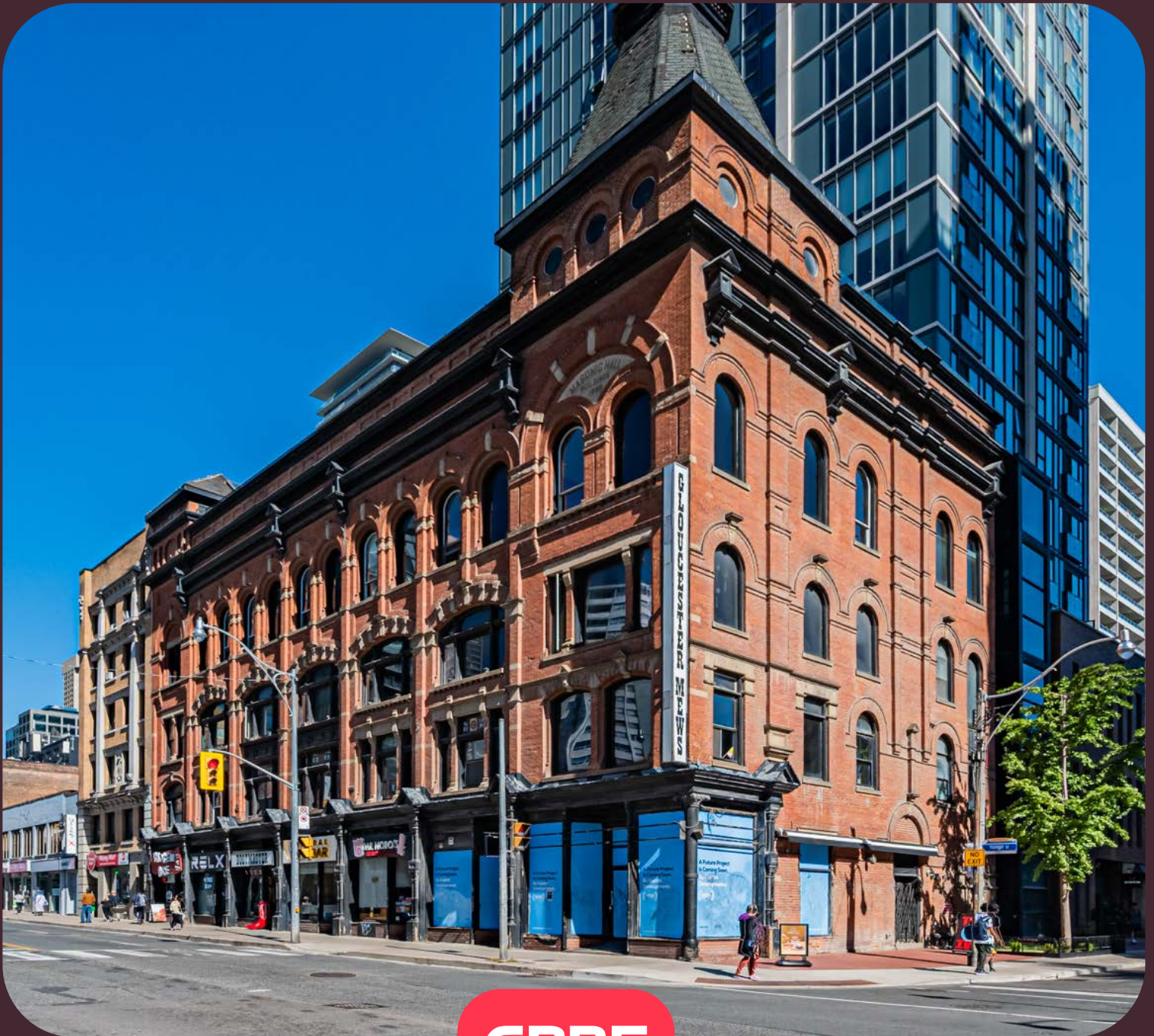


601-603 YONGE STREET

Corner Retail for Lease at Yonge & Gloucester | Toronto



CBRE

601-603 YONGE STREET

601 Yonge Street (corner)

Size: 1,100 sq. ft.
Net Rent: \$7,700 / month
TMI: \$2,300 / month
Available: Immediately

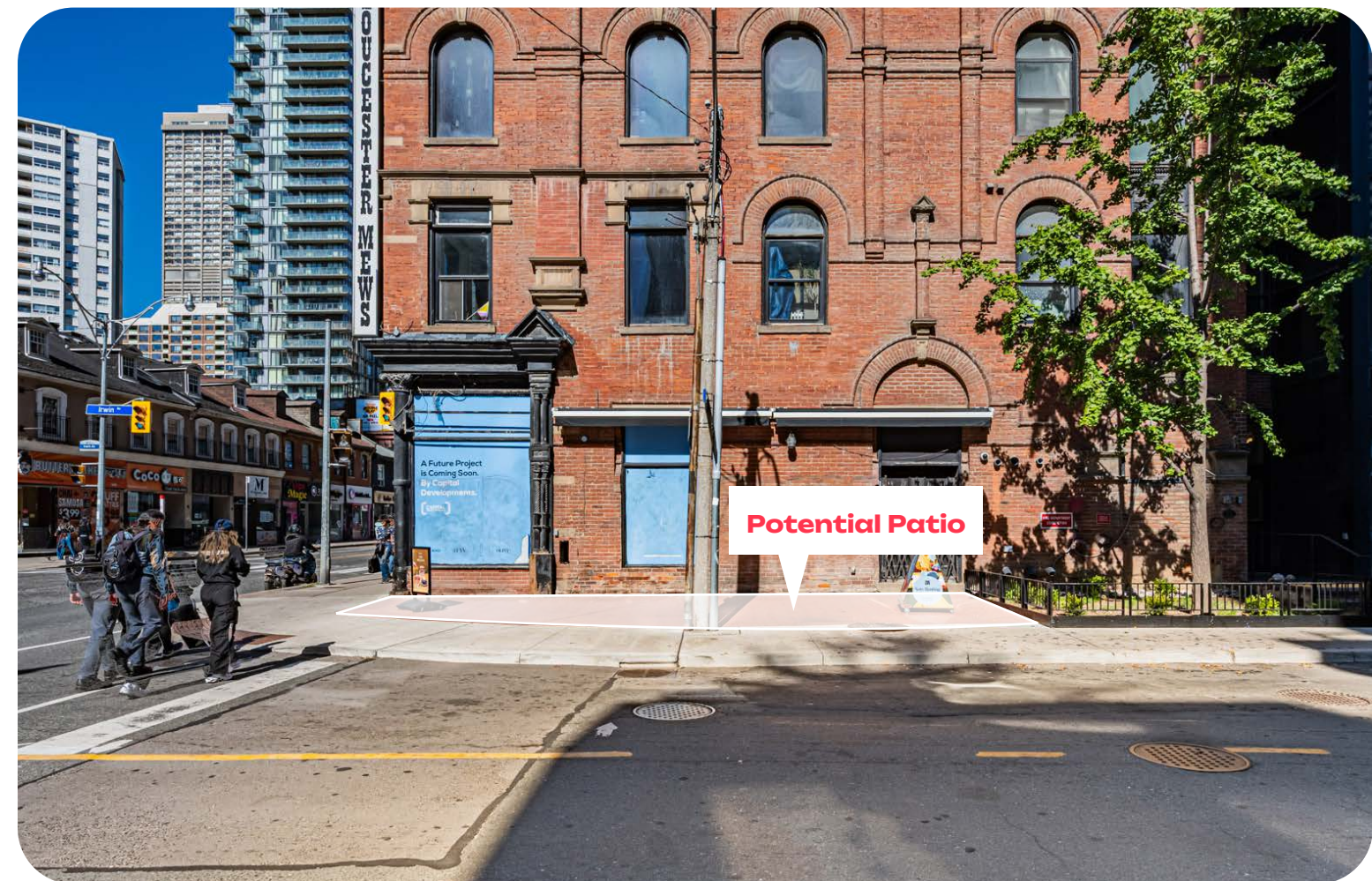
603 Yonge Street

Size: 700 sq. ft.
Net Rent: \$5,700 / month
TMI: \$1,500 / month
Available: Immediately

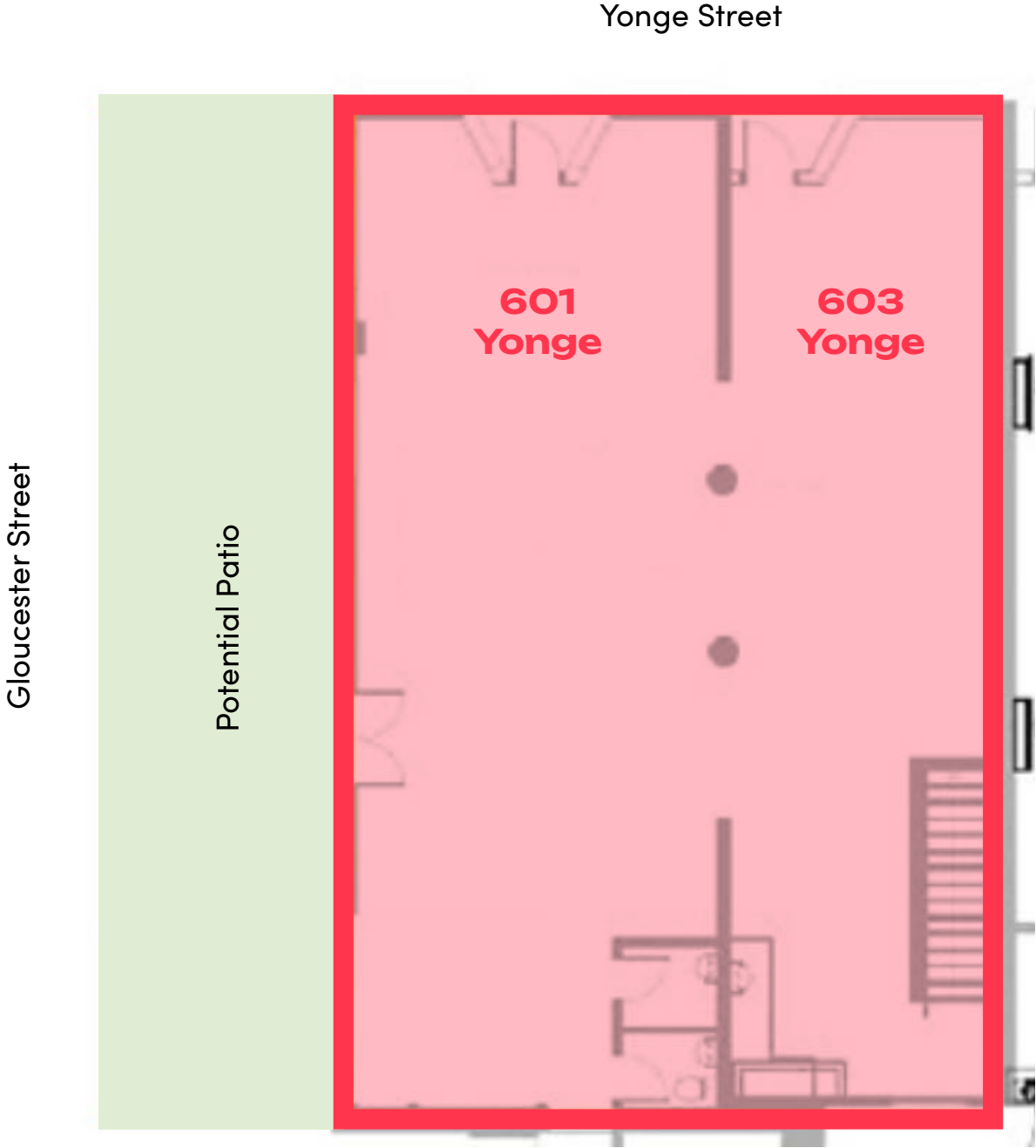
601-603 Yonge Street (units combined)

Size: 1,800 sq. ft.
Net Rent: \$11,250 / month
TMI: \$3,750 / month
Available: Immediately

- Landlord can provide long-term lease
- Potential basement/storage space
- Rarely available corner space with patio potential
- High ceiling heights
- Excellent signage/branding opportunity
- Steps to both Bloor-Yonge and Wellesley subway stations
- High pedestrian traffic 24/7
- Neighbouring tenants include Neo Coffee Bar, RBC, Hone Fitness, Popeye's Chicken, Shoppers Drug Mart and many more



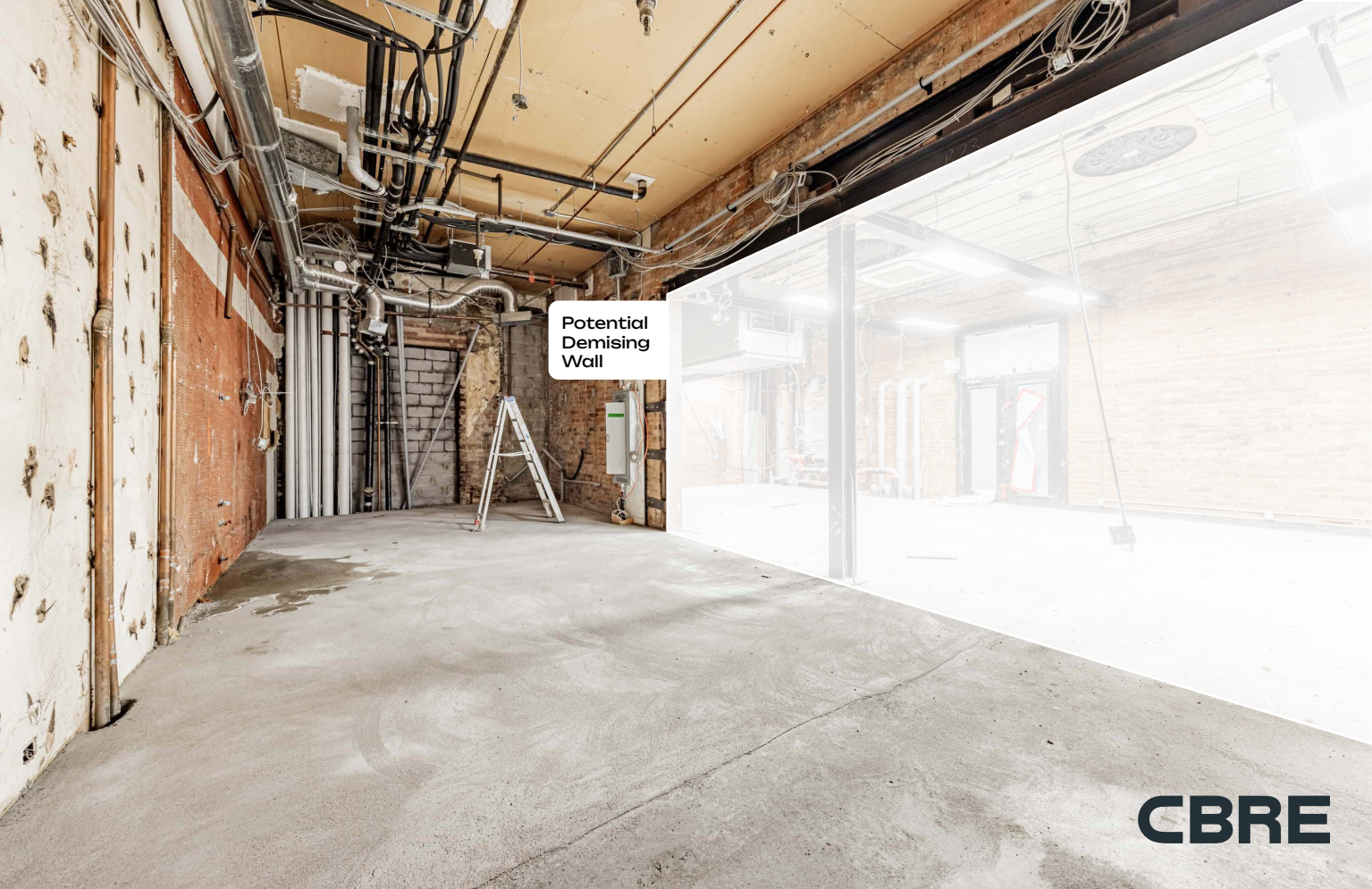
601-603 Yonge Street Floor Plan



601 Yonge Street



603 Yonge Street



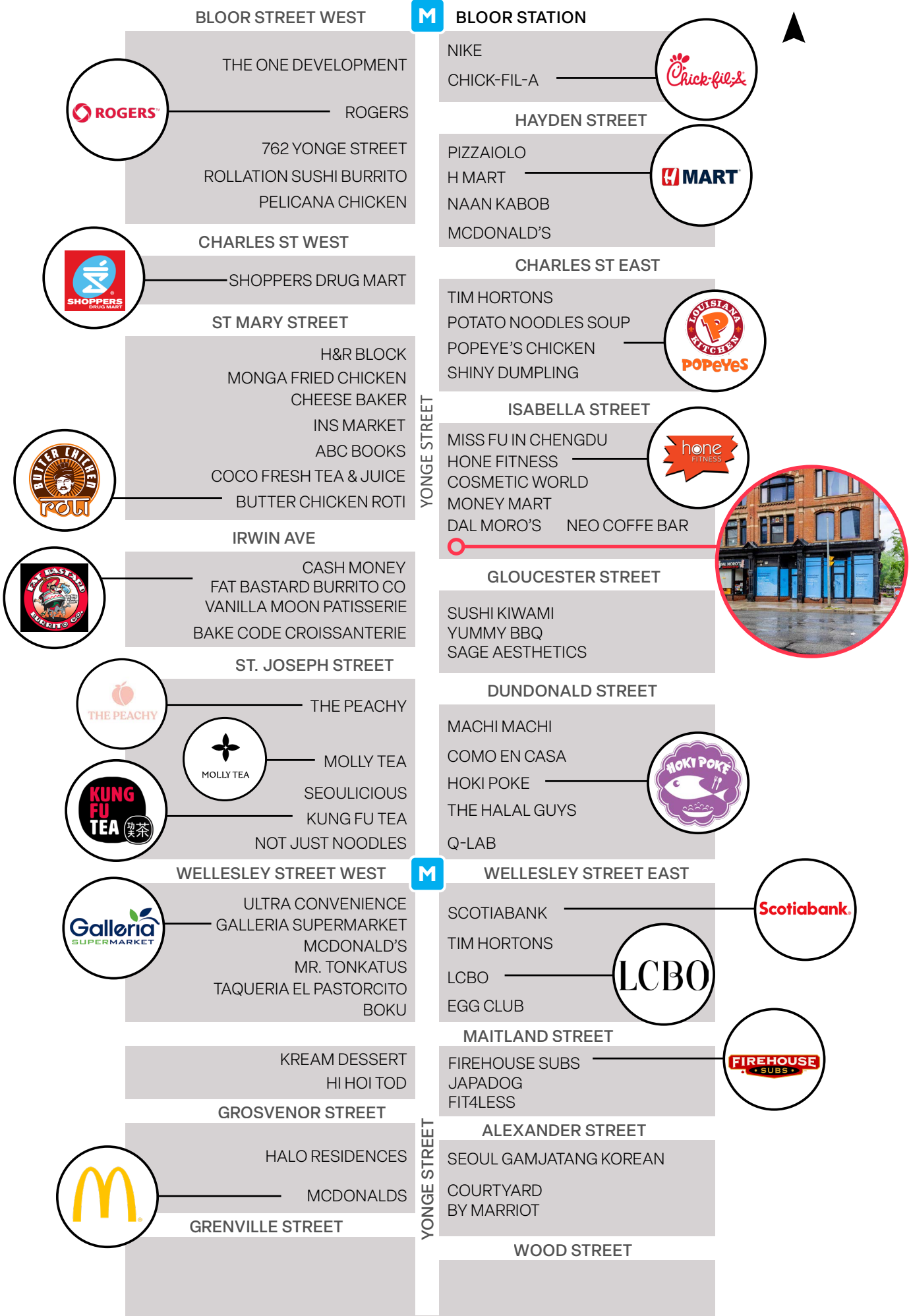
The Location Downtown Yonge

Downtown Yonge is the heart of Toronto’s tourist, retail and entertainment scene. It is located along the Line 1 of the TTC subway system and runs north/south from Queen Street to Bloor Street. This area is Toronto’s most accessible, serviced by 5 subway stations and numerous bus and streetcar lines.

Two of the city’s most popular tourist destinations are found along Yonge Street; Yonge-Dundas Square and The Toronto Eaton Centre. Yonge-Dundas Square is often compared to Times Square, drawing nearly 60 million visitors each year. The intersection is home to a large outdoor public square, a 24 multiplex theatre

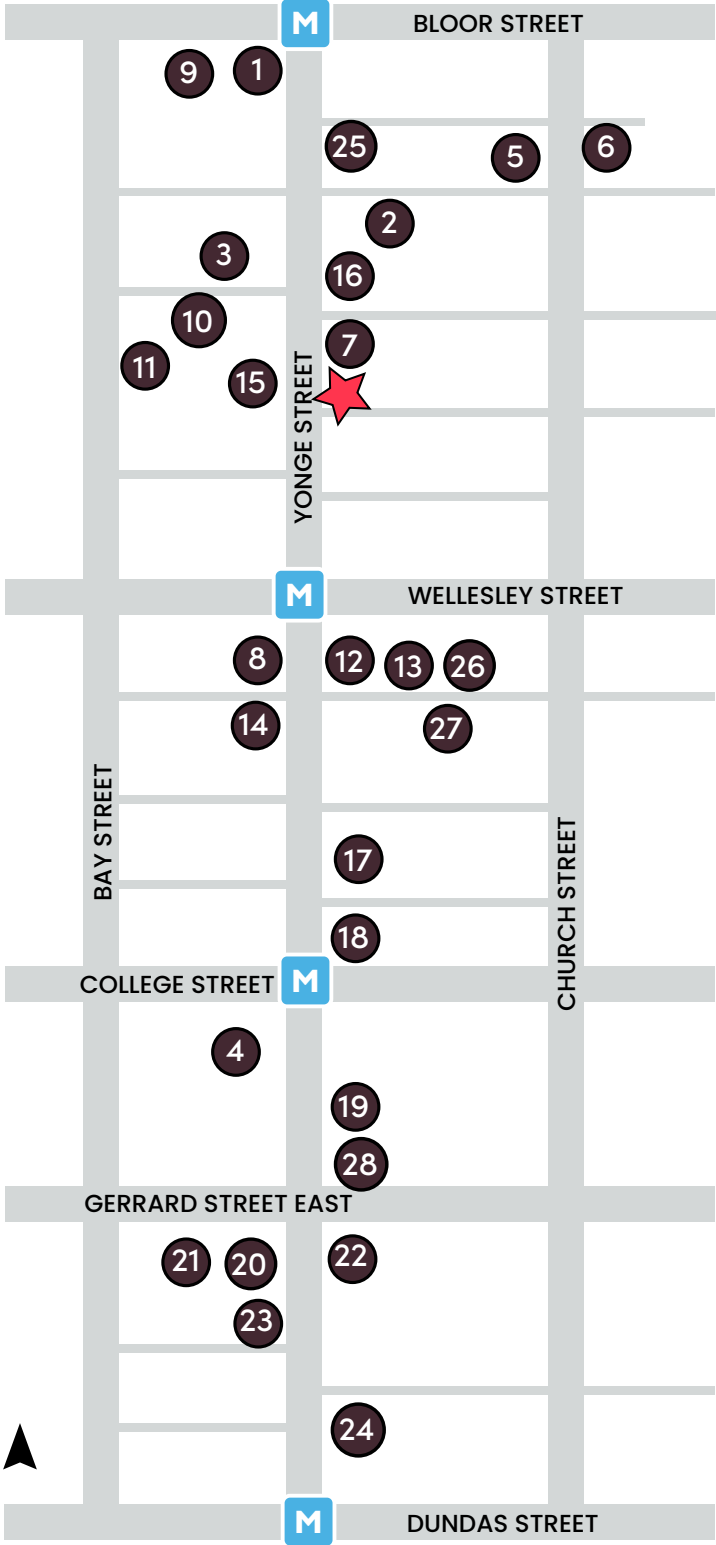
and the Eaton Centre, North America’s busiest mall. Toronto Metropolitan University (formerly Ryerson University) is also located here, and is home to nearly 50,000 students and 1,200 faculty members.

Downtown Yonge is experiencing exponential growth, with the development of a number of high-rise condominiums. There are currently 28 condominiums under construction/proposed along the Yonge Street corridor between Dundas Street and Bloor Street, bringing an additional 21,822 residential units to the area.



Area Developments

21,822 New Units



	Address/Name	# of Units	Status
1	The One	505	Construction
2	15 Charles	549	Pre-Construction
3	10 St. Mary	465	Pre-Construction
4	College Park	2,584	Pre-Construction
5	The Charles	428	Construction
6	625 Church	656	Pre-Construction
7	619 Yonge	606	Pre-Construction
8	530 Yonge	822	Pre-Construction
9	19 Bloor West	528	Pre-Construction
10	25 St. Mary	1143	Pre-Construction
11	1075 Bay	540	Pre-Construction
12	543 Yonge	679	Pre-Construction
13	20 Maitland	502	Construction
14	510 Yonge	500	Pre-Construction
15	646 Yonge	548	Pre-Construction
16	645 Yonge	789	Pre-Construction
17	475 Yonge	1611	Pre-Construction
18	2 Carlton	990	Pre-Construction
19	415 Yonge	471	Pre-Construction
20	372 Yonge	415	Pre-Construction
21	Chelsea Green	2109	Pre-Construction
22	Concord Sky	1106	Construction
23	8 Elm	819	Contruction
24	335 Yonge	165	Pre-Construction
25	699 Yonge	514	Pre-Construction
26	34 Maitland	529	Pre-Construction
27	33 Maitland	439	Pre-Construction
28	399 Yonge	810	Pre-Construction
Total		21,822	





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