

College Park

444 YONGE STREET



LANDMARK FOOD COURT OPPORTUNITIES



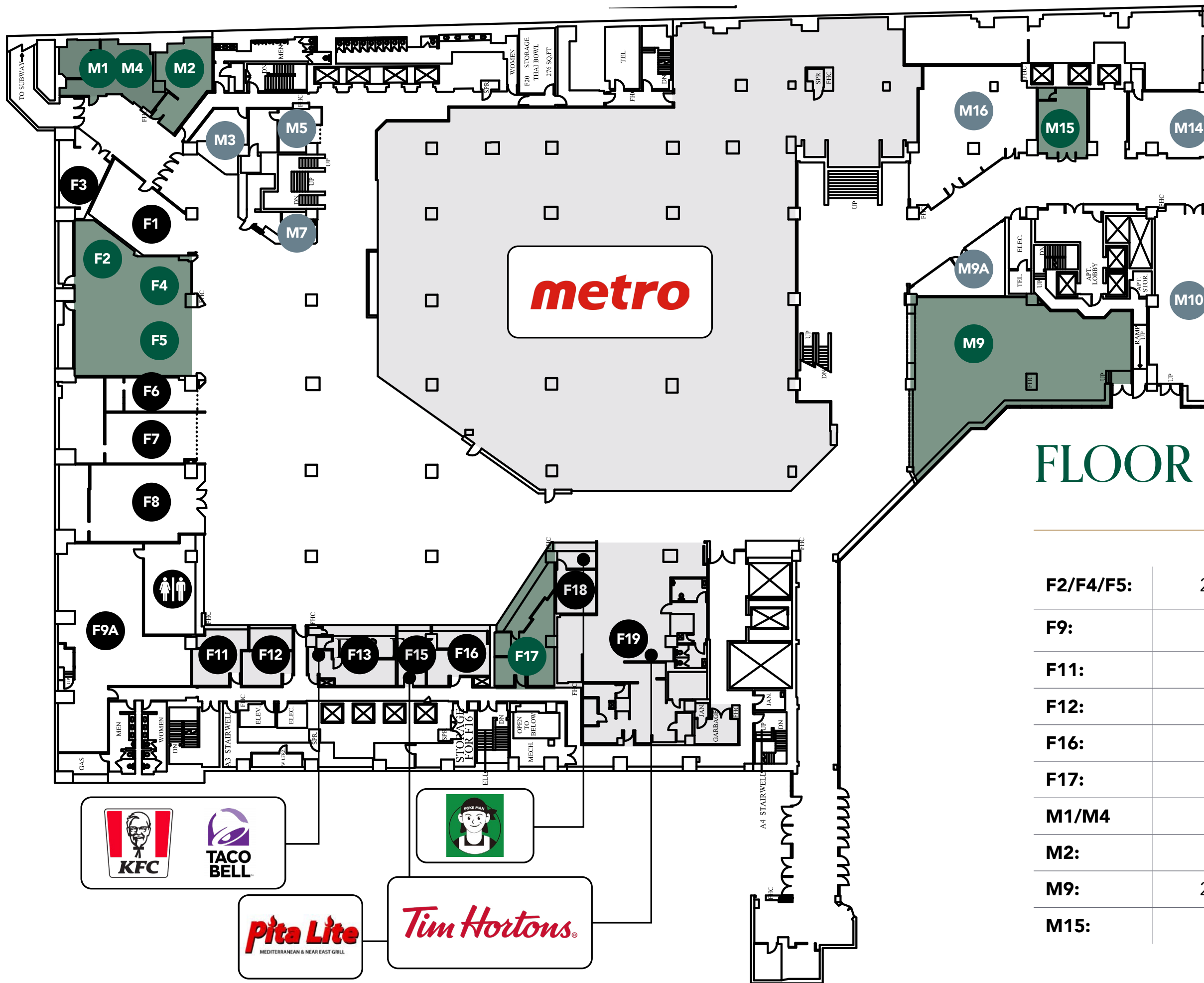


PROPERTY DETAILS

LOWER LEVEL:	544 SF - 2,968 SF
AVAILABLE:	Immediately
TERM:	5-10 Years
NET RENT:	Please Contact Listing Agents
ADDITIONAL RENT:	\$65.14 PSF (est. 2025)

HIGHLIGHTS

- Located at the base of College Park, one of Toronto's most historic buildings
- Property features over 450,000 SF of office and retail space
- Direct connection to College Station on the Yonge Subway Line
- Anchored by Metro, Planet Fitness, LCBO and Dollarama with a substantial office population and dense residential base in the immediate area
- Food court units ranging from 544 SF to 2,968 SF
- Proximity to major office complexes, hotels, theatres, and shops, including the 3.5M SF Toronto Eaton Centre



FLOOR PLAN

F2/F4/F5:	2,150 SF
F9:	660 SF
F11:	LEASED
F12:	LEASED
F16:	LEASED
F17:	731 SF
M1/M4	628 SF
M2:	544 SF
M9:	2,968 SF
M15:	395 SF

AREA OVERVIEW

Located on the southwest corner of Yonge & College, College Park falls within the Downtown Yonge node, encompassing over 4 million square feet of retail space as well as a significant office and residential base.

College Park is directly connected to College Station on the Yonge Line and within minutes, passengers can reach Union Station and Bloor-Yonge Station, two of the city's most prominent transit hubs.



88
Walk Score



100
Transit Score

DEMOGRAPHICS



Population

0.5km
28,113



Daytime Population

38,534



Growth Rate (Next 5 Years)

14%



Avg. Household Income

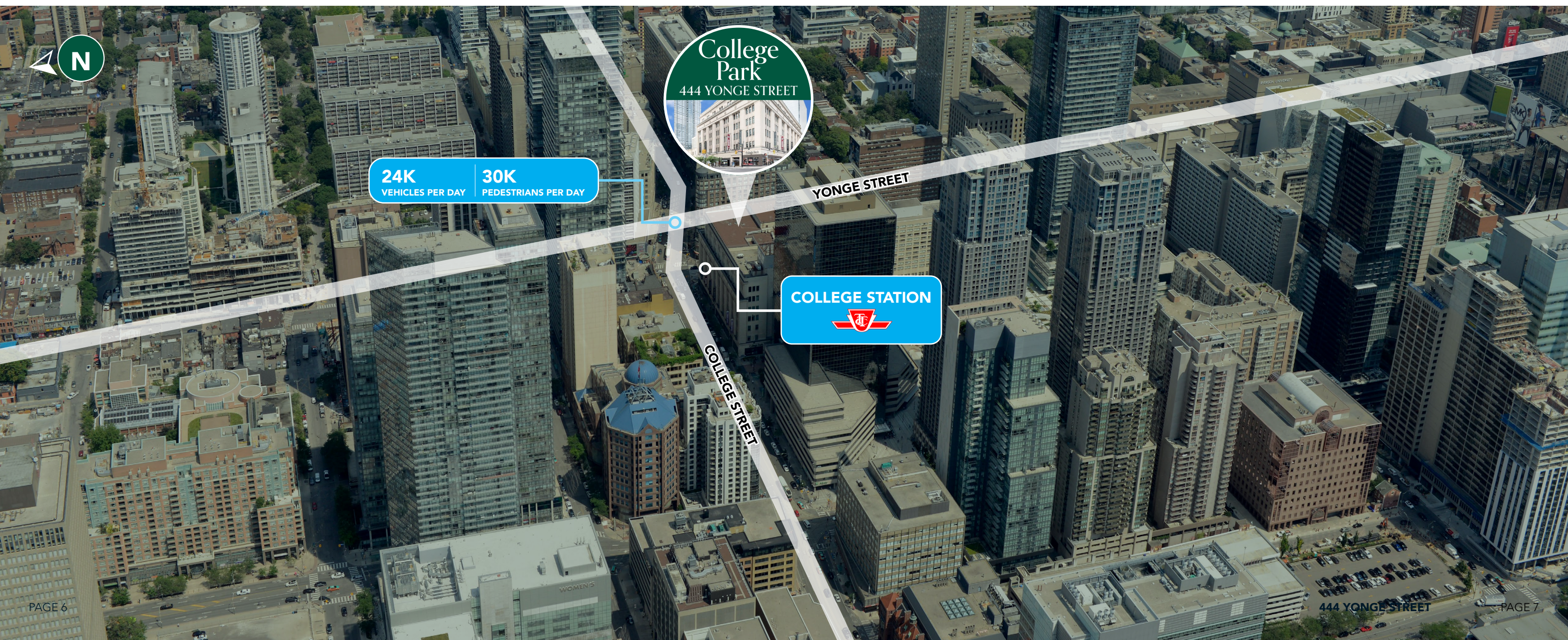
\$90,099



Median Age

32.5

Source: Statistics Canada, 2025



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