



MADISON
GROUP

westdale
PROPERTIES

JLL

PREMIER MIDTOWN RETAIL OPPORTUNITIES
2500 YONGE STREET

THE
CAPITOL
YONGE AT CASTLEFIELD

THE CAPITOL

The Capitol at 2500 Yonge Street presents an opportunity to lease landmark retail space at the base of Madison Group's upcoming 145-Unit residential development located at the site of the former Capitol Theatre in Midtown Toronto. The retail features over 13,000 space of ground floor space and expansive frontage on Yonge Street, making for excellent branding opportunities.

The project pays homage to the historic theatre, which was a beloved cultural landmark in Toronto. As such, the development will incorporate elements of the theatre's original facade and marquee into the design, and the interior will feature art and other installations inspired by the theatre's history.

13,244 SF

Retail Space

145

Residential
Units

220 FT

Yonge Street
Frontage





LOCATION OVERVIEW

Yonge and Eglinton has long been one of the Toronto's top destinations for families and young professionals alike. But still today, it's a bustling hub of activity that includes restaurants, bars, shopping, cafes and some of the best new pre-construction condo developments Toronto has seen in quite some time. Known for being the most connected community in Toronto, one of the main draws to this area is its accessibility to public transit. The Capitol is located just steps away from Eglinton Station, providing convenient access to the Yonge Line as well as the Eglinton LRT, currently under construction and set for completion this year.



AREA STATISTICS



YONGE STREET TRAFFIC COUNTS



19,403
VEHICLES
PER DAY



22,208
PEDESTRIANS
PER DAY



0.5 KM

14,182
POPULATION



1 KM

42,881
POPULATION



1.5 KM

65,956
POPULATION

DEMOGRAPHICS

	0.5 KM	1.0 KM	1.5 KM
 Daytime Population	13,564	47,664	67,099
 Median Age	38.3	38.8	39.3
 Total Households	7,867	23,299	32,455
 Average HH Income	\$138,026	\$152,939	\$198,897
 Growth Rate (Next 5 Years)	13%	14%	12%

Source: Statistics Canada, 2023

RETAIL MAP



Not all storefronts are displayed on map





PROPERTY DETAILS

Retail Unit 1:	5,002 SF
Retail Unit 2:	LEASED
Retail Unit 3:	LEASED
Retail Unit 4:	LEASED
Retail Unit 5:	LEASED
Retail Unit 6:	1,550 SF
Total:	6,552 SF
Available:	Q2 2026
Term:	10 years
Net Rent:	Please contact listing agents
Additional Rent:	\$25.00 PSF (est. 2026)
Zoning:	CR 3.0 (c2.0; r2.5) SS2 (x266)

HIGHLIGHTS

- Soaring ceiling heights of 20+ FT
- Right-sized with the potential to combine with other units
- Expansive Yonge Street frontage and exposure
- Enclosed access to shipping and receiving
- Ample underground parking on site
- Steps from Line 1 and LRT at Eglinton Station
- Neighbouring retailers include Aloette, Black Toe Running, Cibo, Stock, Sephora, and Urban Outfitters



SITE PLAN



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