

# 237 YONGE STREET

SINGLE TENANT NNN INVESTMENT  
OPPORTUNITY OPPOSITE  
TORONTO EATON CENTRE

JLL



# THE OPPORTUNITY

Jones Lang LaSalle Real Estate Services, Inc. ("JLL" or the "Advisor") is pleased to offer for sale a 100% freehold interest in 237 Yonge Street, Toronto (the "Property" or "Site"), a four (4) storey retail property comprised of 13,000 square feet ("SF") with 28 feet ("FT") of sought after Yonge Street frontage. The Property is 100% occupied by Haidilao Hot Pot on a NNN lease expiring in April 2035. The Property offers a carefree investment opportunity, occupied by a tenant with 1,300 locations globally on a long-term lease. Located between Dundas Street and Queen Street, the Property is located directly across from CF Toronto Eaton Centre, near numerous landmarks, retailers, and amenities, with direct transit access to Queen and TMU stations along TTC Line 1 Yonge-University.

## SALIENT DETAILS

 **13,000 SF  
GROSS LEASABLE  
AREA**

 **3,337 SF  
LAND AREA**

 **28 FT  
FRONTAGE**

 **123 FT  
DEPTH**

 **9.3 Years  
LEASE TERM  
REMAINING**

 **100%  
OCCUPANCY**

 **Unencumbered  
AERIAL RIGHTS**

 **Mixed Use Areas  
OFFICIAL PLAN**

 **CR 4.0  
ZONING**



## TENANT OVERVIEW

Haidilao Hot Pot is an internationally renowned 1,300 location chain, known for its experiential dining experience. The restaurant specializes in hot pot, a communal Asian meal where diners cook ingredients in a broth at their table. Haidilao was founded in 1994 and is now the largest hot pot chain in the world. Haidilao began its expansion overseas in 2012 and today operates over 1,300 locations around the world in 10 countries including the United States, the United Kingdom, and Australia. The chain entered the Canadian market in 2018 and now operates seven (7) stores with exceptional sales across the Greater Toronto, Vancouver, and Montreal area.

## INVESTMENT HIGHLIGHTS



### STABLE IN-PLACE CASHFLOW

NNN lease with 9.3 years of term remaining with contractual rental escalations, occupied by Haidilao which operates 1,300 restaurant locations worldwide



### LONG TERM FUTURE DEVELOPMENT POTENTIAL

Neighbouring properties are achieving 60 storey density on sites in the area



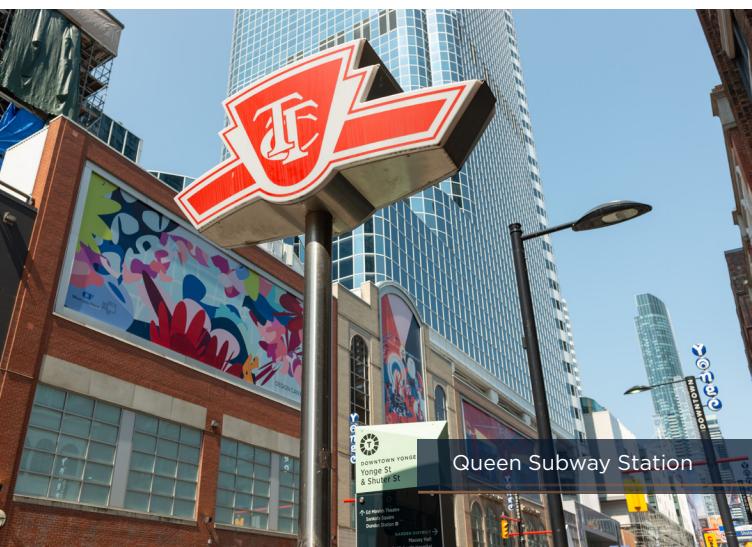
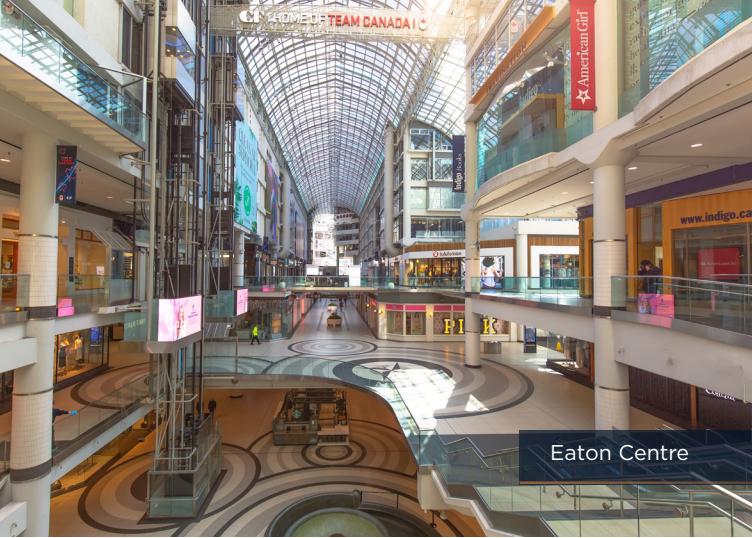
### PREMIER LOCATION

Situated on Yonge Street across from CF Toronto Eaton Centre, the Property offers excellent visibility and exposure along a key urban corridor in Downtown Toronto



### TRANSIT CONNECTIVITY

Walking distance to both Queen and TMU Stations along Line 1 Yonge University, and positioned to take advantage of the Ontario Line once completed

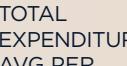


# LOCATION OVERVIEW

237 Yonge Street presents a premier investment opportunity in Toronto's Downtown Yonge corridor, positioned directly adjacent to the CF Toronto Eaton Centre—the nation's most visited mall, welcoming over 50 million visitors annually and consistently ranking as one of North America's top-performing shopping centres. Recent studies identify CF Toronto Eaton Centre as one of Canada's most productive mall, achieving sales in excess of \$1,500 per square foot.

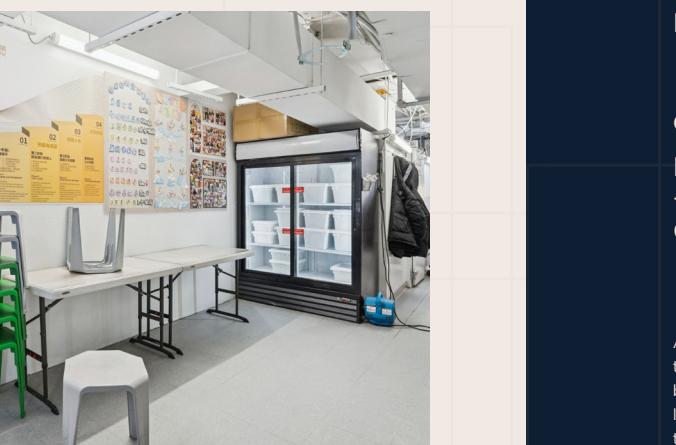
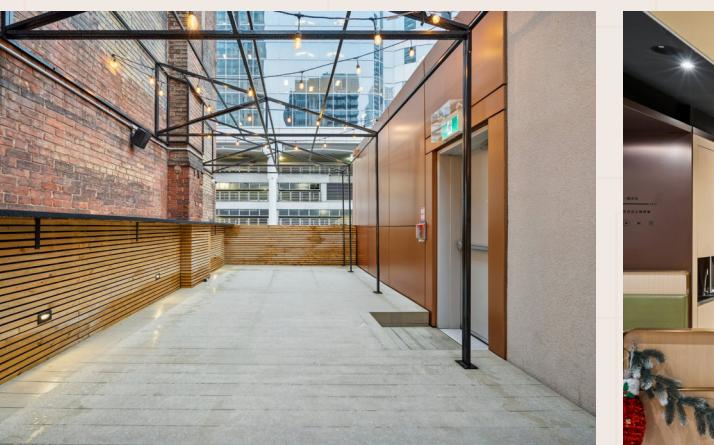
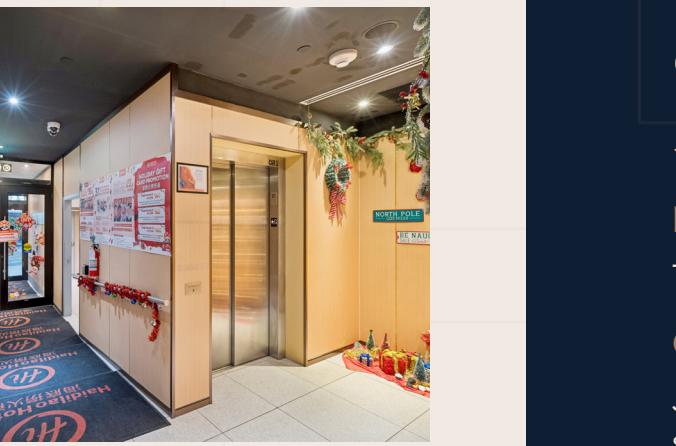
This strategic location places the Property at the epicenter of one of Toronto's leading retail nodes, with prominent Yonge Street frontage and direct access to the Financial Core. The Site benefits from exceptional connectivity, including proximity to both Queen and TMU subway stations, bus and streetcar routes, and Sankofa Square, generating high-density pedestrian traffic from residents, professionals, tourists, and students. With a daytime population of over 500,000 people within a 1.5-kilometer radius and close ties to major institutions such as Toronto Metropolitan University and the University of Toronto, the Property stands to capitalize on continued urban intensification and strong demographic demand.

## AREA DEMOGRAPHICS

	0.5 km	1.0 km	1.5 km
 TOTAL POPULATION	17,109	84,125	186,351
 DAYTIME POPULATION	116,566	318,266	503,548
 MEDIAN AGE	31.9	32.7	33.1
 TOTAL HOUSEHOLDS	9,463	46,401	102,672
 AVERAGE HH INCOME	\$121,144	\$114,721	\$118,380
 TOTAL EXPENDITURE AVG PER HOUSEHOLD	\$145,640	\$139,905	\$142,766

Source: Environics 2025





## FINANCING & OFFERING PROCESS

### FREE & CLEAR

The Property will be offered for sale free and clear of existing financing.

### OFFERING PROCESS

Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained to seek proposals to acquire the Property. The Property is offered for sale on an as-is, where-is basis. Interested parties will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the Property. All inquiries about the Property should be directed to the attention of the team below.

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237  
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