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2794 Yonge St. Toronto



BUILDING FOR SALE

2788-2794 YONGE STREET

Premier Yonge Street Corner Retail Asset

The Opportunity

Jones Lang LaSalle Real Estate Services, Inc. (hereinafter referred to as "JLL" and/or the "Advisor") is pleased to present an exceptional opportunity to acquire a highly desirable commercial retail asset located at 2788-2794 Yonge Street, Toronto, Ontario (the "Property" or "Site").

Strategically situated in the heart of Midtown Toronto, the Property benefits from 50 feet of prominent Yonge Street frontage on a high-profile corner site. The Property is being sold vacant, presenting an attractive opportunity for value-add investors to lease-up the building, while also providing an owner-user with the opportunity to reposition the asset for their own use.

This opportunity is ideal for professional services, such as medical, dental or veterinary seeking a prime location in Midtown Toronto.



SALIENT DETAILS



GROUND FLOOR
3,396 SF



SECOND FLOOR
3,449 SF



GLA
6,845 SF*



SITE AREA
5,220 SF



INTERSECTION
**Yonge Street &
Glengrove Avenue**



FRONTAGE
50 FT



DEPTH
104 FT



ZONING
CR 3.0

*Does not include 4,787 SF Lower Level. Total size of the Property, including the Lower Level is 11,632 SF.



Investment Highlights



PRIME YONGE STREET CORNER RETAIL ASSET

Corner retail property offering 50 feet of frontage along the prestigious Yonge Street corridor in Toronto's sought-after Midtown submarket



OWNER-USER OPPORTUNITY

6,845 square feet of vacant retail space, providing immediate occupancy for either an investor or an owner-user



AFFLUENT TRADE AREA

Located within a premium demographic catchment with average household income of \$277,189



LIMITED SUPPLY IN HIGH-DEMAND SUBMARKET

Scarce availability of similar retail assets in the Midtown area creates competitive advantage for this premier corner location



ON-SITE PARKING ADVANTAGE

Rare on-site parking provides significant competitive differentiation in the urban retail market



EXCEPTIONAL TRANSIT ACCESSIBILITY

Strategic proximity to Lawrence Station on TTC Line 1, providing excellent connectivity and driving strong foot traffic to the location

Location Overview

2788-2794 Yonge Street presents an exceptional investment opportunity in Toronto's prestigious Midtown corridor, strategically positioned along Yonge Street. The property occupies a prime corner location with 50 feet of frontage, offering unparalleled visibility and exposure in this highly sought-after submarket.

This strategic location places the asset within Toronto's affluent Midtown district, characterized by exceptional demographics with average household incomes of \$277,189 within a 1km radius and total household expenditure of \$294,203 – significantly above city averages.

The trade area encompasses established neighborhoods including Lytton Park, Lawrence Park, and Sherwood Park, home to high-net-worth residents and professionals. The property benefits from superior transit connectivity through its proximity to Lawrence Station on TTC Line 1, providing direct access to Toronto's subway network and generating consistent pedestrian traffic.

The limited availability of similar retail assets in this premium submarket creates a competitive advantage, positioning 2788-2794 Yonge Street to capitalize on sustained demand from both investors and owner-users seeking prime Midtown exposure.

DEMOGRAPHICS - 1.0KM



POPULATION

24,107



DAYTIME POPULATION

19,576



MEDIAN AGE

38.9



TOTAL HOUSEHOLDS

10,615



AVG. HOUSEHOLD INCOME

\$277,189

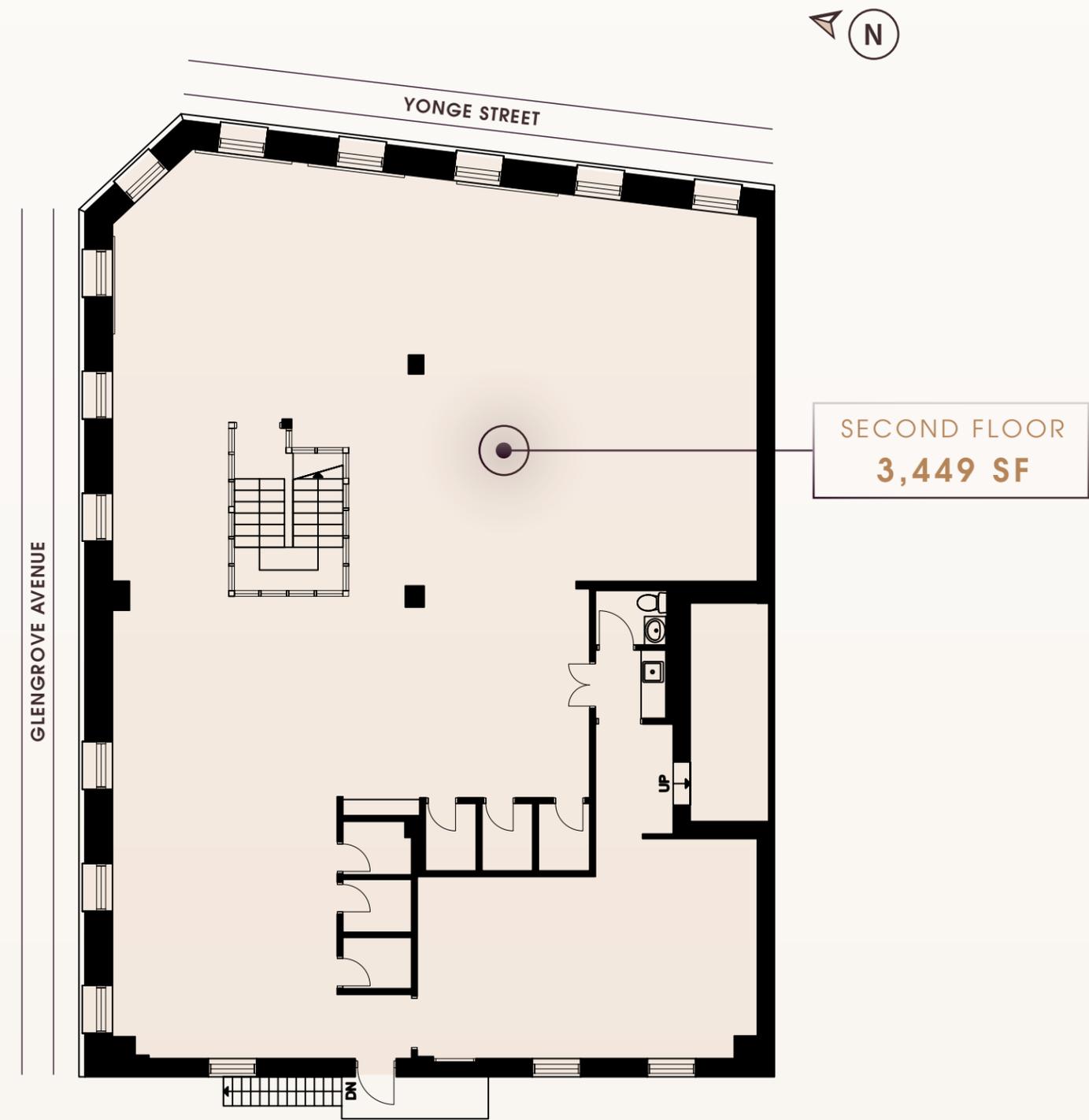
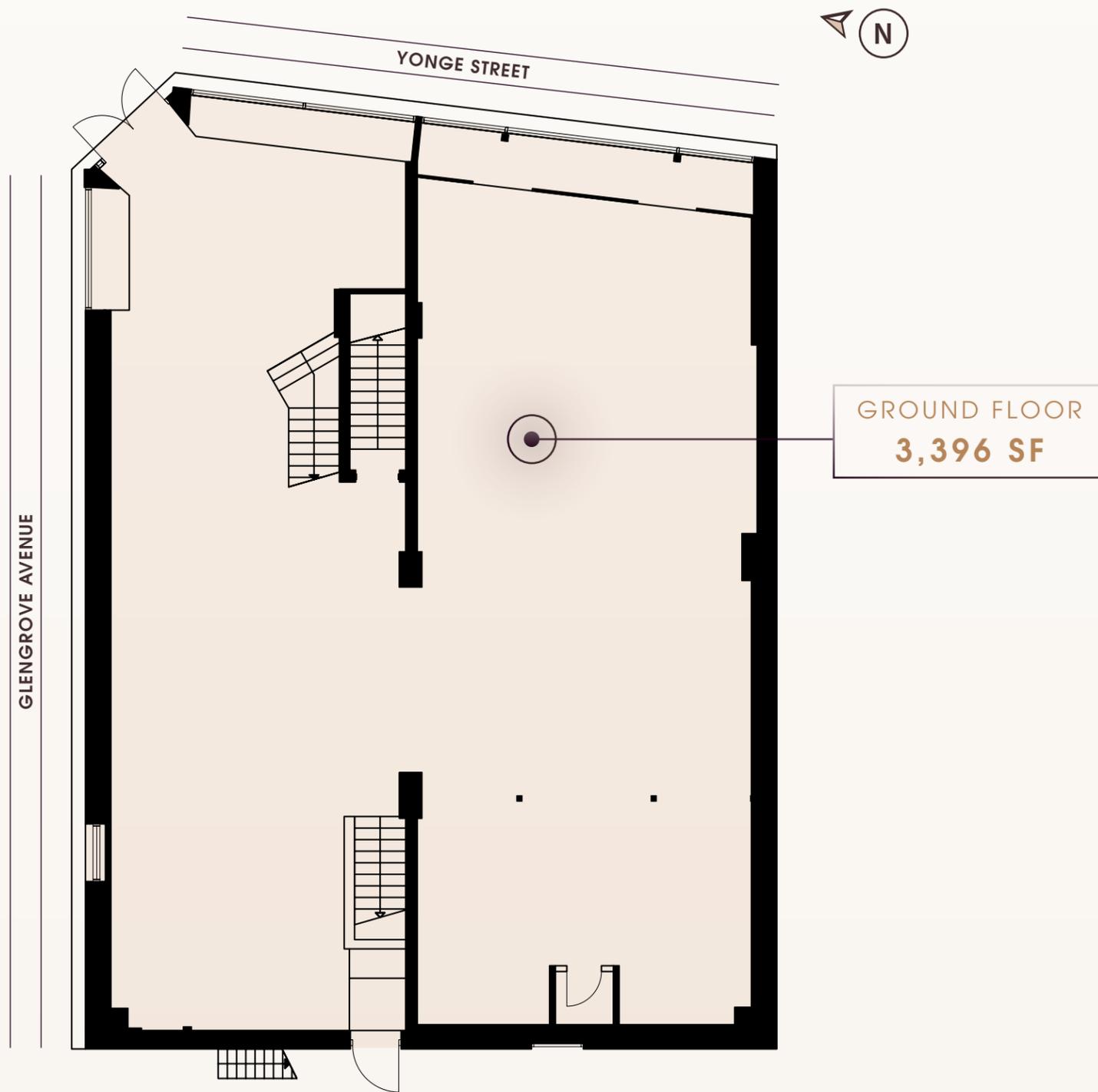


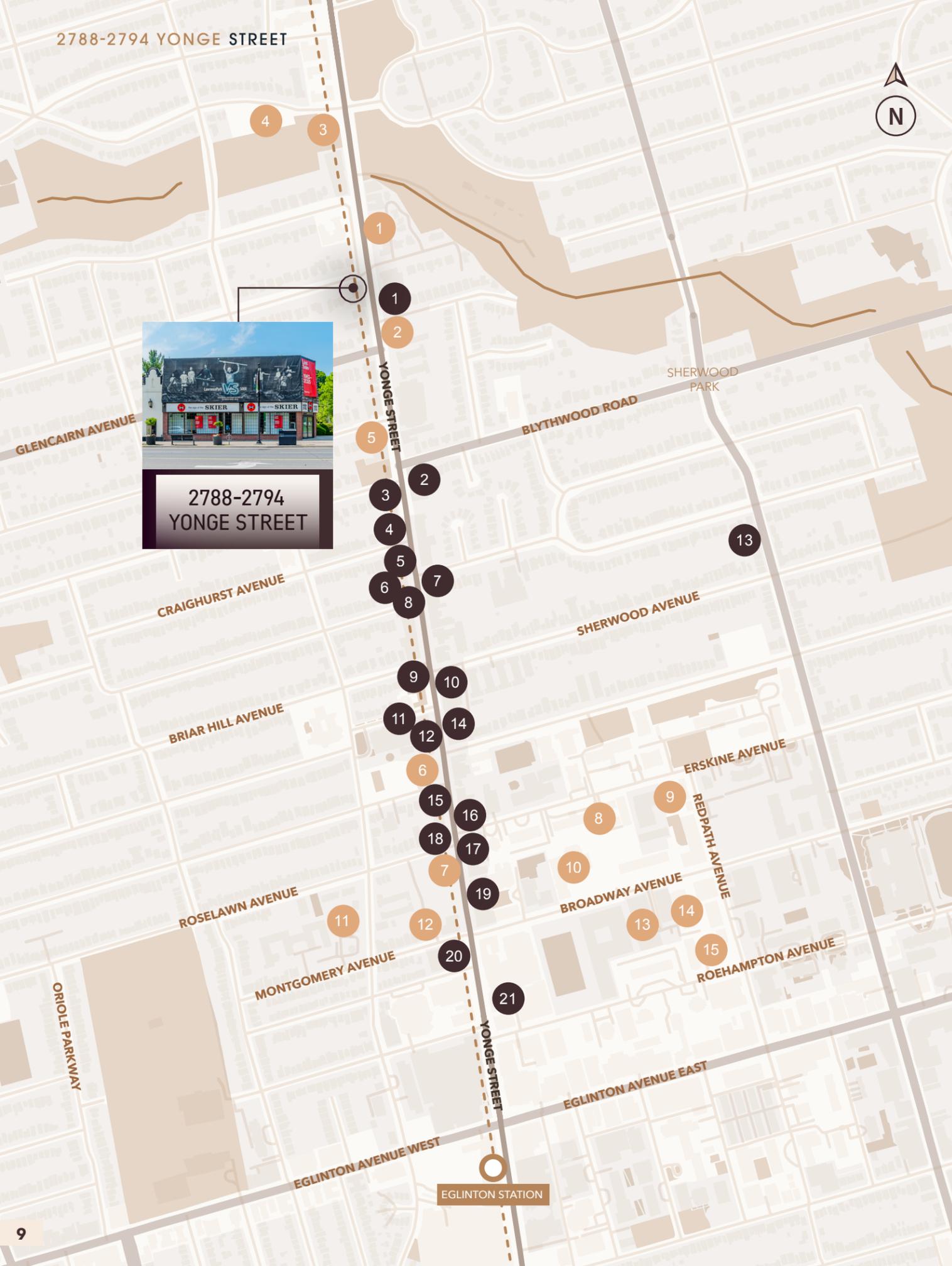
TOTAL EXPENDITURE PER HOUSEHOLD

\$294,203

Source: Environics, 2025

Floor Plans





Midtown Toronto

Midtown Toronto is surrounded by well-established, affluent neighbourhoods of families with disposable income, and is one of Canada’s most active condominium markets. Yonge and Eglinton is one of the newest, most well-connected areas in the city, now serviced by both the Yonge subway line, the new Eglinton Crosstown LRT line, as well as several bus routes. The Property benefits from unparalleled growth in the immediate area, fueled by new condominium developments along Yonge Street, which are drastically increasing the population density in the node, fostering one of Toronto’s most coveted work-live-play environments.

In addition to connectivity and density, this stretch of Yonge Street is home to one of the best shopping strips within Toronto. People are drawn from affluent neighbouring areas (Rosedale, Forest Hill, Leaside, Moore Park, Yonge and Lawrence, Hoggs Hollow, etc.) and truly from all over the city to shop at retailers such as Sporting Life, Roots, Sephora, Lululemon, Starbucks, and Club Monaco.

New Retailers in Midtown



- **RETAILERS**
 - 1. SHERIDAN NURSERIES
 - 2. SPORTING LIFE
 - 3. MANDY'S
 - 4. LA ROCCA CREATIVE KITCHEN MIDTOWN
 - 5. ANDREA'S COOKIES
 - 6. CLUB MONACO
 - 7. TIM HORTONS
 - 8. NUTBAR
 - 9. LULULEMON
 - 10. IMPACT KITCHEN
 - 11. GROOVE PILATES & WELLNESS BAR
 - 12. THE HUT SMOOTHIE AND JUICE BAR
 - 13. SUMMERHILL MARKET
 - 14. FORMULA FIG
 - 15. BLACKTOE RUNNING
 - 16. TD CANADA TRUST BRANCH AND ATM
 - 17. STARBUCKS COFFEE COMPANY
 - 18. BMO
 - 19. LA VECCHIA RESTAURANT
 - 20. STOCK BAR
 - 21. PAI NORTHERN THAI KITCHEN
- **DEVELOPMENTS**
 - 1. 2851 YONGE STREET - 58 UNITS
 - 2. 1 STRATHGOWAN AVENUE - 60 UNITS
 - 3. 2908 YONGE STREET - 85 UNITS
 - 4. 33-41 CHATSWORTH DR - 29 UNITS
 - 5. 2704 YONGE STREET - 239 UNITS
 - 6. 2500 YONGE STREET - 155 UNITS
 - 7. 2444 YONGE STREET - 636 UNITS
 - 8. 77 ERSKINE AVENUE - 490 UNITS
 - 9. 109 ERSKINE AVENUE - 178 UNITS
 - 10. 44 BROADWAY AVENUE - 414 UNITS
 - 11. 500 DUPLEX AVENUE - 514 UNITS
 - 12. 34 MONTGOMERY AVENUE - 335 UNITS
 - 13. 65 BROADWAY AVENUE - 389 UNITS
 - 14. 73 BROADWAY AVENUE - 336 UNITS
 - 15. 170 ROEHAMPTON AVENUE - 573 UNITS
- TTC SUBWAY LINE 1
- SUBWAY STATION

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.

JLL RETAIL CANADA

BRANDON GORMAN**

Executive Vice President
+1 416 855 0907
Brandon.Gorman@jll.com

GRAHAM SMITH*

Executive Vice President
+1 416 855 0914
Graham.Smith@jll.com

PRIVATE CAPITAL GROUP

JACKSON SAFRATA*

Senior Vice President
+1 416 238 9961
Jackson.Safrata@jll.com

PHILIP TRAIKOS*

Executive Vice President
+1 416 704 7445
Philip.Traikos@jll.com

FLETCHER BLAKELY*

Analyst
+1 416 238 4817
Fletcher.Blakely@jll.com



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*Sales Representative. **Broker.

