

FOR SALE

EXCLUSIVE
RETAIL INVESTMENT
OPPORTUNITY

625 Sheppard Avenue East

TORONTO, ONTARIO

↔ Canderel | JLL

Fully Leased
Freehold with
Long Term Leases



Executive Summary

JLL is pleased to present for sale the ground floor retail component at 625 Sheppard Avenue East in Toronto. A fully leased income-producing retail investment comprising two best-in-class wellness tenants. The property offers investors stable and long-term cash flow anchored by recently executed leases with Injection Lounge and Modo Yoga. Both tenants operate under net leases with built-in rental escalations.

Situated within a modern residential development in the rapidly growing Sheppard/Bayview corridor, this asset provides exceptional visibility and foot traffic from both the residential tower above and the surrounding neighbourhood. The offering is presented as a single freehold (one PIN) and represents a rare opportunity to acquire stabilized retail cash flow in one of Toronto's fastest growing urban nodes.

Property Overview

Address	625 Sheppard Avenue East, Toronto, Ontario
Asset Type	Retail (Ground Floor)
Title	Freehold
PIN Structure	Single PIN - cannot be sold as separate units
Total Retail GLA	4,035 SF (921 SF + 3,114 SF)
Number of Tenants	Two [2]
Occupancy	100% Leased
Parking	Approx. 20 shared visitor stalls on P1 (commercial + residential); not separately saleable

625
Sheppard

Retail
For Lease

416 816 0708

MORGAN OLIVER*

Investment Highlights



100% Leased to Two Wellness Tenants: Both suites are committed with recently executed leases featuring built-in annual escalations, providing a secure and growing income stream.



Long-Term Income Security: Modo Yoga's 10-year commitment and Injection Lounge's 5-year term deliver a blended weighted average lease term with minimal near-term rollover risk.



Built-In Rental Growth: Both leases include step-up rents throughout the lease term, providing organic net income growth without relying on market leasing.



Established Wellness Operators: Injection Lounge is an expanding clinic with a proven, adjacent location, while Modo Yoga is a nationally recognized yoga brand - both representing resilient, destination-driven uses.



Net Lease Structure: Tenants are responsible for their proportionate share of realty taxes and operating expenses, minimizing landlord risk and expense exposure.



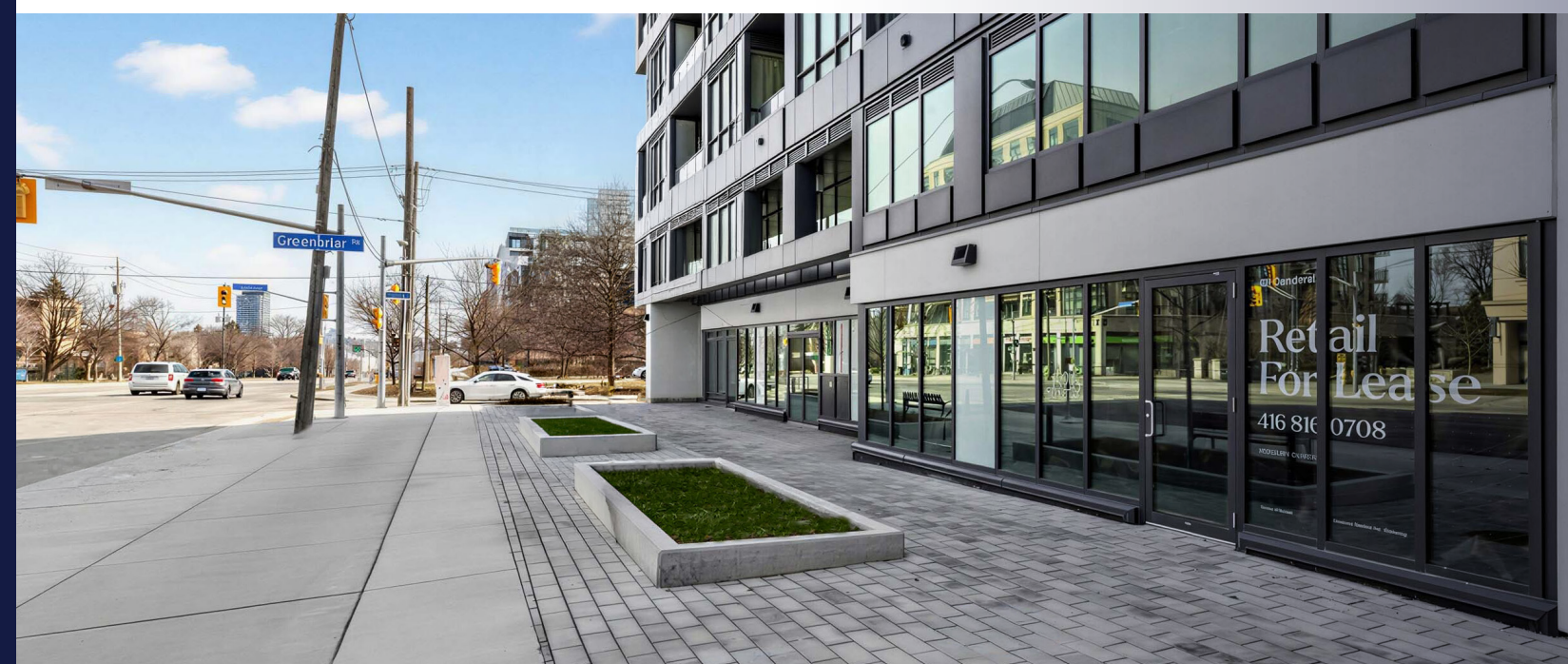
Prime Sheppard/Bayview Corridor: Located in one of Toronto's most active transit-oriented growth corridors with significant residential density above and surrounding the property.



Freehold: Single PIN ownership with straightforward conveyance.



Shared Parking Access: Approximately 20 shared visitor parking stalls on P1 serve the commercial tenants at no additional cost, enhancing customer accessibility.



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Tenancy Summary

The property is 100% leased to two wellness-oriented tenants under recently executed leases with staggered commencement dates. Both tenants occupy premises on an “as is” basis with tenant improvement allowances provided by the Landlord.

Tenant 1: Modo Yoga **MODO YOGA**

Established in 2004, Modo Yoga is a leading eco-friendly hot yoga brand and one of North America’s largest yoga studio networks. The organization operates multiple locations throughout Canada with growing presence in the United States. As an established wellness operator with a proven track record and dedicated customer base, Modo Yoga represents a stable, destination-driven tenant.

Modo Yoga

Use	Yoga Studio
Area	3,114 SF
Term	10 Years
Fixturing Period	6 months (rent commences after fixturing)
Possession Date	June 1, 2026
Condition	Premises delivered "as is"

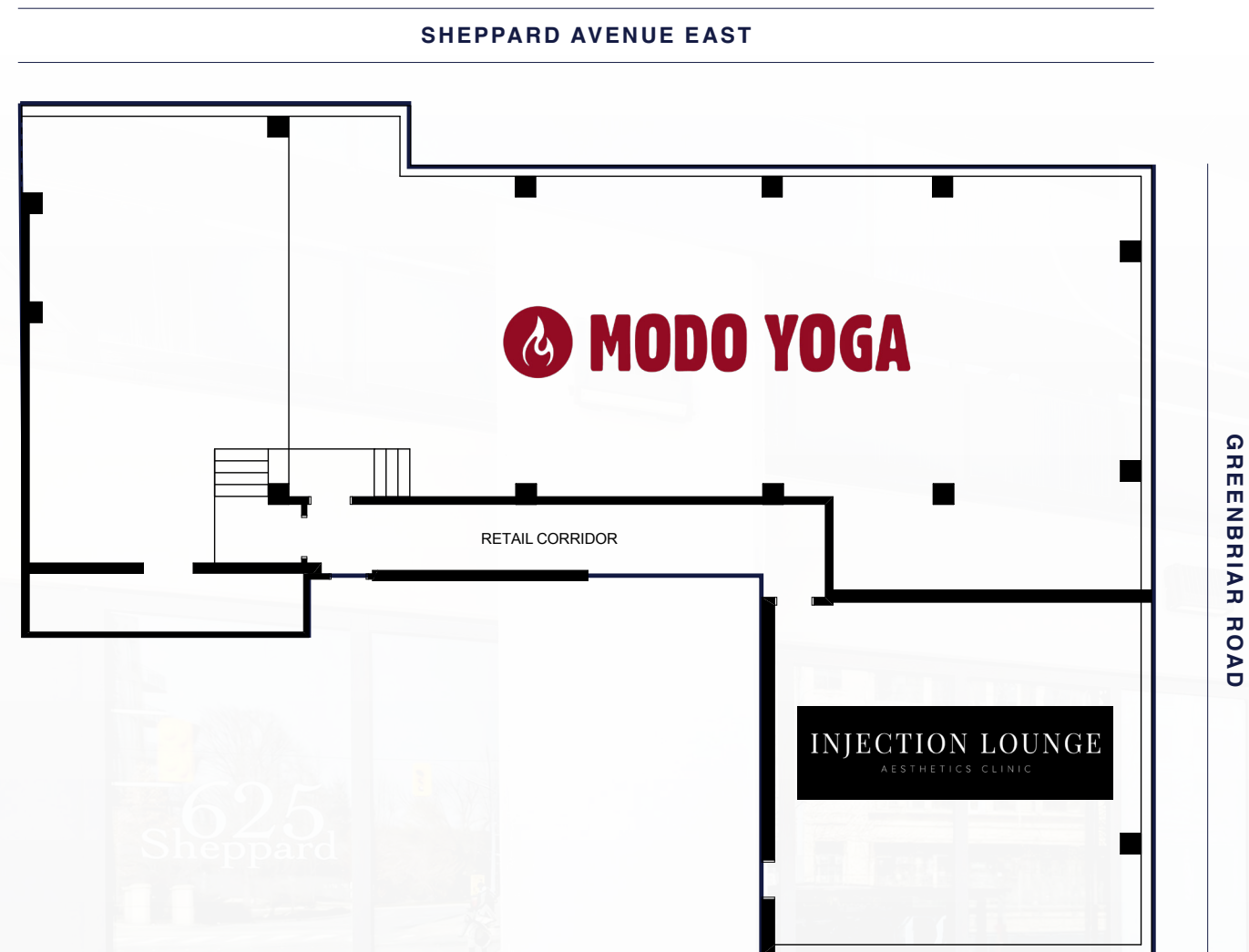
Tenant 2: Injection Lounge **INJECTION LOUNGE** AESTHETICS CLINIC

Injection Lounge is a specialized wellness clinic providing aesthetic and medical injection services. The clinic enhances the building’s wellness-focused tenant mix, serving both residential tenants and the broader Sheppard/Bayview corridor community. As an established operator with local market expertise and expansion momentum, Injection Lounge represents a strong, creditworthy tenant.

Tenant 2: Injection Lounge

Use	Injection Clinic
Area	921 SF
Term	5 Years
Fixturing Period	6 months (rent commences after fixturing)
Possession Date	May 1, 2026
Condition	Premises delivered "as is"

Floor Plan



Location Overview

625 Sheppard is ideally situated in a vibrant neighborhood offering exceptional lifestyle amenities. Residents enjoy walkable access to diverse dining, shopping, grocery stores, entertainment options, and numerous parks including Bayview Village Park, Rean Park, Hawkesbury Park, Villaways Park, and Talara Park, all featuring extensive walking trails and bicycle paths.

Bayview Village Mall is located nearby, providing fashion retailers, banking services, wellness stores, and medical facilities. Additional community amenities include a local YMCA offering recreational programming and North York General Hospital.

The location offers exceptional transit connectivity. Multiple bus routes serve Sheppard Avenue and Bayview Avenue, while Bessarion, Leslie, and Bayview subway stations within a few minute walk. The Oriole GO Station provides additional regional access, with downtown Toronto reachable in approximately 25 minutes. Highway 401 and Highway 404/DVP are easily accessible for motorists.

This sophisticated neighborhood seamlessly blends urban energy with family-friendly appeal, offering residents a complete lifestyle where big city amenities meet suburban comfort all within close proximity. The 625 Sheppard Avenue East node is experiencing a significant surge in population and density. The localized population increase is largely driven by newly completed and upcoming mid-rise developments in the Bayview Village and Renew Sheppard East areas.



Area Demographics

	0.5 KM	1.0 KM	1.5 KM
TOTAL POPULATION	12,148	26,247	39,315
DAYTIME POPULATION	9,573	27,732	40,681
MEDIAN AGE	39.6	37.5	38.0
TOTAL HOUSEHOLDS	5,557	11,899	16,530
AVERAGE HH INCOME	\$116,368	\$125,490	\$158,536
TOTAL EXPENDITURE AVG PER HOUSEHOLD	\$148,017	\$162,363	\$187,025

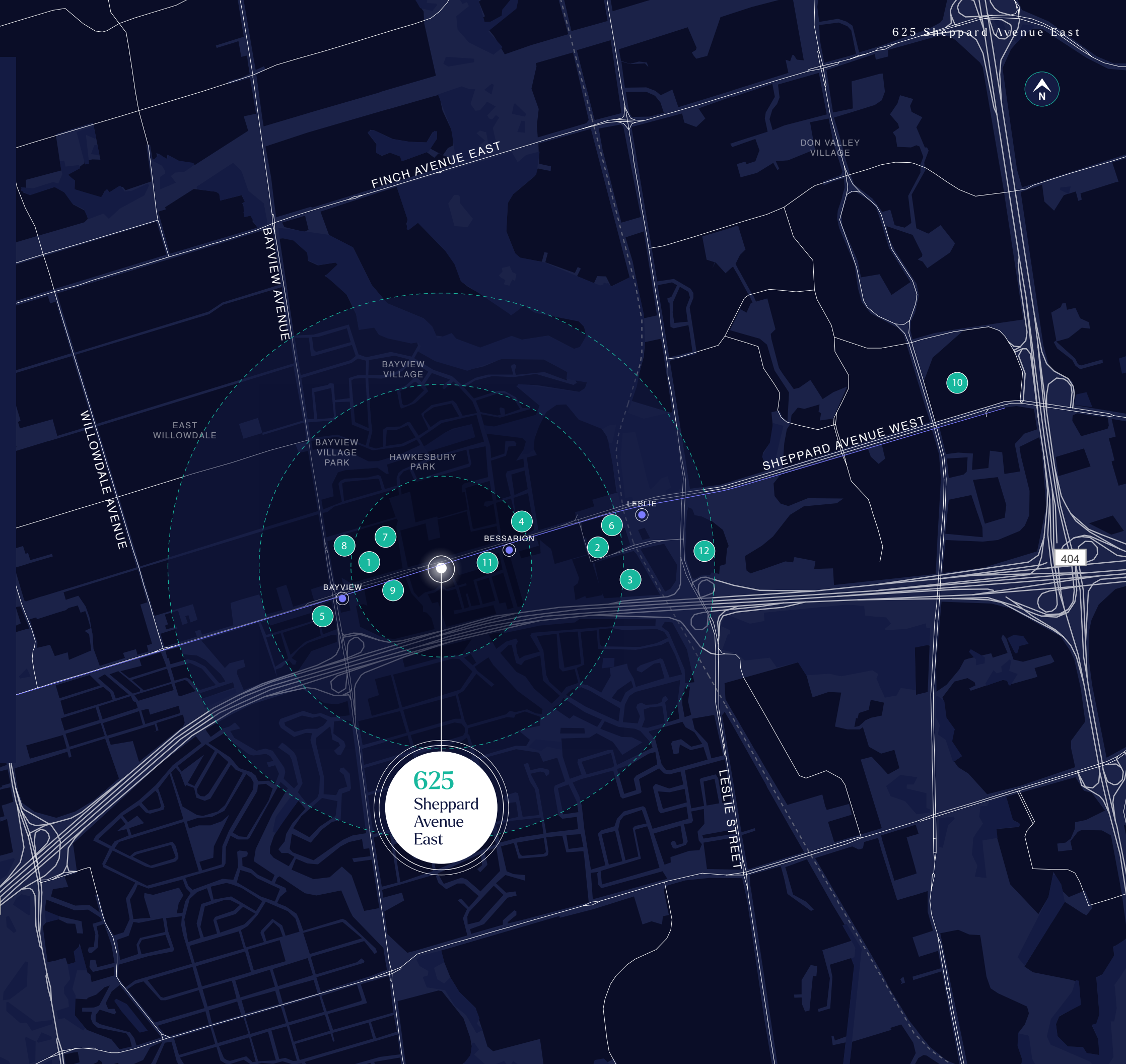
Source: Environics 2026



Neighbourhood

- 1 Bayview Village Shopping Centre
- 2 Canadian Tire
- 3 IKEA
- 4 MEC
- 5 Tim Hortons
- 6 McDonald's
- 7 LCBO
- 8 Starbucks
- 9 Bòn Italia Trattoria & Caffè
- 10 CF Fairview Mall
- 11 LifeLabs Medical Laboratory Services
- 12 North York General Hospital

-  TTC STATION



625
Sheppard
Avenue
East

625 Sheppard Avenue East

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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