

# 2579 Yonge Street

Right-Sized Retail Space For Lease

Aēsop

New Lucent  
Facial Refiner

Gently exfoliating BHA & PHA.  
Replenishing vitamins.  
Essential oils.

The shower, your stage  
New Eleos Nourishing Body Cleanser





Sephora



Cineplex

# Yonge and Eglinton

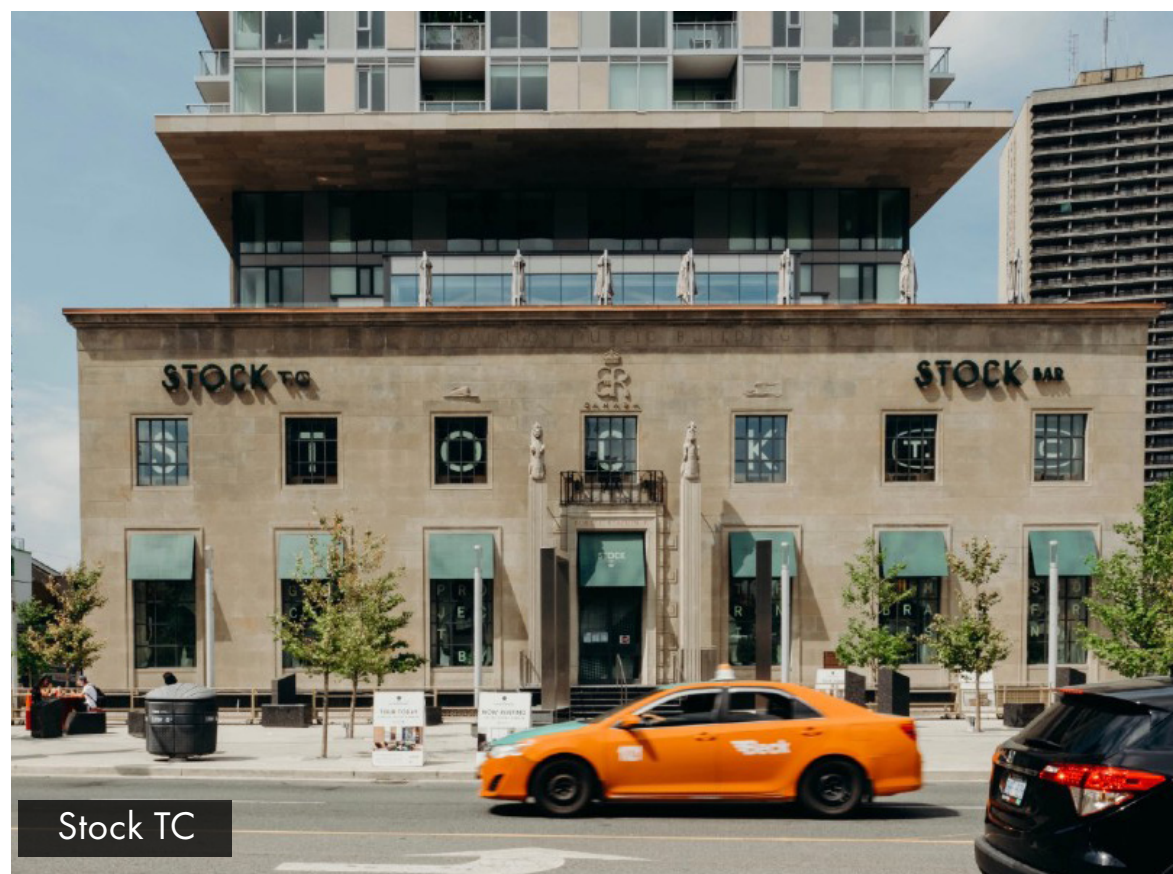
Yonge and Eglinton thrives as one of Toronto's most central and well-connected areas, earning the nickname "Yonge + Connected." The node benefits from the presence of the Eglinton TTC subway stop on Line 1, which serves over 75,000 daily riders.

Moreover, the forthcoming Eglinton Crosstown LRT expansion will further enhance connectivity, solidifying Yonge and Eglinton's position as a prominent transportation hub for residents and visitors.

The exceptional connectivity has attracted developers, leading to an unparalleled boom in residential development at Yonge and Eglinton, surpassing other nodes in Toronto. Surrounded by affluent neighborhoods, Yonge and Eglinton serves as a vibrant center for trendy boutique stores, national retailers, hip bars, and restaurants. These establishments cater to the needs of families and young professionals, contributing to the area's recognition as one of Toronto's top places to live.



Eglinton Crosstown LRT



Stock TC



# Area Overview

## Demographics - 1KM

46,248  
Population

47,230  
Daytime Population

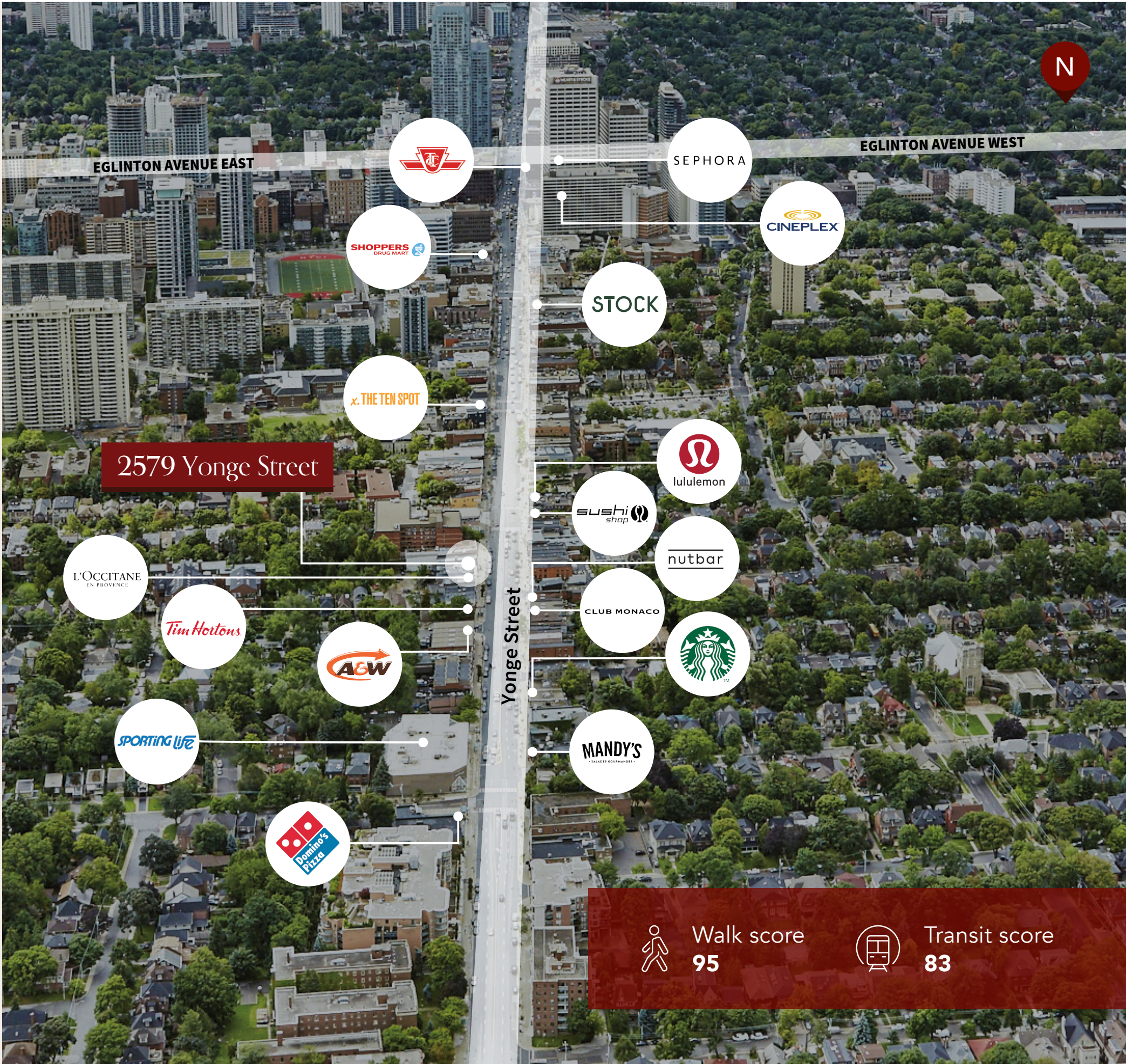
26%  
Growth Rate Over  
Previous 5 Years

36  
Median  
Age

23,833  
Total  
Households

\$155,194  
Average HH  
Income


Sources: Environics, 2025





# Surrounding Developments


1



**The Capitol**

Madison Group  
163 Units  
Under Construction


2



**Yonge & Roselawn**

First Capital  
636 Units  
Under Construction


3



**Akra**

Curated Properties  
211 Units  
Under Construction


4



**170 Roehampton**

Capital Developments, Metropia  
599 Units  
Under Construction


5



**75 Broadway Avenue**

Hazelview Investments  
336 Units  
Under Construction


6



**Sixty Five Broadway**

Times Group Corporation  
778 Units  
Under Construction


7



**500 Duplex Avenue**

Streamliner Properties,  
Minett Capital  
514 Units  
Pre-Construction


8



**77 Erskine Avenue**

Fora Developments  
377 Units  
Pre-Construction


9



**44 Broadway Avenue**

Collecdev-Markee  
Developments  
470 Units  
Pre-Construction


10



**66 Broadway Avenue**

Beaux Properties  
International Inc.  
374 Units  
Pre-Construction

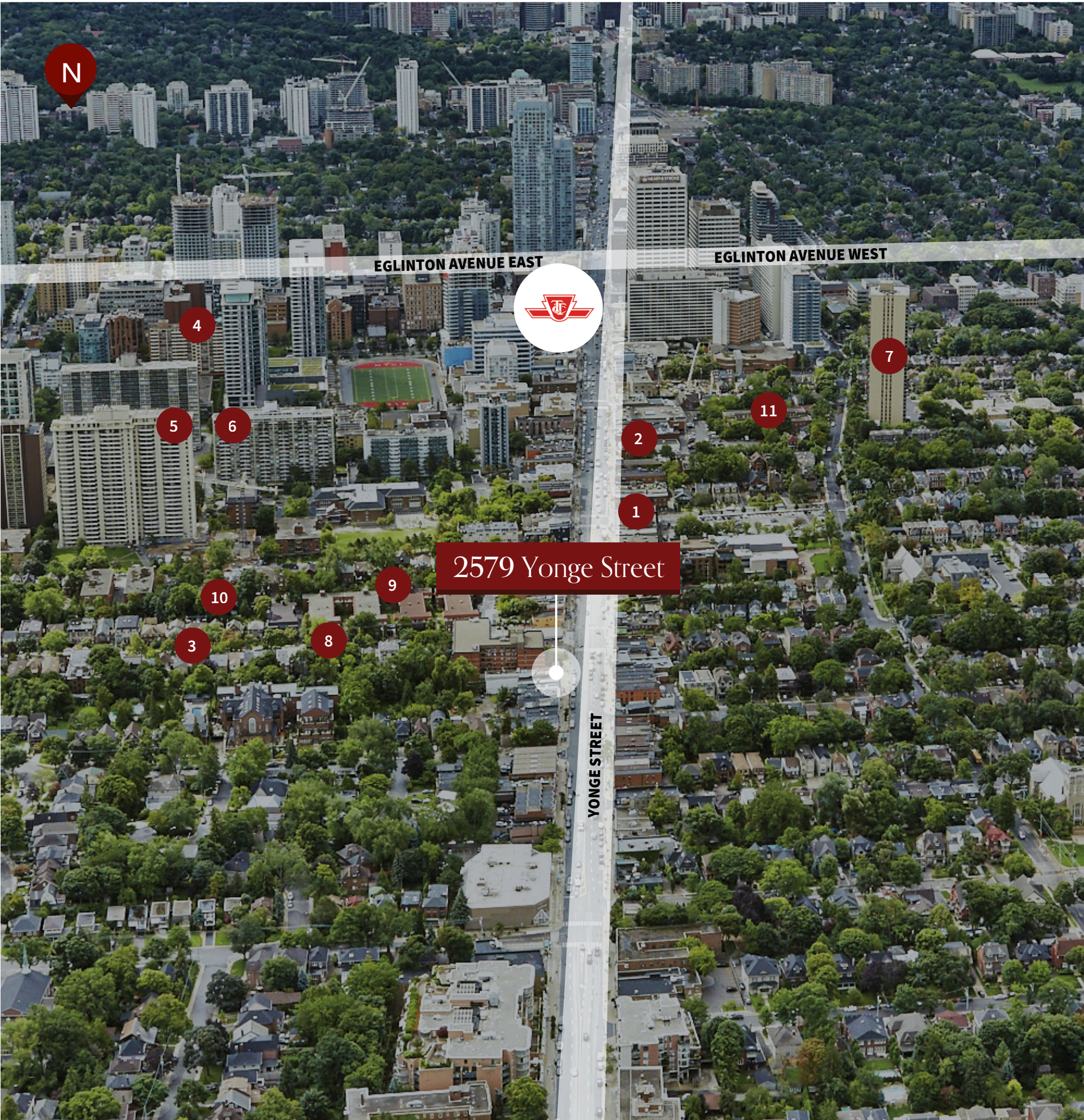
11



**34 Montgomery Avenue**

First Capital  
353 Units  
Pre-Construction

4,811+ New & Incoming  
Residential Units







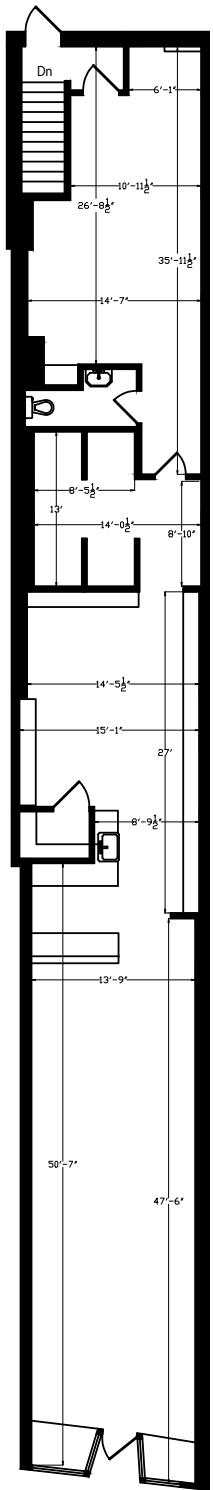
# Property Details

GROUND FLOOR	1,979 SF
AVAILABLE	November 1, 2025
TERM	5 + 5 Years
NET RENT	Please Contact Listing Agents
ADDITIONAL RENT	\$ 26.08 PSF (est. 2025)

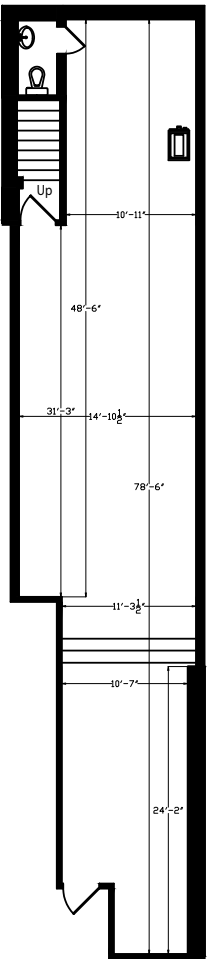
## Highlights

- Premier location in the heart of midtown and Yonge Street corridor
- Located near Yonge and Eglinton intersection, a 10-minute walk from Eglinton TTC station and LRT
- 996 SF of lower level provides dedicated storage and bathroom facilities
- Area offers a high-end retail and residential market, catering to the surrounding affluent consumer base from Lytton Park and Lawrence Park neighbourhoods
- Neighbouring retailers include Nutbar, Lululemon, Club Monaco, Starbucks, The Clinica and many more

GROUND FLOOR  
1,979 SF



LOWER LEVEL  
996 SF



YONGE STREET



# Photo Gallery - Exterior





# Photo Gallery - Interior







2579

Yonge Street

Right-Sized Retail  
Space For Lease

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