

# *For Lease*



# *2574 Yonge Street*

Prime Yonge Street Retail



Property Details

|                 |                               |
|-----------------|-------------------------------|
| Ground Floor    | 4,765 SF                      |
| Mezzanine Floor | 1,294 SF                      |
| Total           | 6,059 SF                      |
| Term            | 5-10 years                    |
| Available       | Immediately                   |
| Net Rent        | Please Contact Listing Agents |
| Additional Rent | \$23.08 (est. 2024)           |

Highlights

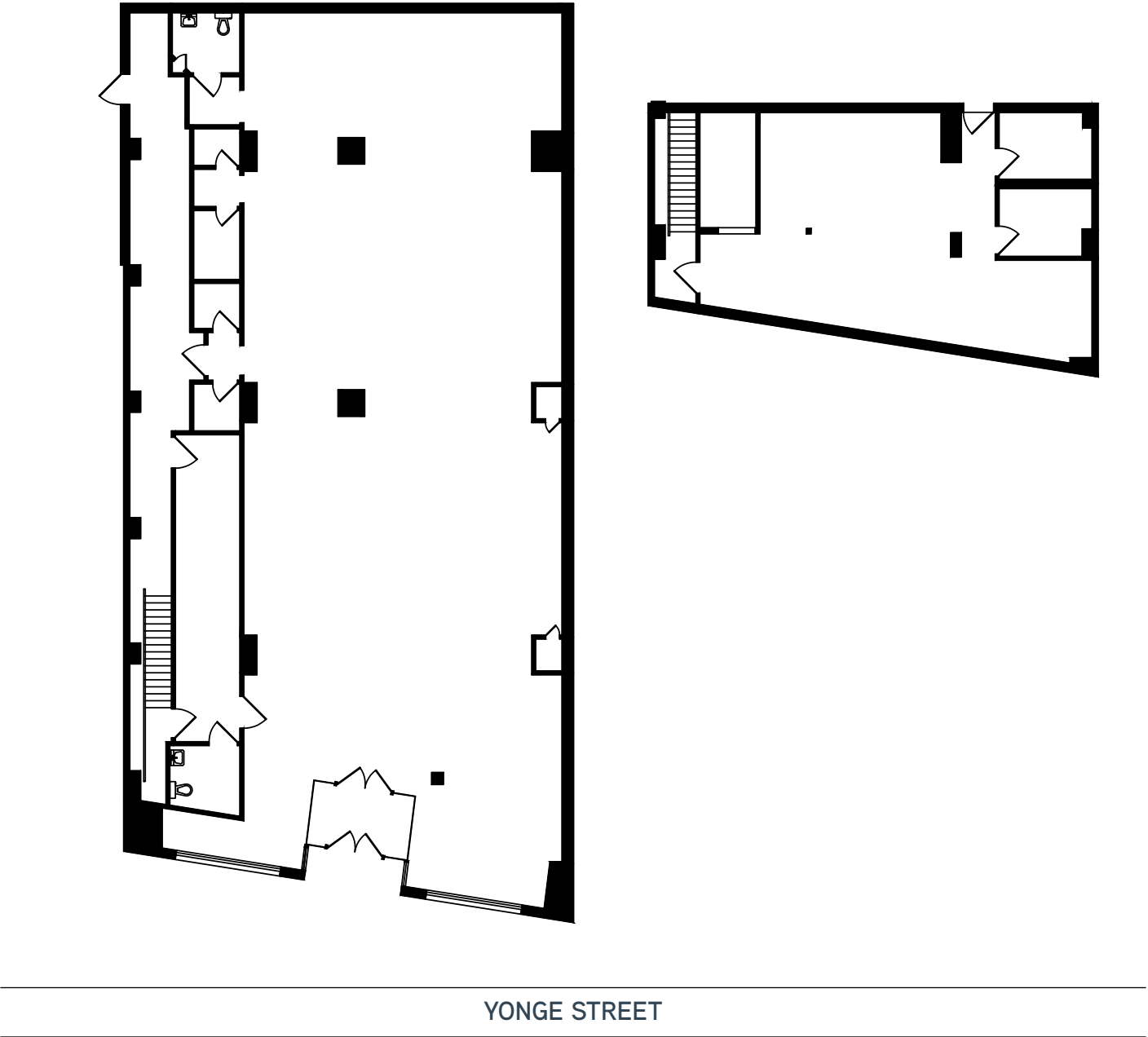
- Prime positioning in the Yonge & Eglinton retail node
- Over 50 FT of linear Yonge Street frontage
- Rare large-format floor plate
- Unparalleled full-building branding opportunity
- Neighboring co-tenants include Lululemon, Aesop, Pet Valu, Starbucks, Tim Hortons, Byblos and many more



Floor Plan



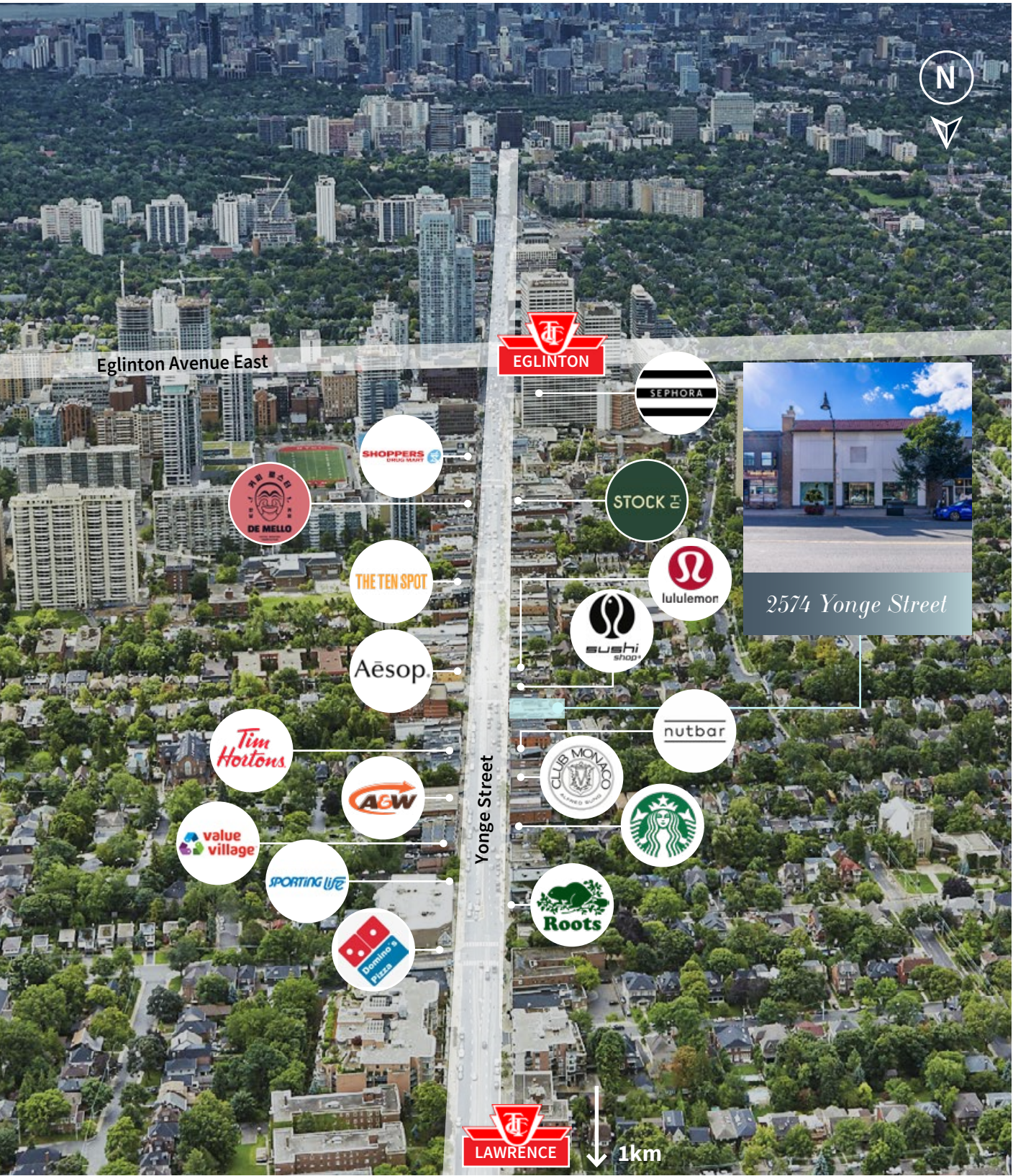
GROUND FLOOR - 4,765 SF  
MEZZANINE - 1,294 SF  
TOTAL - 6,059 SF











1.5KM from  
2574 Yonge Street

70,923  
POPULATION

\$177,192  
AVERAGE HOUSEHOLD INCOME

68,830  
DAYTIME POPULATION

35,379  
TOTAL HOUSEHOLDS

\$165,307  
TOTAL EXPENDITURE (AVG PER HH)

Source: Environics

## Midtown Toronto

Midtown Yonge is surrounded by well-established, affluent neighbourhoods of families with disposable income, situated in 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

MANDY'S  
• SALADES GOURMANDES •

MYUNGRANG  
HOTDOG

TWILIGHT

PURE HAPPINESS  
Hi Yogurt  
NATURALLY HANDCRAFTED

PRIMEKO HOME


PRIMEKO HOME

mh2 dental


\*Opening Soon




Surrounding Developments




**1 Eglinton Avenue East**  
Davpart  
600 Units  
Pre-construction




**2323 Yonge Street**  
RioCan  
380 Units  
Pre-construction




**44 Broadway Avenue**  
Collecdev  
412 Units  
Pre-construction




**65 Broadway Avenue**  
Times Group Corporation  
778 Units  
Under Construction




**2440 Yonge Street**  
Main + Main; First Capital  
548 Units  
Under Construction




**2500 Yonge Street**  
Madison Group  
146 Units  
Under Construction



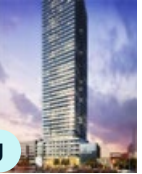
**2180 Yonge Street**  
Oxford Properties Group, CT REIT  
2,892 Units  
Pre-construction




**50 Eglinton Avenue West**  
Madison Group  
702 Units  
Pre-construction



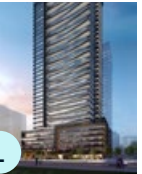
**36 Eglinton Avenue West**  
Lifetime Developments  
614 Units  
Pre-construction



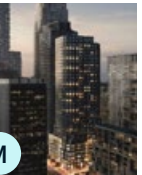
**55 Eglinton Avenue East**  
State Building Group  
461 Units  
Pre-construction




**90 Eglinton Avenue East**  
Madison Group  
1,116 Units  
Pre-construction



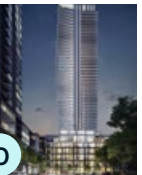
**117 Broadway Avenue**  
Reserve Properties  
932 Units  
Pre-construction



**2161 Yonge Street**  
Tribute Communities, Tenblock  
335 Units  
Under Constructions



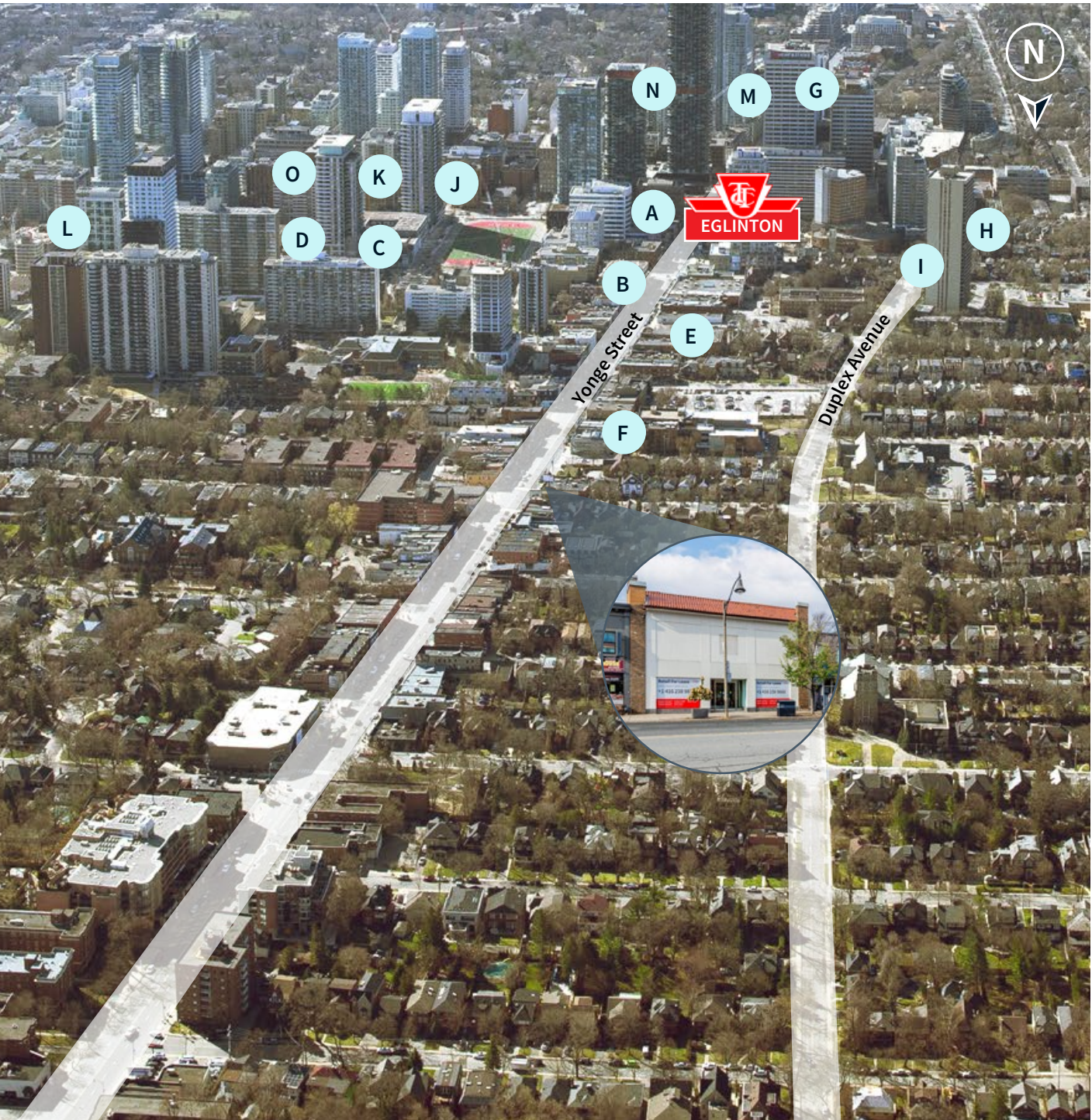
**25 Holly Street & 50 Dunfield Avenue**  
Plaza  
545 Units  
Under Construction



**150 Eglinton Avenue East**  
Madison Group  
845 Units  
Under Construction



**11,306**  
NEW AND INCOMING RESIDENTIAL UNITS







# 2574 Yonge Street

## CONTACTS

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