



2575

Danforth Avenue






Multiple Retail Opportunities in The Heart of Danforth Village

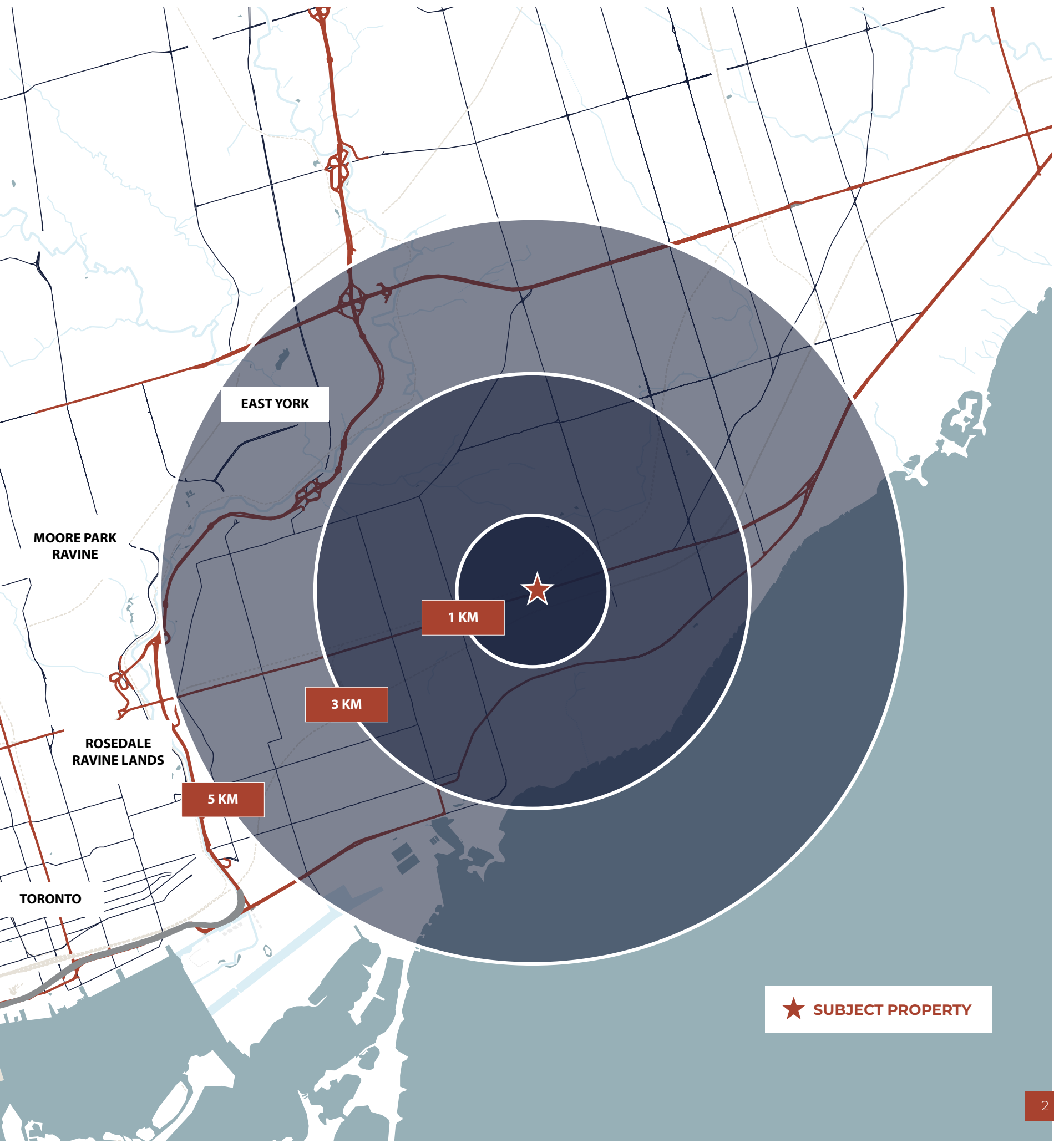


Opportunity Overview

2575 Danforth Avenue offers multiple right-sized and large format retail opportunities in the heart of the Danforth Village. This retail is situated at the base of Main Square Apartments, a mixed-use community with four separate slab-style buildings totaling 1,123 units. Strategically located within a 2-minute walk of both Main Street Subway Station and Danforth Subway Station, this site has great access to public transit. Adding to its appeal, Canadian Tire and Sobey's are both within 200 meters, driving significant customer traffic to the area throughout the week and creating an ideal environment for retail success.

Demographics

| | 1km | 3km | 5km |
|---|-----------|-----------|-----------|
|  Total Population | 29,207 | 184,335 | 373,007 |
|  Daytime Population | 23,579 | 149,330 | 329,365 |
|  Growth Rate over next 5 Years | 5.7% | 2.9% | 4.7% |
|  Avg. Household Income | \$120,544 | \$146,640 | \$134,712 |
|  Median Age | 38.6 | 39.7 | 39.2 |



★ SUBJECT PROPERTY

Retail Overview

| Size | | |
|-----------------|-------------------------------|--|
| Unit 5-6 | 1,548 SF |] Can be leased together or separately |
| Unit 7 | 2,316 SF | |
| Unit 12 | 11,297 SF | |
| Unit 14 | 716 SF | |
| Unit 8 | 2,793 SF |] Can be leased together or separately |
| Unit 16 | 7,688 SF | |
| Net Rent | Please Contact Listing Agents | |
| Additional Rent | \$18.11 PSF (est. 2025) | |
| Available | Immediately | |



Property Highlights



Within 2-minute walk of Main Street Subway Station and Danforth GO Station



Neighbouring tenants include Subway, Canadian Tire, Scotiabank and Shoppers Drug Mart



175 customer parking stalls (75 surface with 3-hour limit, 100 underground)



Grade level loading available



Retail storage space available

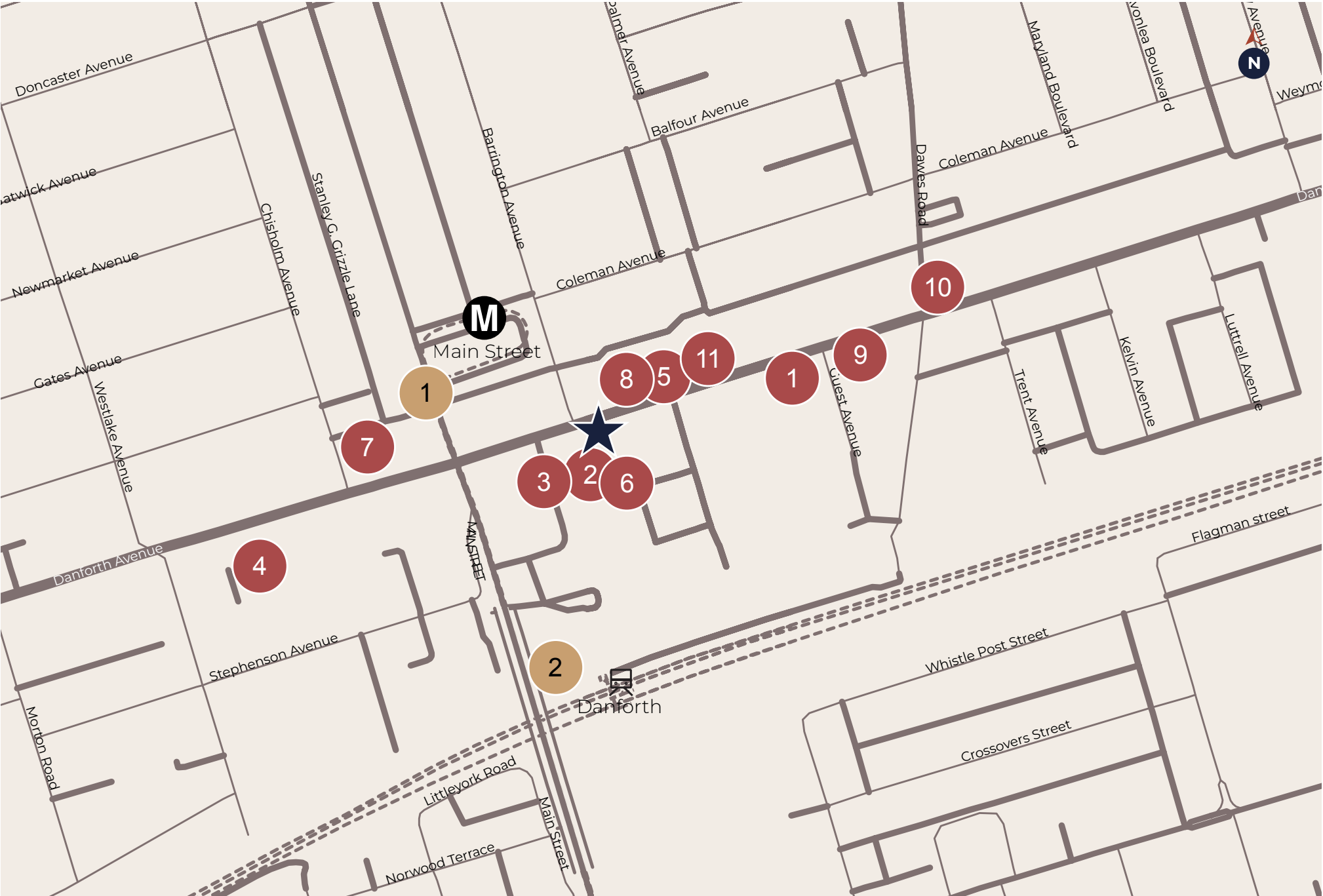


\$100 million landlord investment in redevelopment project

Area Overview

The Danforth and Main Street intersections serve as a vital transportation hub where the TTC’s Line 2 subway and Danforth GO station converge, offering seamless connectivity to downtown Toronto and the broader GTA region. Danforth Avenue features a vibrant mix of retailers including high-traffic anchors like Canadian Tire, Shoppers Drug Mart, and Scotiabank alongside independent boutiques, international restaurants, and fresh food markets that collectively create a dynamic shopping destination.

The neighborhood attracts a diverse demographic of families and young professionals who value the area’s exceptional walkability, cultural amenities, and relatively affordable housing compared to downtown neighborhoods. Recent development projects have brought renewed energy to this established east-end corridor, enhancing its appeal as both a residential community and retail destination while preserving the unique charm that makes the Danforth one of Toronto’s most beloved districts.



Retailers

- | | |
|------------------|--------------------------|
| 1. Canadian Tire | 7. KFC |
| 2. Scotiabank | 8. Metro Animal Hospital |
| 3. Value Buds | 9. Popeyes |
| 4. Sobeys | 10. Royal Bank of Canada |
| 5. Hearing Life | 11. Telus |
| 6. Tim Hortons | |

Public Transit

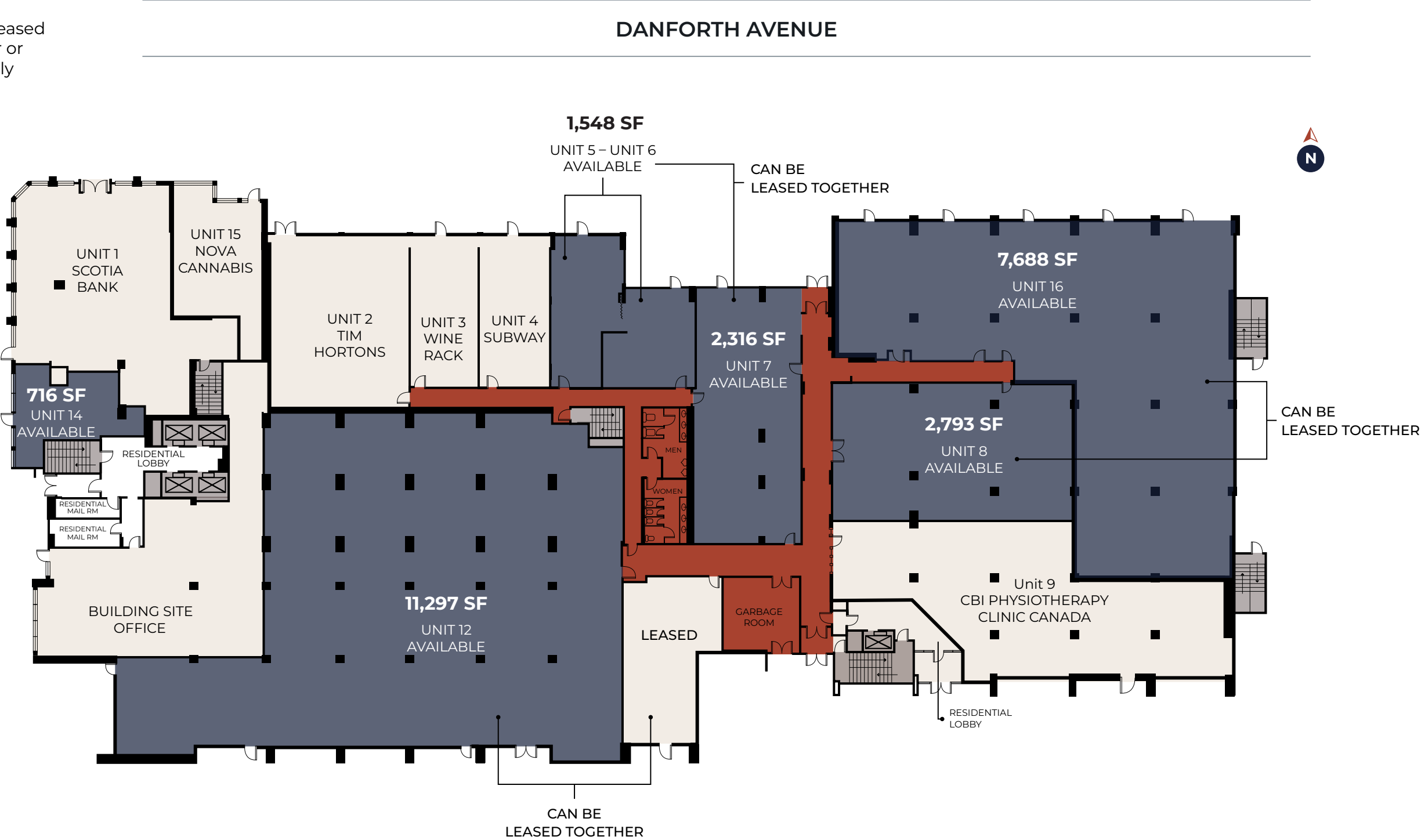
- 1. Main Street Subway Station
- 2. Danforth Go

The Building

★ 2575 Danorth Avenue

Site Plan

| | | |
|----------|-----------|--------------------------------------|
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