

# 252 CHURCH STREET

PRIME CORNER RETAIL - FOR LEASE







# 252 Church

## C O N D O M I N I U M S

252 Church Street is a new condo development coming to Church & Dundas, right by Yonge Dundas Square. This mixed-use project by CentreCourt rises 52 stories high, featuring 681-unit residential condominiums and 2 retail units at ground level.

Located in the heart of downtown Toronto, 252 Church Street offers outstanding accessibility. The property sits just steps away from the Yonge TTC Line and the 24-hour Dundas and Queen streetcar routes, ensuring effortless mobility at any time of day. The neighbourhood features numerous amenities, including shopping centers, restaurants, and cafes.

Both units boast incredible ceiling heights and modern glass & heritage facades, offering high visibility and exposure on the prime south-west corner of Dundas & Church.



# TRAFFIC GENERATORS

## TORONTO EATON CENTRE

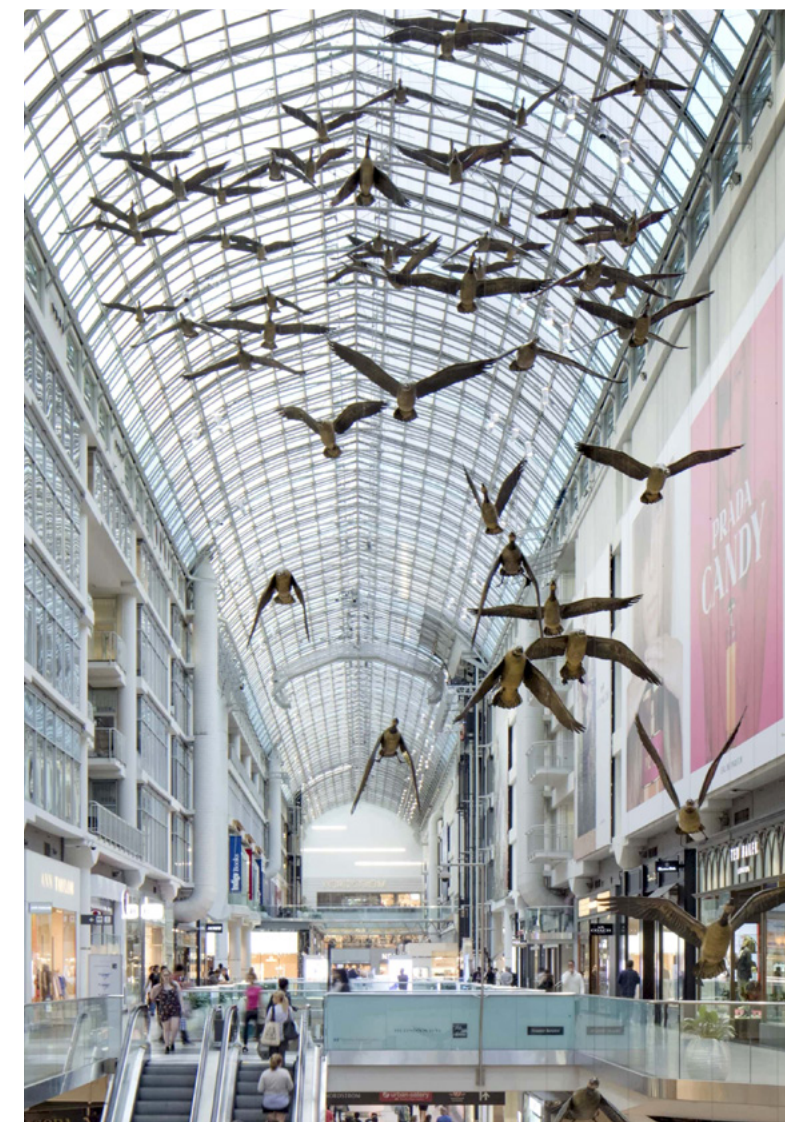
Toronto's Eaton Centre is the city's top tourist attraction with over 52 million visitors annually and is the busiest centre in North America in terms of annual pedestrian counts. It is also one of the top malls in Canada by sales per square foot and the 2<sup>nd</sup> largest in Canada by square footage.

## YONGE-DUNDAS SQUARE

Yonge-Dundas Square is often compared to NYC's Time Square, and is the central hub of downtown Toronto. The square hosts community celebrations, promotions and concerts and sees over 250 events each year.

## TORONTO METROPOLITAN UNIVERSITY

Toronto Metropolitan University (Formerly Ryerson University) offers more than 100+ undergraduate and graduate programs and is home to over 45,000 students. TMU has the highest increase in applications in Canada and is the most applied to university in Ontario relative to available space.





# PROPERTY DETAILS

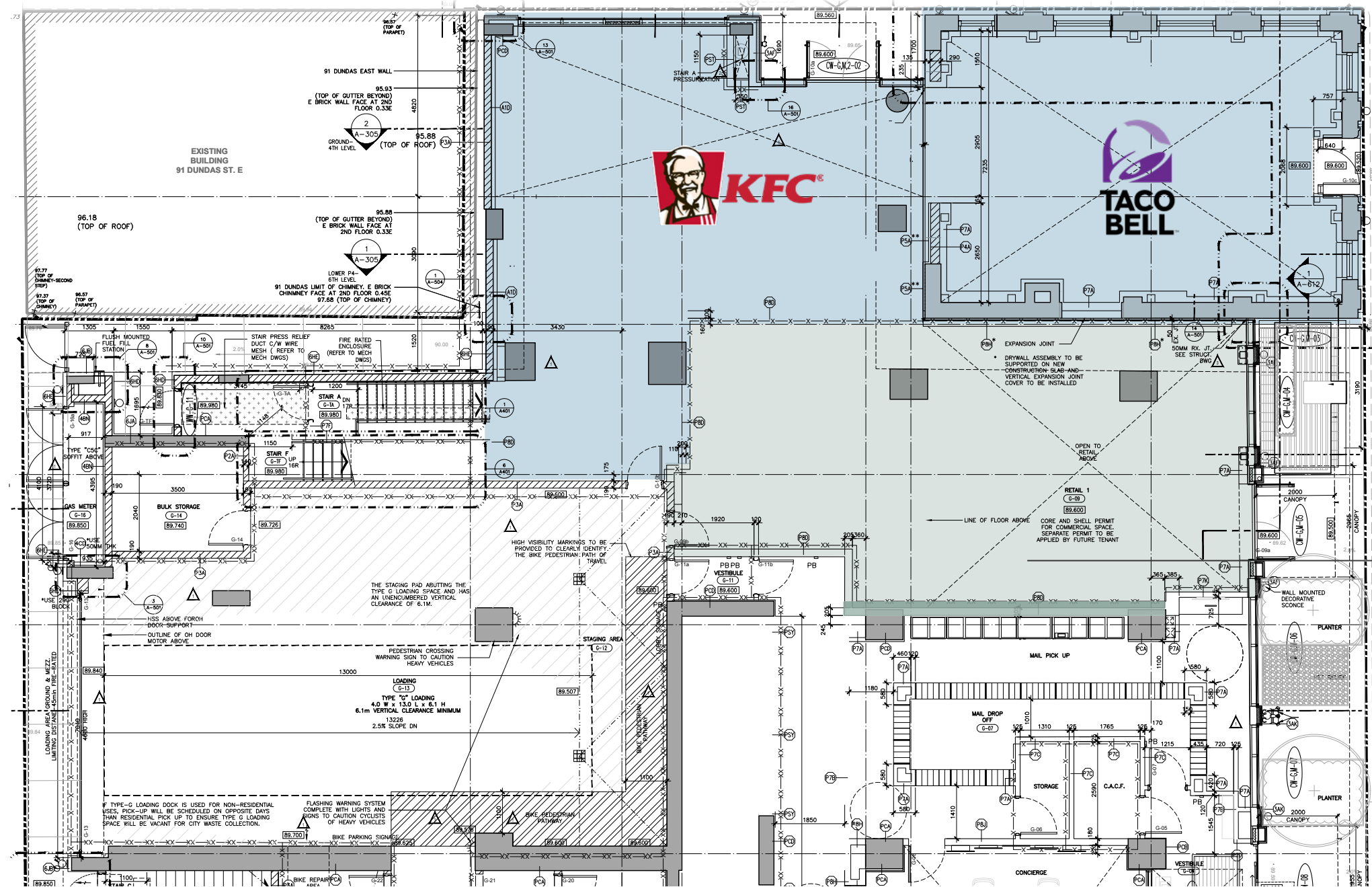
Premises	Retail A	2,528 SF	LEASED - KFC & Taco Bell
	Retail B	1,388 SF	Available For Lease
Net Rent	Please Contact Listing Agents		
Available	Immediately		
Lease Term	10 Years		
Additional Rent	\$17.50 PSF (Estimate for 2025)		
Zoning	CR 4.0		
Ceiling Heights	Retail B – 17 FT		
Frontage	25 FT (glazed)		
Shipping / Receiving	Direct rear access for each unit		
Signage	Interior on heritage component		

## HIGHLIGHTS

- Prime corner exposure at Dundas and Church
- New construction retail offering historical aesthetic combined with modern glass facades
- Impressive ceiling height of 17 FT
- Right-size units offering easy access to shipping & receiving
- Located in the heart of downtown Toronto, steps from Yonge-Dundas Square, Toronto Eaton Centre and Toronto Metropolitan University



## GROUND FLOOR



CHURCH STREET

1,388 SF  
RETAIL B



# AREA OVERVIEW

Located in Toronto’s downtown core, 252 Church Street is just steps to public transit, Yonge-Dundas Square, Toronto Eaton Centre, and Toronto Metropolitan University. The surrounding neighborhood offers a range of remarkable independent boutiques as well as renowned national and international retailers. Toronto Eaton Centre and Yonge-Dundas Square are only within 500 meters west of 252 Church Street, attracting more than 50 million visitors annually.

This location boasts a perfect walk and transit score and can be easily accessed via multiple transit lines, including the Yonge Subway Line and the 505 Dundas Streetcar. The neighbourhood is experiencing substantial development and population growth, with a projected 12.7% increase over the next 5 years.



17,485  
Population



32.3  
Median Age



29.1%  
Growth Rate  
Over Previous 5 Years



42,831  
Daytime Population



10,499  
Total Households



\$84,303  
Average HH Income



# AREA DEVELOPMENTS



#	Condo	# of Units	Status
1	237 Victoria	256 Units	Pre-Construction
2	100 Bond	336 Units	Pre-Construction
3	65 Dundas East	280 Units	Pre-Construction
4	The Metropolitan	442 Units	Pre-Construction
5	241 Church	594 Units	Pre-Construction
6	The Elm & Ledbury	542 Units	Under Construction

1,877 Condo Units were supplied in 2024

+/-3,600 Incoming Condo Units



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### JLL RETAIL CANADA

**GRAHAM SMITH\***

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

**BRANDON GORMAN\*\***

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

**AUSTIN JONES\*\***

Associate Vice President  
+1 416 991 5494  
austin.jones@jll.com

**MATTHEW MARSHALL\***

Associate Vice President  
+1 416 238 9925  
Matthew.Marshall@jll.com