

577 YONGE STREET



FOR SALE

RARE DOWNTOWN TORONTO

MIXED-USE INVESTMENT OPPORTUNITY

THE OPPORTUNITY

Jones Lang LaSalle Real Estate Services Inc. (“JLL”) is pleased to offer for sale a 100% interest in 577 Yonge Street (the “Property”). This offering represents a rare opportunity to acquire a best-in-class and recently retrofitted mixed-use commercial building comprising 21,670 square feet (“SF”) of gross leasable area on income producing covered land, steps from the rapidly developing and transit-oriented Yonge & Wellesley intersection in Downtown Toronto.

The Property is fully leased and immediately cash flowing, generating significant income from a complementary set of tenants across the hospitality, entertainment, and technology sectors, with a weighted average lease term of 5.9 years.



Situated on Yonge Street — one of Toronto’s most prominent and high-traffic corridors – the Property controls a substantial future mixed-use development opportunity. The site is surrounded by notable landmarks and amenities, benefits from excellent transit access, and sits at the centre of the University of Toronto, Toronto Metropolitan University, and Yorkville.

SALIENT DETAILS



SITE AREA
5,931 SF



OCCUPANCY RATE
100%



GROSS LEASABLE AREA
21,670 SF



NO. OF TENANTS
4



RETAIL AREA
9,009 SF



WALT
5.9 YEARS



OFFICE AREA
12,661 SF



ZONING
CR 3.0



FRONTAGE
46 FT



OFFICIAL PLAN
MIXED USE AREAS



DEPTH
127 FT

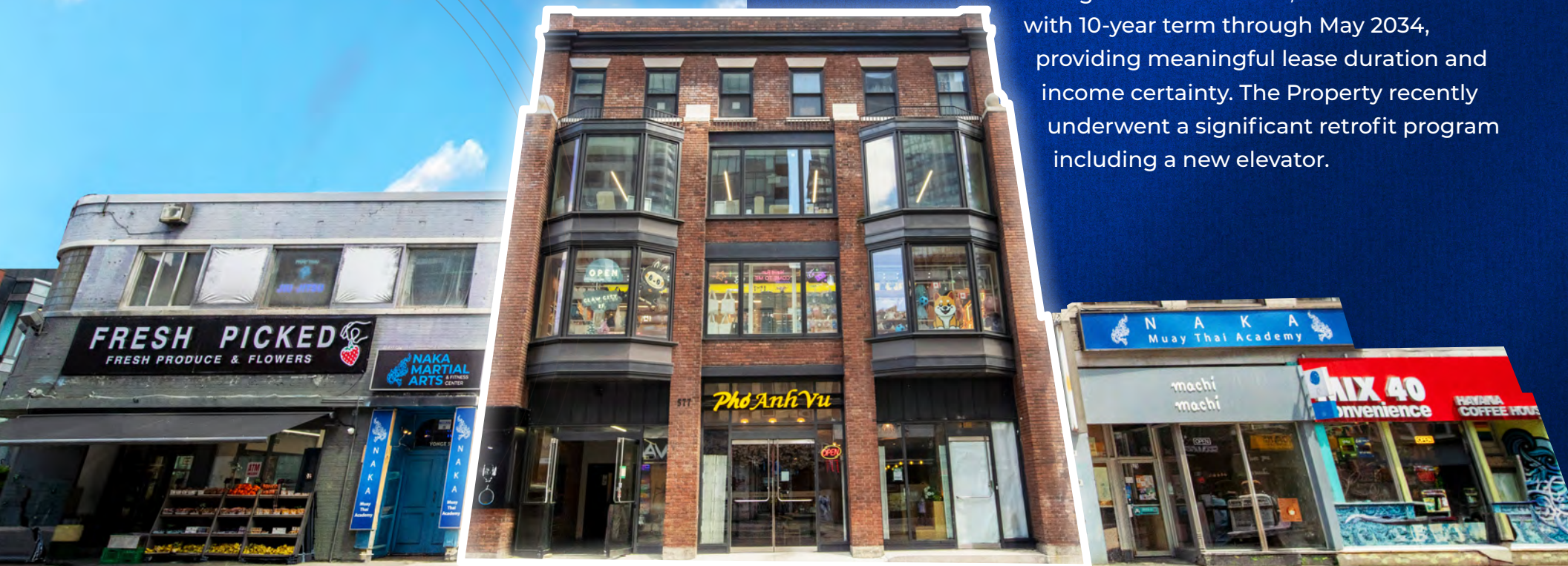
INVESTMENT HIGHLIGHTS

Diversified Tenant Mix with Contractual Rental Steps

The Property is home to a diverse mix of food and beverage, entertainment, and technology tenants. All leases include contractual rent escalations, providing investors with a growing and inflation-protected income stream.

Institutionally Managed Property

Institutionally managed, the Property includes two recently executed long term leases - Pho Anh Vu with 10-year term through November 2036, and Boom Karaoke with 10-year term through May 2034, providing meaningful lease duration and income certainty. The Property recently underwent a significant retrofit program including a new elevator.



Premier Yonge Street Location

Situated on Yonge Street, the Property offers excellent visibility and exposure along a key urban corridor, steps away from the Wellesley TTC subway station, University of Toronto, Toronto Metropolitan University, and Yorkville.

Covered Land Opportunity

577 Yonge Street controls one of the last remaining assemblies along the Yonge Street Corridor, offering a direct path of intensification in one of Toronto's most established high-density corridors. Potential purchasers are granted the opportunity to assemble adjacent land(s) and pursue entitlements for future high-density development. There are numerous residential projects that have been approved at 60-storeys in the area.



TENANT OVERVIEW

Pho Anh Vu *Pho Anh Vu*

Pho Anh Vu is a growing Vietnamese restaurant chain that originated in North York, Ontario in 2019. The concept is built around authentic regional Vietnamese cuisine, with a signature 18-hour simmered pho broth as its anchor offering. Pho Anh Vu is well-regarded for generous portions, fresh ingredients, and a distinct flavour profile that differentiates it from mainstream Vietnamese chains. The chain currently operates 15 locations in Canada, with 13 located in the Greater Toronto Area.



Wahoo Wahoo

Wahoo Arcade & Claw Machine is a vibrant entertainment venue offering an engaging mix of arcade games, claw machines, and prize redemption experiences. The venue is designed to appeal to a broad demographic — families, young adults, and casual visitors — with a lively atmosphere and promotional membership incentives including token bonuses on preloaded cards.



Stadium Live Studios STADIUM LIVE

Stadium Live Studios is a Toronto-based sports and entertainment technology company founded in 2020. The company operates a gamified digital platform that enables the next generation of sports fans — primarily Gen Z — to engage with live sports through fantasy leagues, trivia, digital collectibles, live streaming interactions, and virtual social experiences. The company has raised \$13M USD in funding from a notable investor roster that includes Kevin Durant’s ThirtyFive Ventures, Union Square Ventures, Dapper Labs, Maple VC, and 6th Man Ventures, among others.



Boom Karaoke



Boom Karaoke is a modern, full-service karaoke venue designed for both intimate groups and larger parties, featuring spacious private rooms with contemporary décor and an extensive song library available in multiple languages. Boom Karaoke differentiates itself through its ramen bar offering and a no-minimum-spend policy.



LOCATION OVERVIEW

577 Yonge Street is located in the heart of Downtown Toronto, situated on the city's main thoroughfare in one of its most vibrant neighborhoods. This central location offers excellent accessibility and connectivity to the rest of the city. Yonge Street is renowned for its diverse mix of retail, dining, and entertainment options, attracting both locals and tourists. Benefiting from its proximity to Wellesley subway station and numerous bus routes and streetcars, the neighborhood is home to an exceptionally high walkability score, allowing for most daily errands to be completed on foot. The Site's proximity to educational institutions like Toronto Metropolitan University and the University of Toronto makes it appealing to the student population. Cultural attractions such as the Eaton Centre, Sankofa Square (formerly Yonge-Dundas Square), and various theaters are within easy reach. The area typically draws a mix of young professionals, students, and urban dwellers, contributing to its dynamic atmosphere.



DEMOGRAPHICS - 1KM



TOTAL
POPULATION
104,624



DAYTIME
POPULATION
154,445



AVG. HOUSEHOLD
INCOME
\$125,234



MEDIAN
AGE
34.2

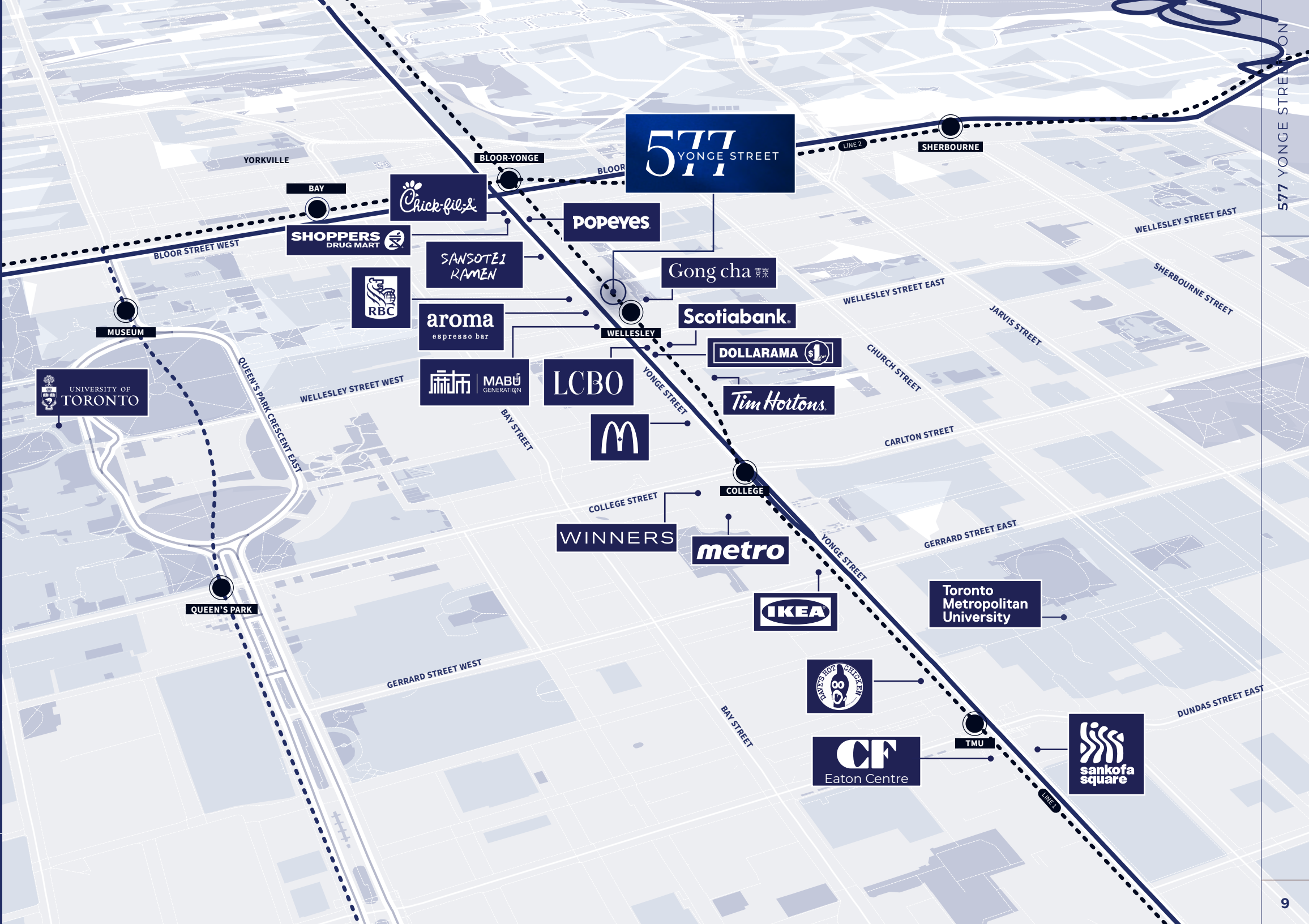


POPULATION
GROWTH OVER 5 YRS
0.7%



PROPOSED
DEVELOPMENT
10,674 UNITS

Source: Environics 2026





FINANCING & OFFERING PROCESS

FREE & CLEAR

The Property is 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.

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

PRIVATE CAPITAL GROUP

JACKSON SAFRATA*

Senior Vice President
+1 416 238 9961
Jackson.Safrata@jll.com

PHILIP TRAIKOS*

Executive Vice President
+1 416 704 7445
Philip.Traikos@jll.com

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