



577 *Yonge Street*

RETAIL FOR LEASE





Downtown Opportunity

577 Yonge Street is a newly-renovated, four storey heritage building on the east side of Yonge Street, immediately north of Wellesley Street East. The property presents an exceptional opportunity to secure retail space in a rapidly gentrifying neighbourhood. With over 15,000 residential units and 20,000 SF of retail space under construction or proposed in the immediate area, the residential and daytime population is expected to increase significantly over the next few years, transforming Yonge Street into one of Canada's prime retail nodes.

Demographics



76,424
Population



143,453
Daytime Population



\$101,789
Average Household Spending



\$101,867
Average Household Income



100
Walk Score



95
Transit Score

Within 1km Radius | Statistics Canada, 2021

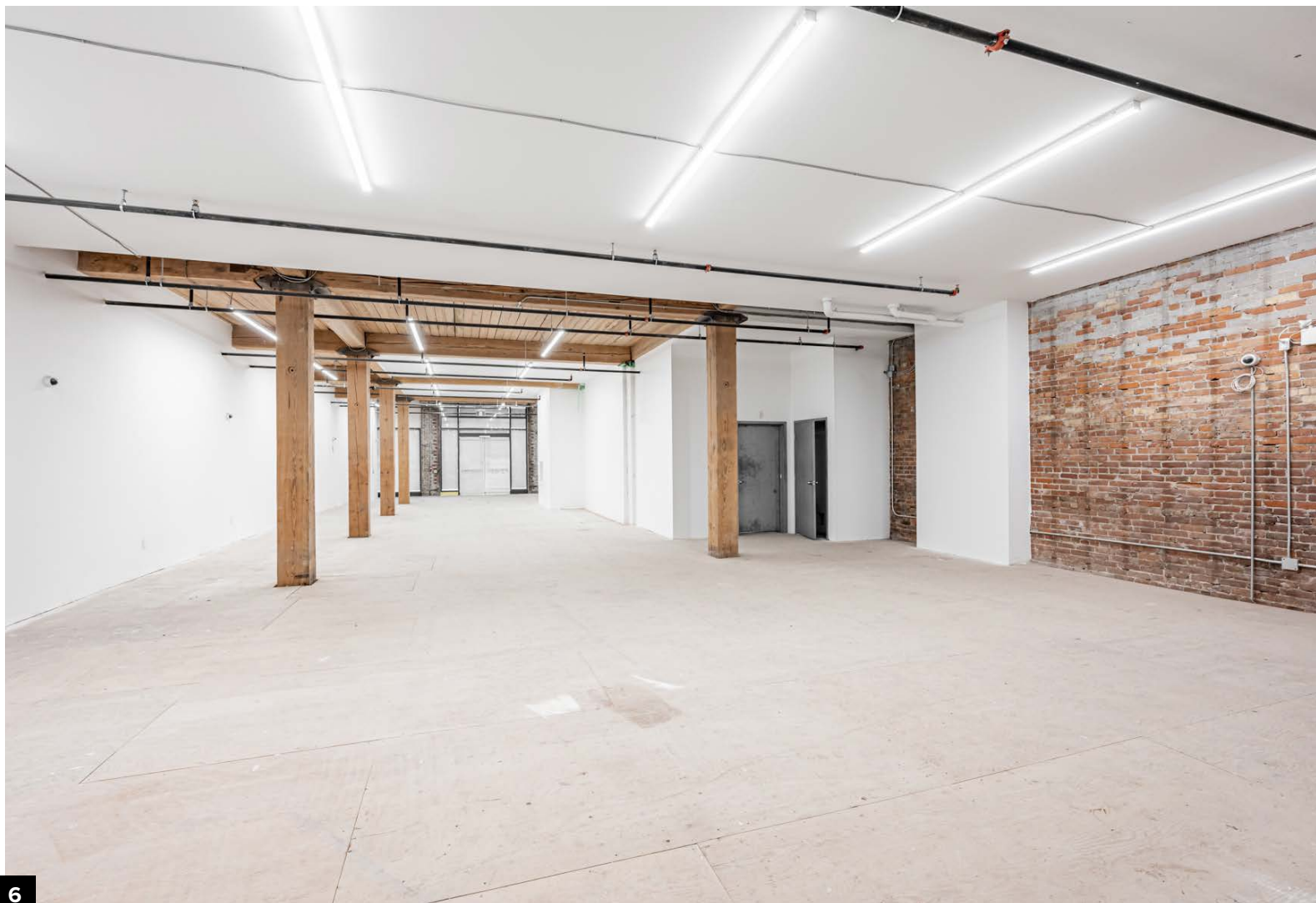
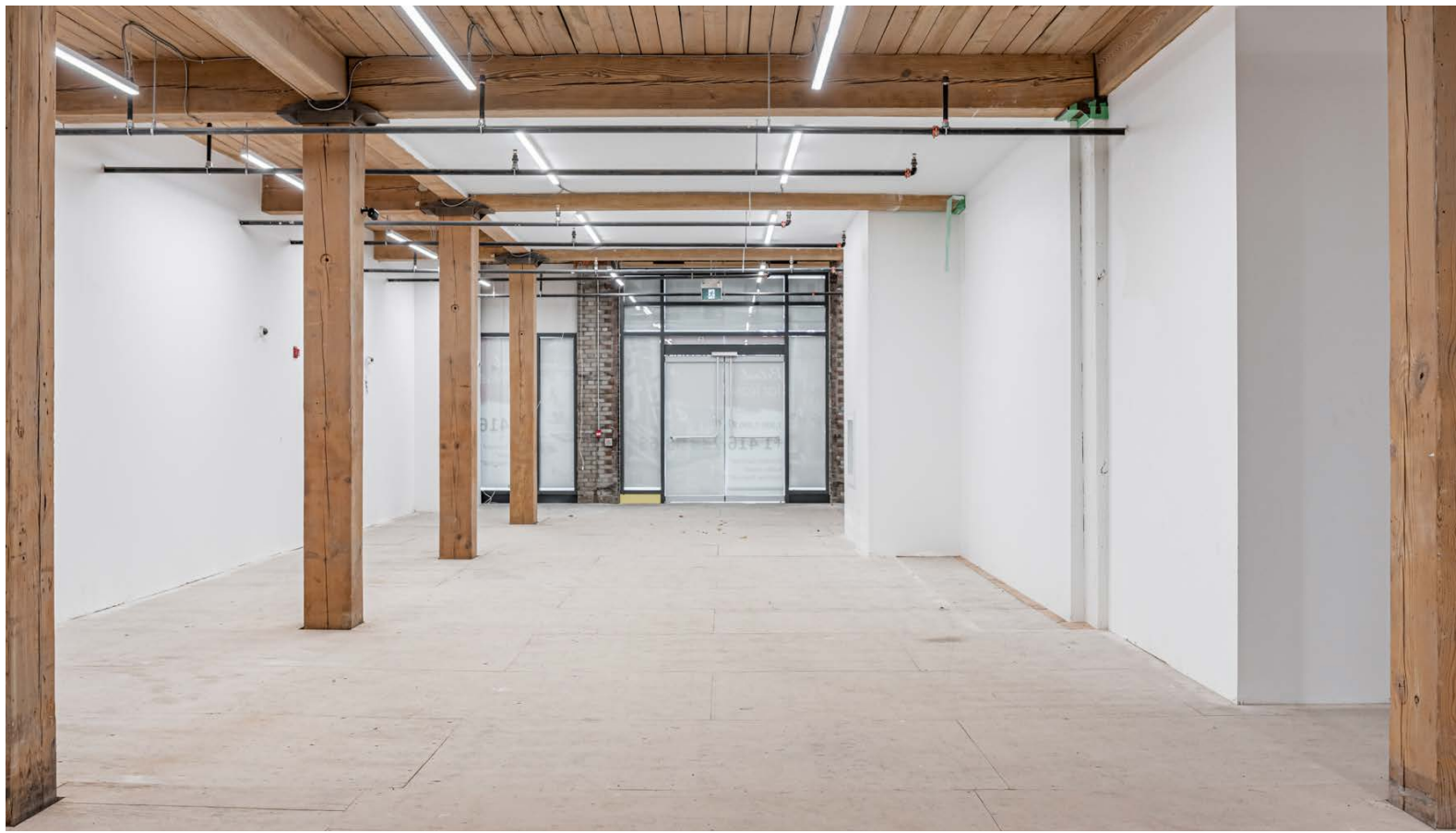
Property Details

Ground Floor:	1,910 SF	} Can be leased together or separately
Second Floor:	4,911 SF	
Lower Level:	4,286 SF	
Total:	11,107 SF	
Term:	5 - 10 Years	
Available:	Immediately	
Net Rent:	Please contact Listing Agents	
Additional Rent:	\$25.00 (est. 2024)	

Highlights

- Flagship retail opportunity
- Recently renovated brick-and-beam building with new glass
- Restored original brick façade
- Ample frontage on the densely populated Yonge Street Corridor
- Steps from both Bloor and Wellesley TTC Subway Stations
- Fourth Floor includes Rooftop Patio (must be contiguous with ground floor)



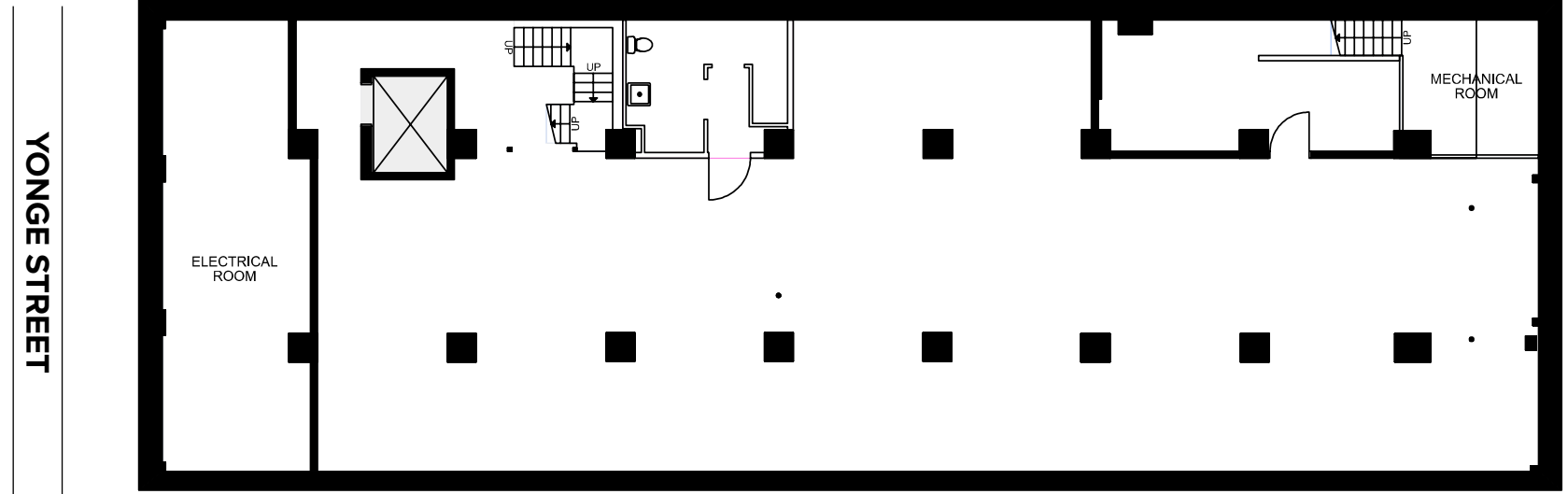


Floor Plans

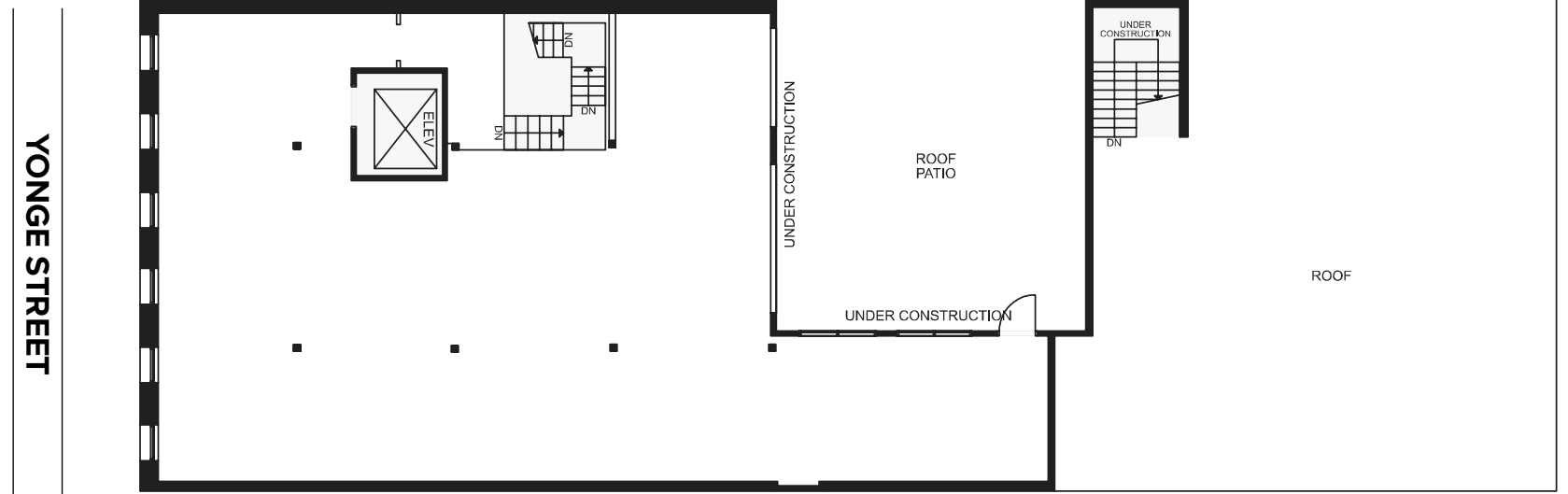
GROUND FLOOR: 1,910 SF



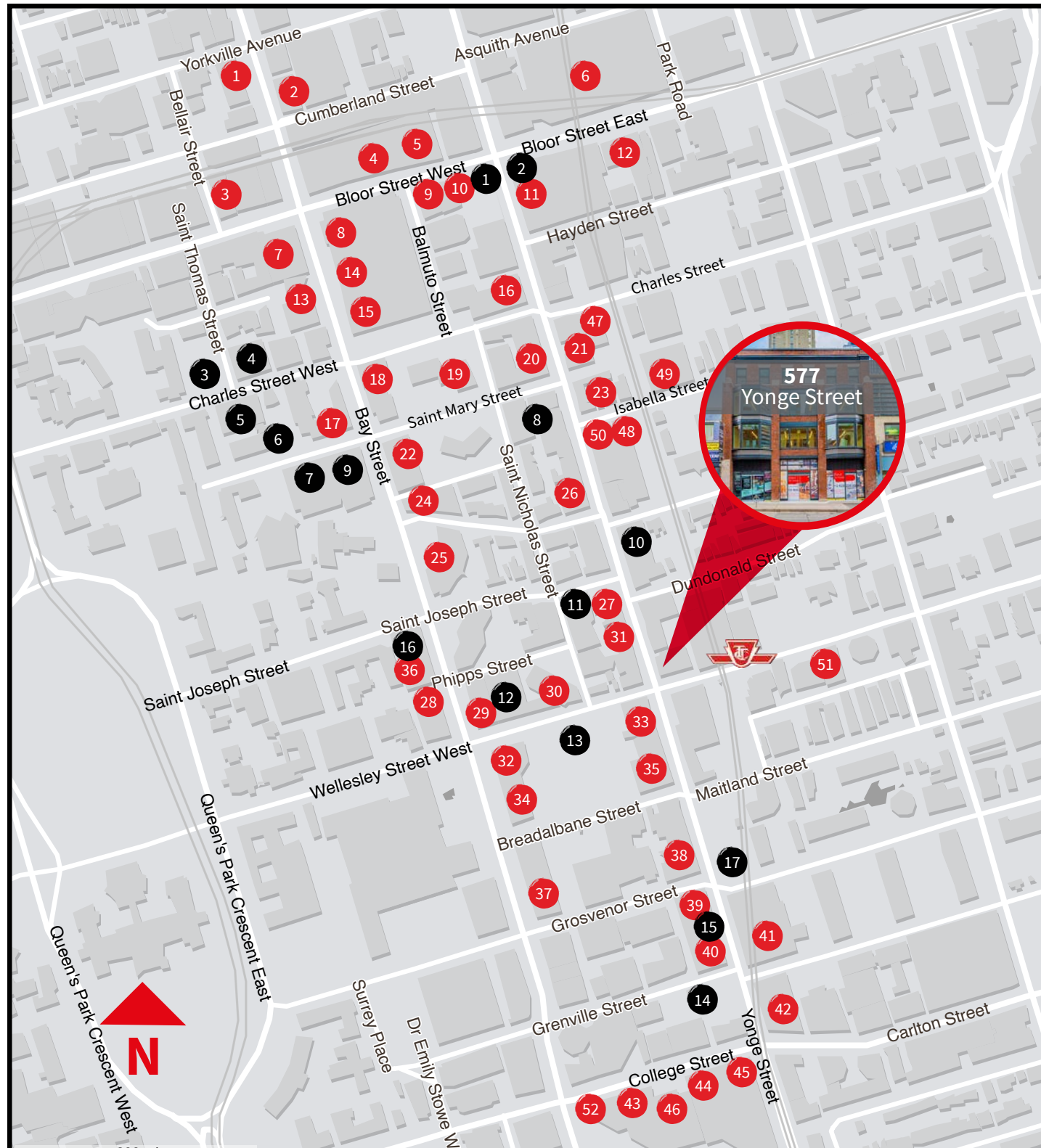
LOWER LEVEL: 4,286 SF



SECOND FLOOR: 4,911 SF



Area amenities & development map



Nearby Retailers

- | | | |
|-----------------------|---------------------------|-----------------------|
| 1 Pusateri's | 20 Blyth Academy | 39 Wine Rack |
| 2 Wine Rack | 21 Tim Hortons | 40 McDonald's |
| 3 Harry Rosen | 22 UPS | 41 Second Cup Coffee |
| 4 Holt Renfrew | 23 Panasonic Theatre | 42 Shoppers Drug Mart |
| 5 Zara | 24 Binns | 43 Rexall |
| 6 Hudson's Bay | 25 Hakim Optical | 44 Metro |
| 7 TD Canada Trust | 26 Hero Certified Burger | 45 Tim Hortons |
| 8 BMO | 27 Aroma | 46 BMO |
| 9 Scotiabank | 28 Tim Hortons | 47 Wish |
| 10 H&M | 29 Hero Certified Burgers | 48 Rabba Fine Foods |
| 11 Nordstrom Rack | 30 Rabba | 49 Artful Dodger Pub |
| 12 Crema Coffee Co. | 31 RBC | 50 Hone Fitness |
| 13 Tim Hortons | 32 Rogers | 51 The Fox & Fiddle |
| 14 Indigo | 33 Scotiabank | 52 Farm Boy |
| 15 Cineplex | 34 Subway | |
| 16 Shoppers Drug Mart | 35 Tim Hortons | |
| 17 Subway | 36 Second Cup Coffee | |
| 18 Starbucks | 37 Remedy's Rx | |
| 19 Rabba Fine Foods | 38 RBC | |

Residential Units Developed / Under Development

- | | |
|------------------------------------|-----------------------------------|
| 1 1 Bloor Street West, 416 units | 10 599 Yonge Street, 600 units |
| 2 1 Bloor Street East, 789 units | 11 5 St Joseph Street, 492 units |
| 3 2 St Thomas Street, 248 units | 12 955 Bay Street, 729 units |
| 4 1 St Thomas Street, 77 units | 13 11 Wellesley Street, 739 units |
| 5 77 Charles Street, 56 units | 14 21 Grenville Street, 495 units |
| 6 70 St Mary Street, 220 units | 15 460 Yonge Street, 600 units |
| 7 65 St Mary Street, 429 units | 16 1THOUSAND Bay, 458 units |
| 8 75 St Nicholas Street, 307 units | 17 501 Yonge Street, 608 units |
| 9 1080 Bay Street, 755 units | |

TOTAL RESIDENTIAL UNITS | 8,018 Units



577 Yonge Street

RETAIL **FOR LEASE**

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