



MADISON
GROUP

westdale
PROPERTIES

JLL

PREMIER MIDTOWN RETAIL OPPORTUNITIES
2500 YONGE STREET

THE
CAPITOL

YONGE AT CASTLEFIELD

THE CAPITOL

The Capitol at 2500 Yonge Street presents an opportunity to lease landmark retail space at the base of Madison Group's upcoming 145-Unit residential development located at the site of the former Capitol Theatre in Midtown Toronto. The retail features over 13,000 space of ground floor space and expansive frontage on Yonge Street, making for excellent branding opportunities.

The project pays homage to the historic theatre, which was a beloved cultural landmark in Toronto. As such, the development will incorporate elements of the theatre's original facade and marquee into the design, and the interior will feature art and other installations inspired by the theatre's history.

13,244 SF

Retail Space

145

Residential
Units

220 FT

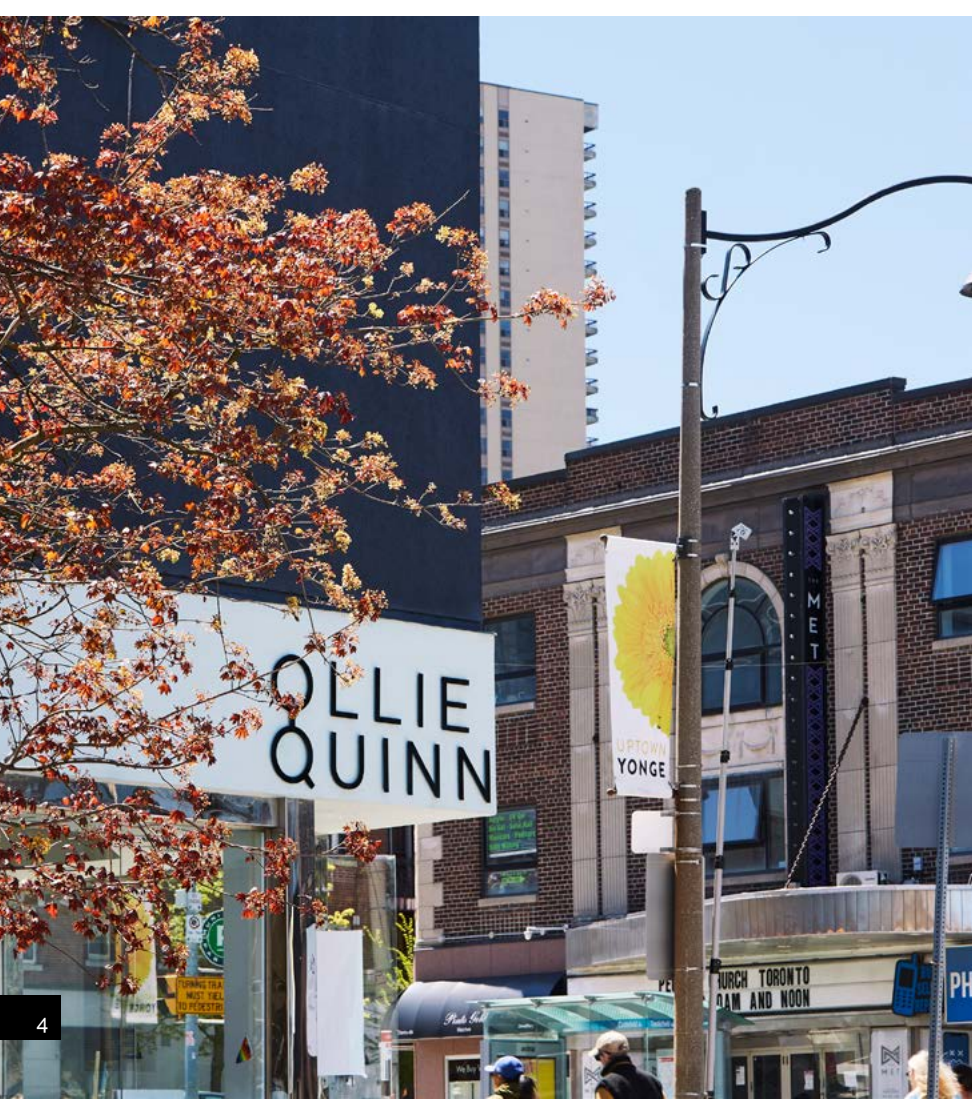
Yonge Street
Frontage





LOCATION OVERVIEW

Yonge and Eglinton has long been one of the Toronto's top destinations for families and young professionals alike. But still today, it's a bustling hub of activity that includes restaurants, bars, shopping, cafes and some of the best new pre-construction condo developments Toronto has seen in quite some time. Known for being the most connected community in Toronto, one of the main draws to this area is its accessibility to public transit. The Capitol is located just steps away from Eglinton Station, providing convenient access to the Yonge Line as well as the Eglinton LRT, currently under construction and set for completion this year.



AREA STATISTICS



0.5 KM
14,182
POPULATION



1 KM
42,881
POPULATION



1.5 KM
65,956
POPULATION

DEMOGRAPHICS

	0.5 KM	1.0 KM	1.5 KM
Daytime Population	13,564	47,664	67,099
Median Age	38.3	38.8	39.3
Total Households	7,867	23,299	32,455
Average HH Income	\$138,026	\$152,939	\$198,897
Growth Rate (Next 5 Years)	13%	14%	12%

Source: Statistics Canada, 2023

YONGE STREET TRAFFIC COUNTS



19,403
VEHICLES
PER DAY



22,208
PEDESTRIANS
PER DAY

RETAIL MAP



Not all storefronts are displayed on map





PROPERTY DETAILS

Retail Unit 1:	5,002 SF	} Can be leased together or separately
Retail Unit 2:	1,272 SF	
Retail Unit 3:	1,647 SF	
Retail Unit 4:	1,785 SF	
Retail Unit 5:	1,988 SF	
Retail Unit 6:	1,550 SF	
Total:	13,244 SF	
Available:	September 1, 2025	
Term:	10 years	
Net Rent:	Please Contact Listing Agents	
Additional Rent:	\$25.00 PSF (est. 2023)	
Zoning:	CR 3.0 (c2.0; r2.5) SS2 (x266)	

HIGHLIGHTS

- Soaring ceiling heights of 20+ FT
- Right-sized with the potential to combine with other units
- Expansive Yonge Street frontage and exposure
- Enclosed access to shipping and receiving
- Ample underground parking on site
- Steps from Line 1 and LRT at Eglinton Station
- Neighbouring retailers include Aloette, Black Toe Running, Cibo, Stock, Sephora, and Urban Outfitters



SITE PLAN



MADISON
GROUP

westdale
PROPERTIES

JLL

THE
CAPITOL

YONGE AT CASTLEFIELD

PREMIER MIDTOWN RETAIL OPPORTUNITIES

2500 YONGE STREET

BRANDON GORMAN**

Senior Vice President

+1 416 855 0907

brandon.gorman@jll.com

GRAHAM SMITH*

Senior Vice President

+1 416 855 0914

graham.smith@jll.com

MATTHEW MARSHALL*

Sales Associate

+1 416 238 9925

matthew.marshall@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2023 Jones Lang LaSalle IP, Inc. All rights reserved. *Sales Representative. **Broker.

