

# 2360

Yonge Street  
3rd Floor Retail /  
Office with Private Terrace



Pollin

Leaders in  
Fertility Care



Your personalized  
fertility journey  
starts here

DOLLARAMA

Scotiabank







CIBO

# Yonge and Eglinton

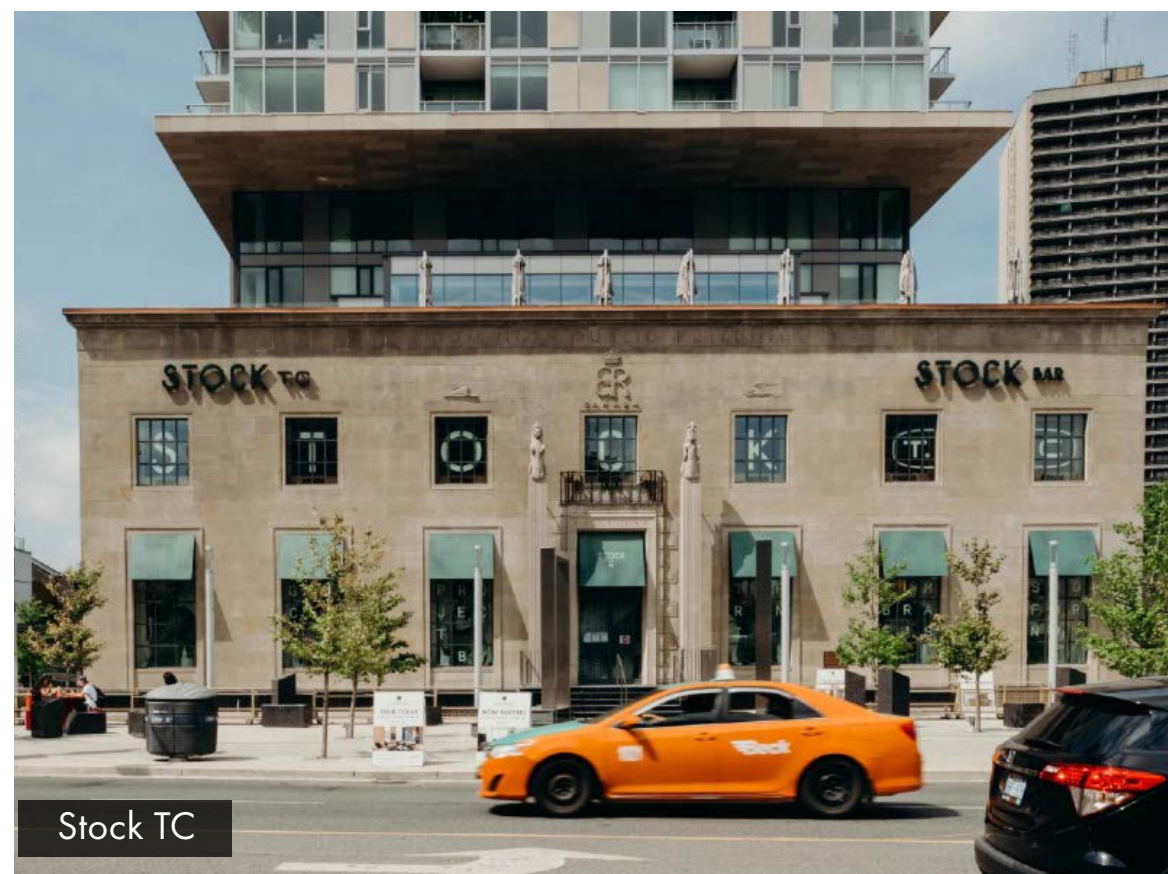
Nicknamed “Yonge + Connected”, Yonge and Eglinton is one of the most central, well-connected areas in Toronto. From the existing TTC subway stop that sees upwards of 75,000 riders daily to the incoming Eglinton Crosstown LRT, Yonge and Eglinton is a central hub of transportation for residents and visitors alike.

Developers have taken advantage of the incoming transit line and the Yonge and Eglinton node is seeing a boom in condominium development unlike any other node in Toronto.

Surrounded by some of the most affluent neighbourhoods in the city, Yonge and Eglinton is a hub for trendy boutique stores, national retailers, hip bars and restaurants servicing the families and young professionals that make this one of the top areas to live in Toronto.



Eglinton Crosstown LRT



Stock TC





yonge eglinton centre

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WINNERS Indigo URBAN OUTFITTERS

CINEPLEX SEPHORA metro

2360  
YONGE STREET

Loblaws fresh

EGLINTON AVENUE EAST

GoodLife FITNESS

EGLINTON

STOCK EX

TD SALUS FRESH FOODS

THE BURGER'S PRIEST PLAYA CABANA

# Area Overview

2360 Yonge Street (1 KM):

45,153  
Population

50,028  
Daytime Population

\$143,038  
Average Household Income

24,361  
Total Households

36.9  
Median Age

14.4%  
Growth Rate Next 5 Years

YONGE & EGLINTON INTERSECTION:

60,026  
Average Daily Vehicle Traffic Count

15,296  
Average Daily Pedestrian Count

Sources: Statistics Canada, 2023; PiinPoint



# Retail Map



**2360 Yonge Street**

**YONGE STREET**

**MONTGOMERY AVE**

- The Health Station
- Peachy Cleaners
- De Mello Coffee Roasters
- Gino's Pizza
- Jollibee

**HELENDALE AVE**

- Stock
- Tim Hortons
- HK Sweets
- Grazie Restaurant
- Mazz Salon
- Banh Mi Boys
- Mars Diner
- Sushi Rock
- The Shoe Company

**ORCHARD VIEW BLVD**

- Uptown Vapor
- Chatime
- CoCo/Chi Chop!
- Star King
- Royal Bank of Canada
- Shoppers Drug Mart
- Pai Uptown
- Rose & Crown
- Absolute Comedy
- Dollarama
- Bell
- Chipotle Mexican Grill

**EGLINTON AVE W**

- Urban Outfitters
- Indigo
- Rexall
- aroma espresso bar
- Sephora
- Bank of Montreal
- Mandarin

**BROADWAY AVE**

- Jollibee
- Tim Hortons
- THE SHOE COMPANY
- SHOPPERS DRUG MART
- DOLLARAMA
- Bell
- CHIPOTLE MEXICAN GRILL

**ROEHAMPTON AVE**

- Duke of Kent
- Kupfert & Kim
- Stag Shop
- Jusil Convenience
- Available
- Pizza Pizza
- Galleria
- Rolltation
- Arizona Tan
- BMV Books

**EGLINTON AVE E**

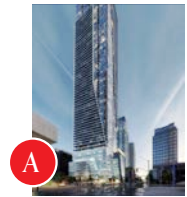
- TD
- McDonald's
- KETTLEMANS
- KINTONRAMEN
- Goodlife FITNESS
- CIBC
- 7-ELEVEN
- A&W
- HARVEY'S
- fresh kitchen + juice bar
- Loblaws
- LCBO
- SWISS CHALET
- THE KEG
- Starbucks
- PI CO.

Not all storefronts are displayed on map





# Surrounding Developments



## 1 Eglinton Avenue East

Davpart  
600 Units  
Pre-construction



## 2323 Yonge Street

RioCan  
380 Units  
Pre-construction



## 44 Broadway Avenue

Collecdev  
412 Units  
Pre-construction



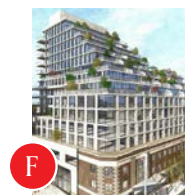
## 65 Broadway Avenue

Times Group Corporation  
778 Units  
Under Construction



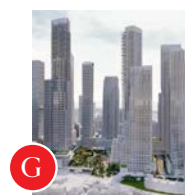
## 2440 Yonge Street

Main + Main; First Capital  
548 Units  
Under Construction



## 2500 Yonge Street

Madison Group  
146 Units  
Under Construction



## 2180 Yonge Street

Oxford Properties Group, CT REIT  
2,892 Units  
Pre-construction



## 50 Eglinton Avenue West

Madison Group  
702 Units  
Pre-construction



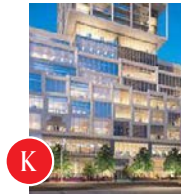
## 36 Eglinton Avenue West

Lifetime Developments  
614 Units  
Pre-construction



## 55 Eglinton Avenue East

State Building Group  
461 Units  
Pre-construction



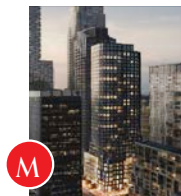
## 90 Eglinton Avenue East

Madison Group  
1,116 Units  
Pre-construction



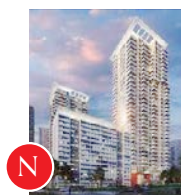
## 117 Broadway Avenue

Reserve Properties  
932 Units  
Pre-construction



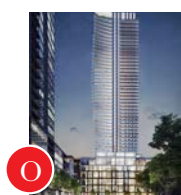
## 2161 Yonge Street

Tribute Communities, Tenblock  
335 Units  
Under Construction



## 25 Holly Street & 50 Dunfield Avenue

Plaza  
545 Units  
Under Construction



## 150 Eglinton Avenue East

Madison Group  
845 Units  
Under Construction





# Property Details

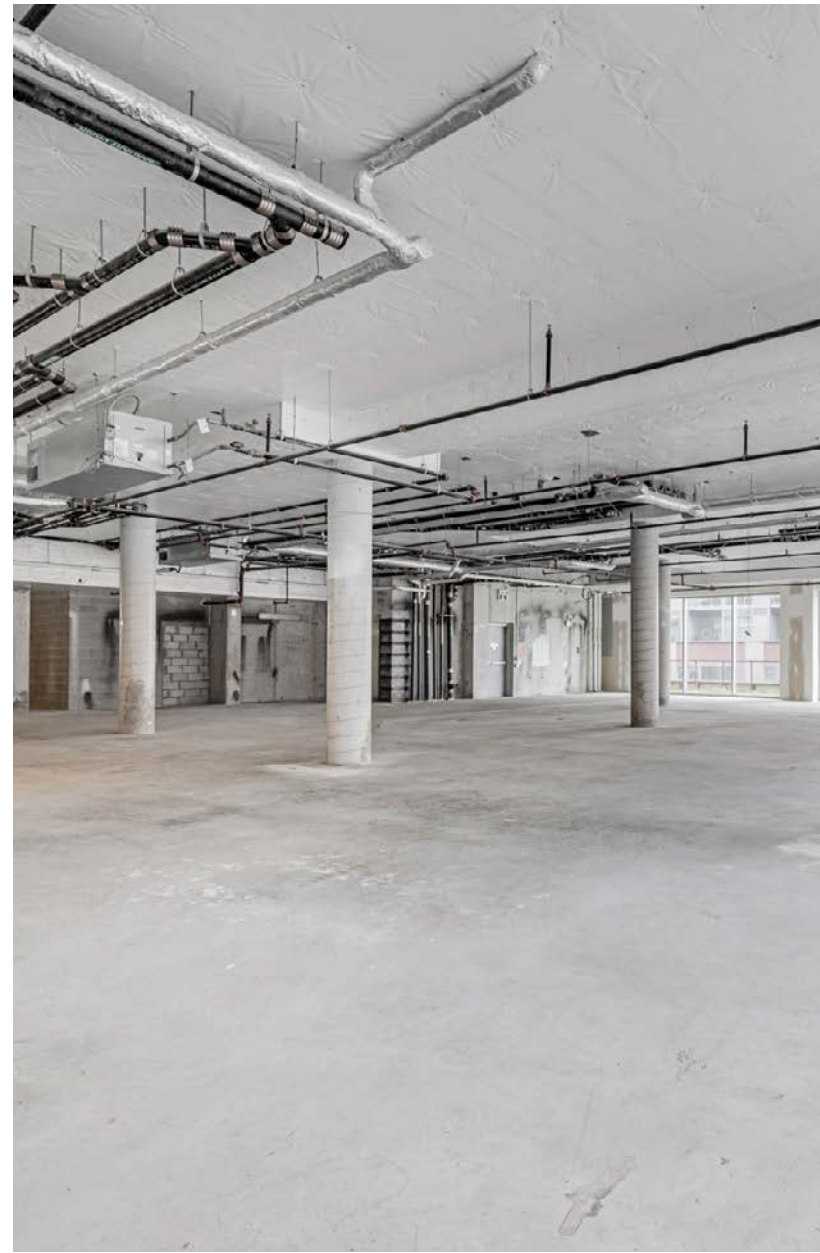
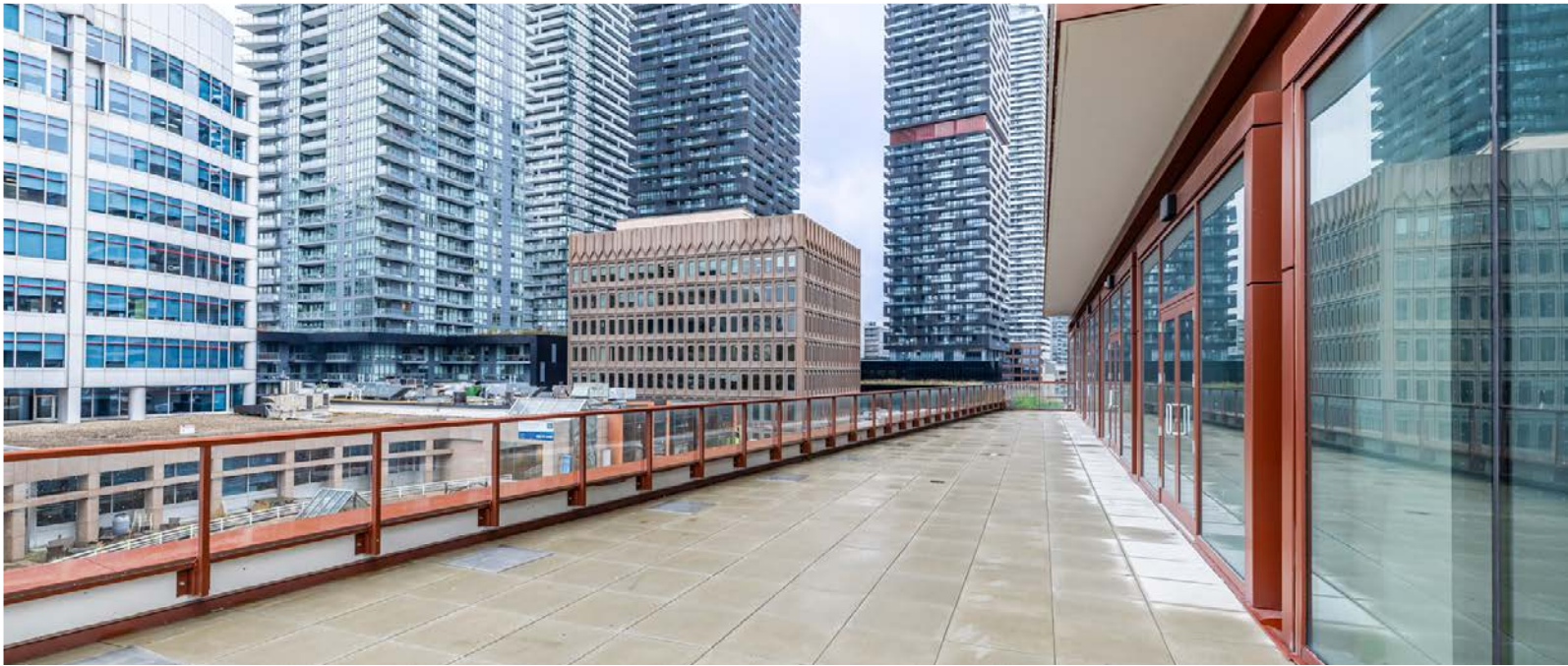


<b>THIRD FLOOR:</b>	8,034 SF
<b>AVAILABLE:</b>	Immediately
<b>TERM:</b>	5-10 years
<b>NET RENT:</b>	Please Contact Listing Agents
<b>ADDITIONAL RENT:</b>	\$22.00 PSF (est. 2023)
<b>ZONING:</b>	CR
<b>RESIDENTIAL UNITS:</b>	362

## Highlights

- High traffic location just north of the Yonge & Eglinton intersection and Eglinton Subway Station/LRT
- Entrance on Yonge Street with direct elevator access
- 1,600 SF private terrace
- On site parking available and public parking available in the area
- Soaring ceiling heights of 17 FT
- Co-tenancies include Aloette, Scotiabank, Pollin Fertility, and Dollarama ; shadow-anchored by STOCK T.C









# 2360

Yonge Street  
3rd Floor Retail /  
Office with Private Terrace

## Agency Retail Group

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