



199 CHURCH STREET

RETAIL FOR LEASE





199 Church

CONDOMINIUMS

199 Church Street is a 484-unit residential condominium built by CentreCourt and Parallax Development Corporation in Toronto's downtown core. This mixed-use development stands 39 stories tall and is known for its modern design and quality finishes.

The Property is situated steps from Toronto's Yonge-Dundas Square in the heart of the City. The neighbourhood features numerous amenities including restaurants, cafes, shopping centers, and public transportation options.

The retail offering is situated in the historical brick podium component of the development and features two right-sized commercial units of **2,145 SF** and **1,009 SF**. The units have over **72 FT** of frontage and exposure on Church Street, heritage charm and ceiling heights of approximately **10 FT**.

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 2nd 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 (Formally 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.



AREA OVERVIEW

Located in Toronto's downtown core, 199 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 200 metres west of 199 Church Street, attracting more than 50 million visitors annually.

This location boasts a perfect walk score 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 under significant development and population growth with over 15,000 units under construction or in planning.



12,723
Population



25-34
Median Age



24.4%
Growth Rate
Over Previous 5 Years



33,548
Daytime Population

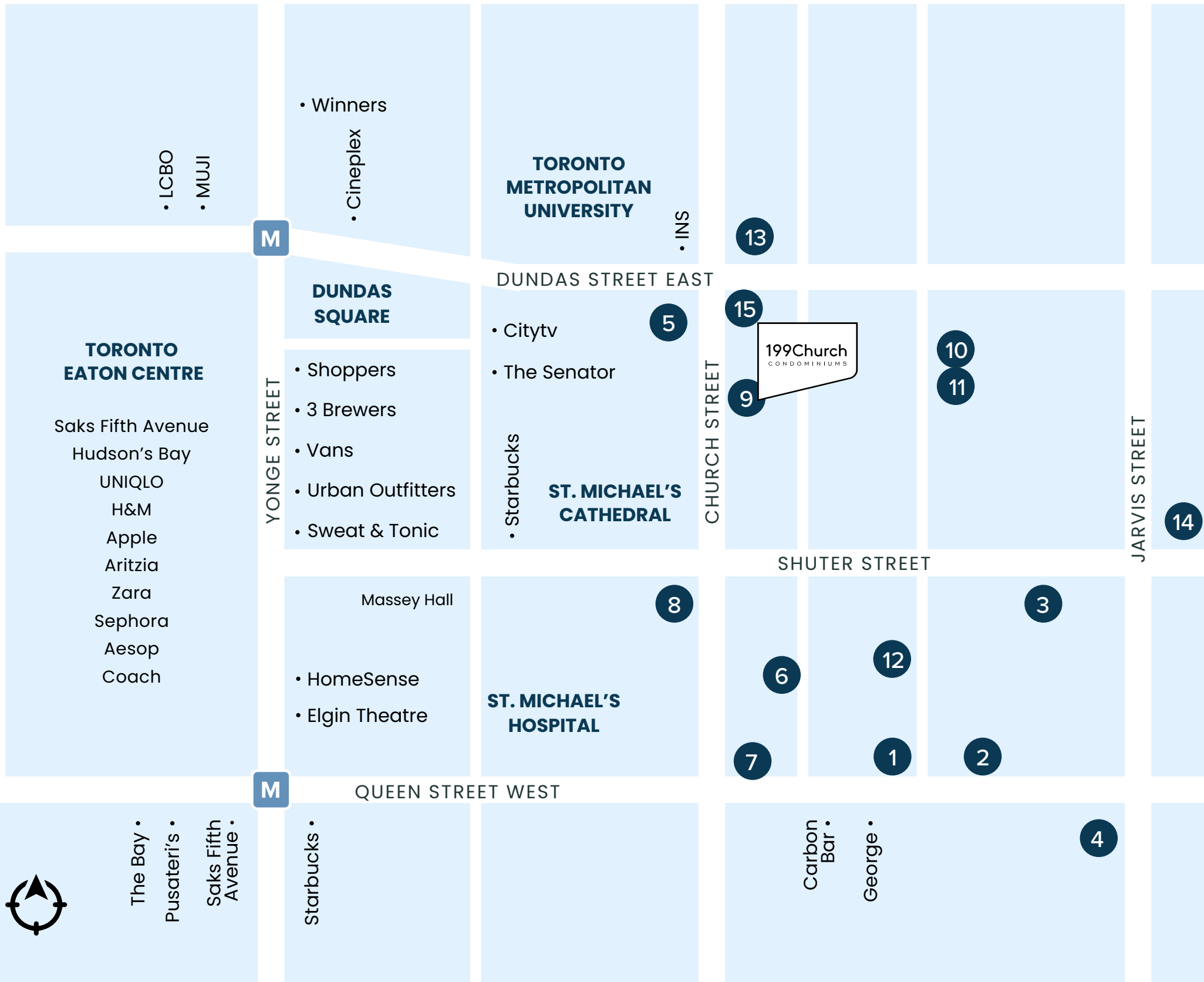


7,158
Total Households



\$100,218
Average HH Income

AREA DEVELOPMENTS



| # | Condo | # of Units | Status |
|----|---------------------------|------------|--------------------|
| 1 | 88 Queen East | 575 units | Under Construction |
| 2 | 98 Queen East | 372 units | Under Construction |
| 3 | Garden District Condos | 234 units | Under Construction |
| 4 | 133 Queen East | 440 Units | Pre-Construction |
| 5 | 250 Church Street | 615 Units | Under Construction |
| 6 | 18 Dalhousie | 414 units | Pre-Construction |
| 7 | 60 Queen East | 364 units | Pre-Construction |
| 8 | The Metropolitan | 442 units | Pre-Construction |
| 9 | 199 Church | 484 units | Under Construction |
| 10 | Max Condos | 385 units | Under Construction |
| 11 | Ivy Condos | 235 units | Under Construction |
| 12 | The Elm & Ledbury | 542 units | Under Construction |
| 13 | 241 Church | 594 units | Pre-Construction |
| 14 | Hyatt Place | 419 units | Under Construction |
| 15 | Social at Church & Dundas | 598 units | Under Construction |

+/-7,000
Incoming Condo Units



PROPERTY DETAILS

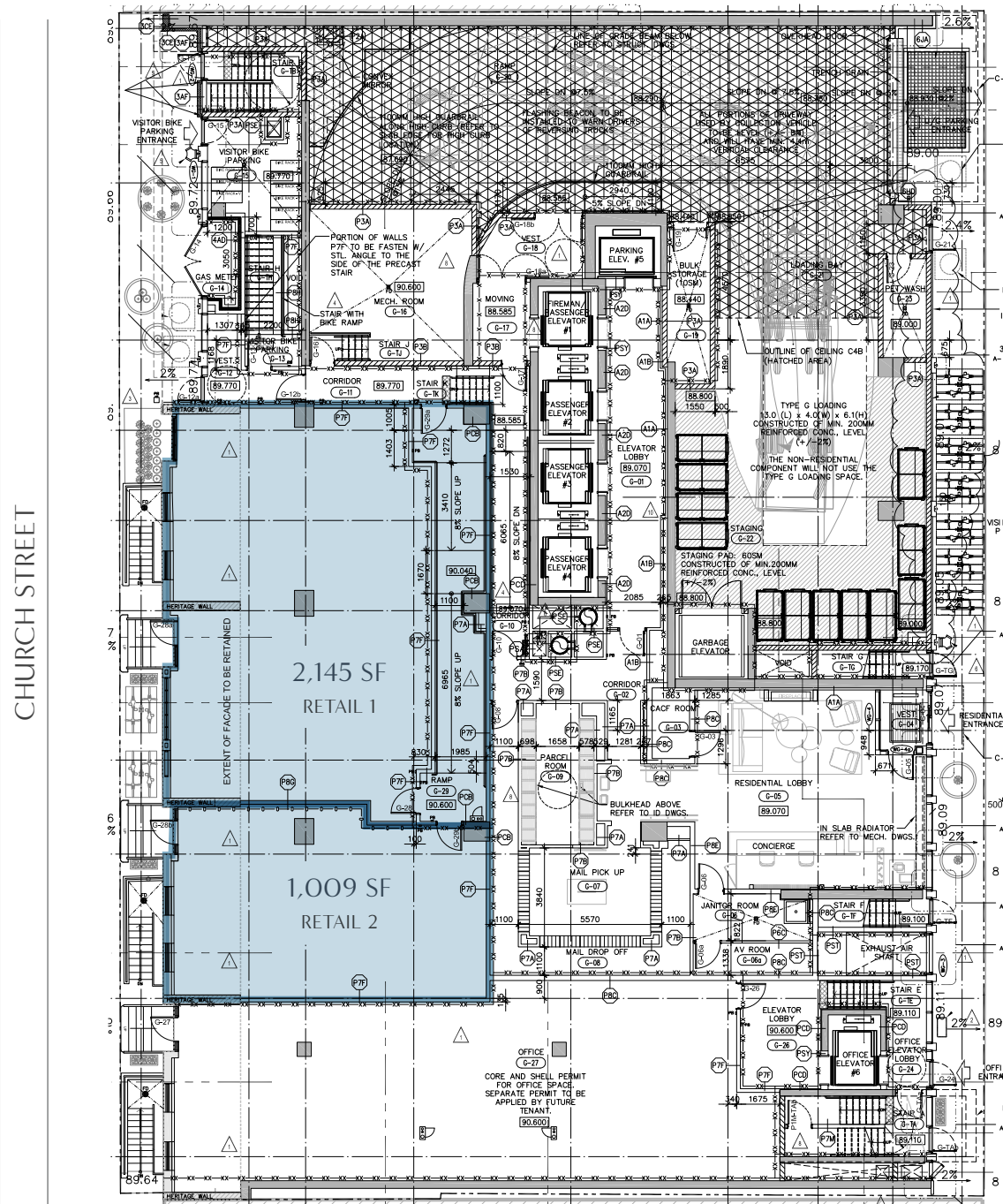
| | | |
|-------------------------|-------------------------------|--|
| Retail 1: | 2,145 SF | } Can be leased together or separately |
| Retail 2: | 1,009 SF | |
| Total: | 3,154 SF | |
| Available: | April 1, 2024 | |
| Term: | 10 years | |
| Net Rent: | Please Contact Listing Agents | |
| Additional Rent: | \$17.22 (est. 2023) | |
| Zoning: | CR 5.0 | |

HIGHLIGHTS

- Right-sized, new construction retail suitable for a variety of uses
- 1,270 SF storage space on P1 level included
- Excellent frontage and branding opportunities on the east side of Church Street
- Located in the heart of downtown Toronto, just steps from Yonge-Dundas Square, Toronto Eaton Centre, Toronto Metropolitan University, the Financial Core, Dundas Station and much more

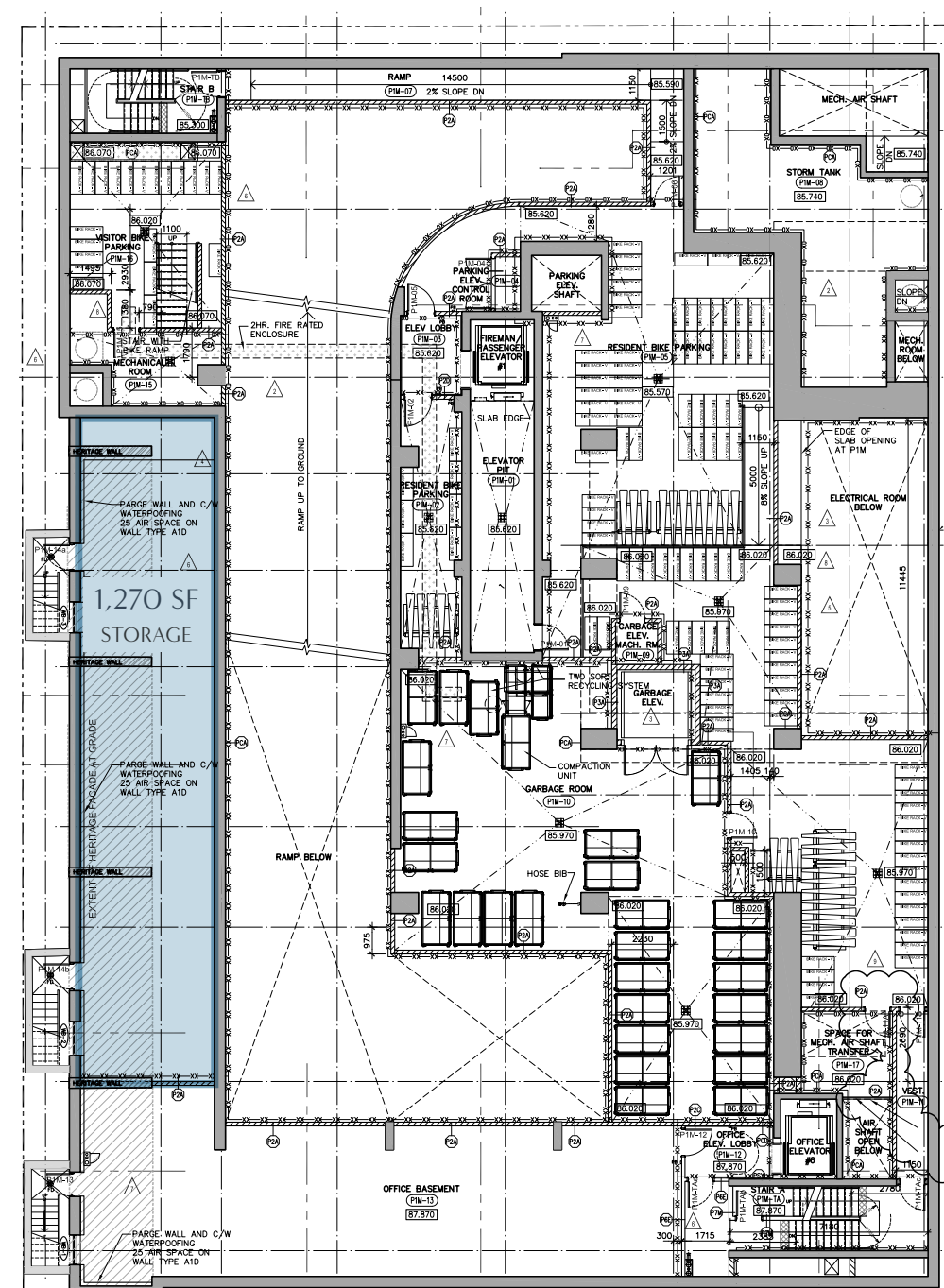


FLOOR PLAN



CHURCH STREET

GROUND FLOOR



P1 LEVEL

199 CHURCH STREET

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