

Retail

For Lease

649 Yonge Street



Mirvish show.

CAA Rewards® Partners.

Theatre

mirvish.com

A window display for Mirvish Theatre featuring a pink poster for the show 'She the People'. The poster includes the text 'The Best Show in Toronto' and contact information: '416-872-1212', '1-800-461-3333', and '@mirvish.com'. The poster also features three women in black dresses.

KOTHUR
INDIAN CUISINE

649

OPEN

Meet Dumplings storefront with a red sign. The sign features a circular logo with a stylized character and the text 'Meet Dumplings' and 'LLBO'. Below the sign is a window display with a red 'Open' sign and a menu board.

WARRIORS storefront with a large orange sign. The sign features the word 'WARRIORS' in a bold, blue, sans-serif font. Below the sign is a large glass window displaying various merchandise, including t-shirts and hats.

LOUISIANA KITCHEN storefront with a red sign. The sign features a circular logo with a stylized 'P' and the text 'LOUISIANA KITCHEN'. Below the sign is a window display with various items.



Overview

Located on the east side of Yonge Street just south of Bloor Street, 649 Yonge Street offers an opportunity to secure a high exposure location with ample frontage on one of Canada’s busiest streets.

Situated between Wellesley Street and Bloor Street, this unique opportunity is located at the centre of significant residential density and offers convenient access to public transit via Bloor-Yonge or Wellesley Subway Stations. 649 Yonge Street is strategically located a short distance from Bloor Street’s luxury retail district, (“Mink Mile”), Yonge-Dundas Square and the Toronto Eaton Centre, making it ideal for a variety of retail uses.

Demographics

 73,769 Population	 124,620 Daytime Population	 99 Walk Score
 \$109,513 Avg. HH Income	 \$110,428 Avg. HH Annual Spending	 98 Transit Score

Within 1KM | Source: Statistics Canada, 2020



Property details

GROUND FLOOR:	1,071 SF
SECOND FLOOR:	Leased
AVAILABLE:	October 1, 2020
TERM:	5 - 10 Years
NET RENT:	Contact Listing Agents
ADDITIONAL RENT:	\$23.00 PSF (est. 2020)

Highlights

- High pedestrian and vehicular traffic
- Steps from Wellesley and Bloor-Yonge Subway Stations
- Includes lower level
- In close proximity to University of Toronto and Ryerson University
- Neighbouring tenants include Starbucks, Aroma, Subway and Shoppers Drug Mart

Area amenities & development map

NEARBY RETAILERS

- | | | | | |
|-------------------|-----------------------|---------------------------|----------------------|-----------------------|
| 1 Pusateri's | 12 Crema Coffee Co. | 23 Panasonic Theatre | 34 Scotiabank | 45 Shoppers Drug Mart |
| 2 Wine Rack | 13 Tim Hortons | 24 Binns | 35 Subway | 46 Rexall |
| 3 Davids | 14 Indigo | 25 Hakim Optical | 36 Tim Hortons | 47 Metro |
| 4 GAP | 15 Cineplex | 26 Hero Certified Burger | 37 Second Cup Coffee | 48 Tim Hortons |
| 5 Holt Renfrew | 16 Shoppers Drug Mart | 27 Aroma | 38 Remedy's Rx | 49 BMO |
| 6 Hudson's Bay | 17 Subway | 28 Tim Hortons | 39 RBC | 50 Wish |
| 7 TD Canada Trust | 18 Starbucks | 29 Hero Certified Burgers | 40 Wine Rack | 51 Rabba Fine Foods |
| 8 BMO | 19 Rabba Fine Foods | 30 Rabba | 41 Starbucks | 52 Artful Dodger Pub |
| 9 Scotiabank | 20 Blyth Academy | 31 RBC | 42 McDonald's | 53 Hone Fitness |
| 10 H&M | 21 Tim Hortons | 32 Starbucks | 43 Second Cup Coffee | 54 The Fox & Fiddle |
| 11 Nordstrom Rack | 22 UPS | 33 Rogers | 44 Starbucks | |

RESIDENTIAL UNITS COMPLETED / UNDER CONSTRUCTION

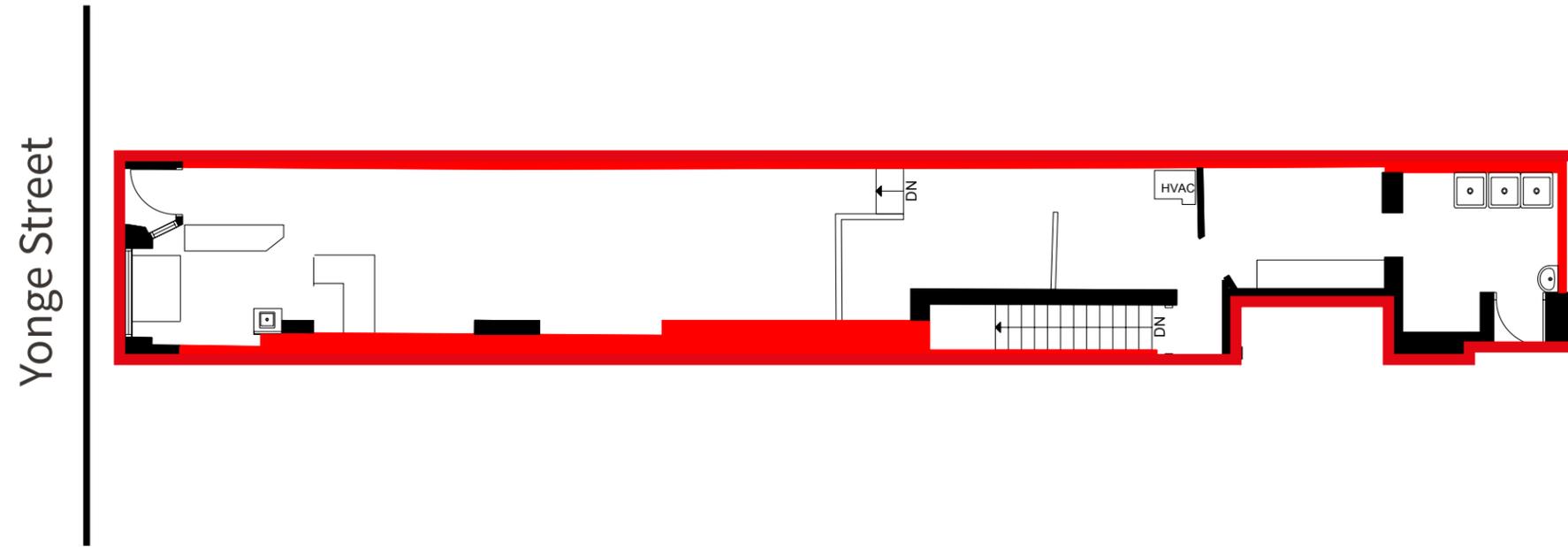
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|----------------------------------|------------------------------------|-----------------------------------|
| 1 1 Bloor Street West, 416 units | 7 65 St Mary Street, 429 units | 13 11 Wellesley Street, 739 units |
| 2 1 Bloor Street East, 789 units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

TOTAL RESIDENTIAL UNITS | 8,018 Units



Floor plan

Ground Floor | 1,071 SF



Yonge Street



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