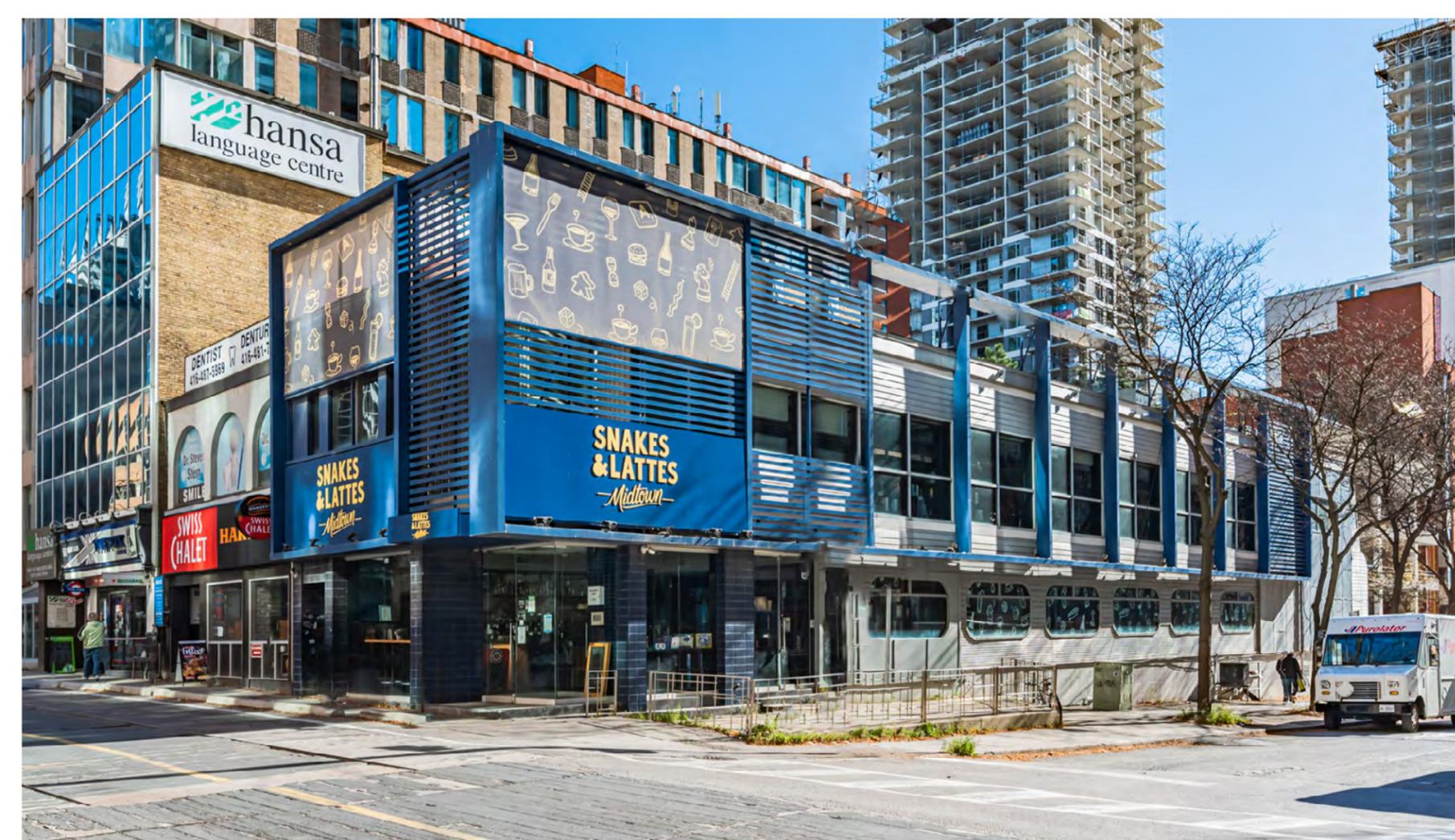




45 Eglinton Avenue East
Prominent Corner *Retail For Lease*

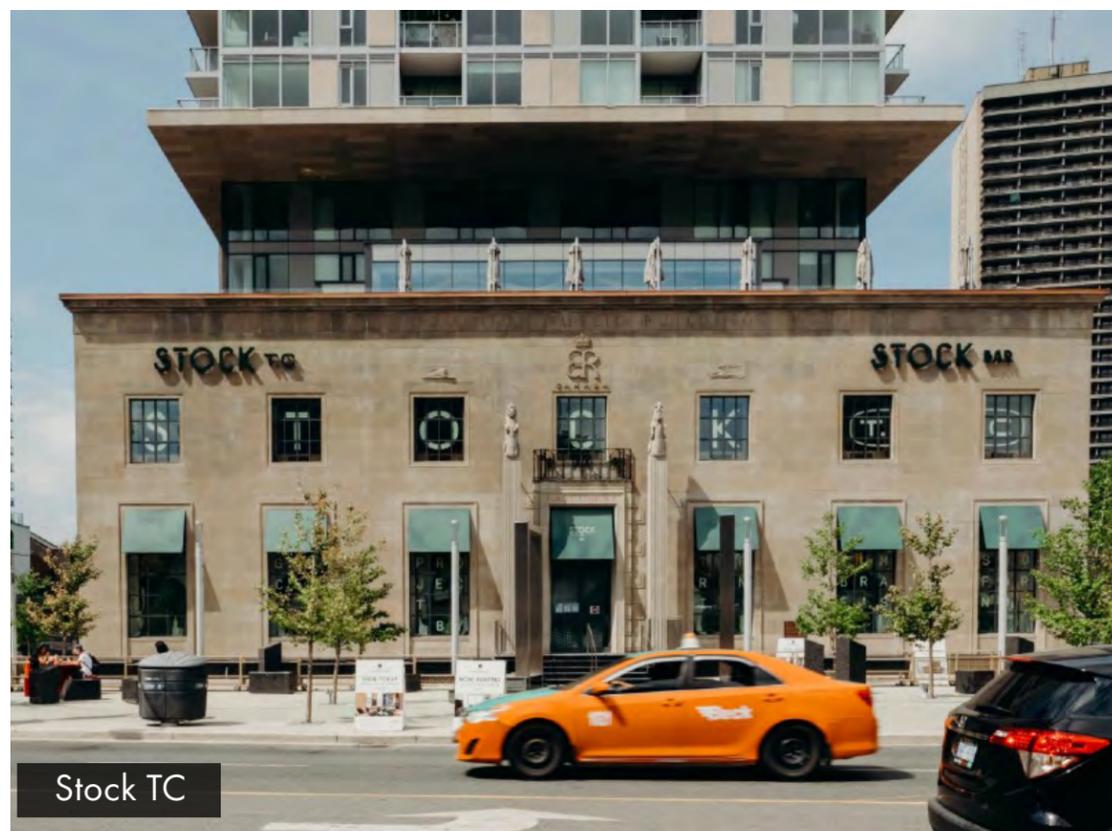


Yonge and Eglinton

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, and 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



Area Overview

45 EGLINTON AVENUE EAST (3 KM):

193,977
Population

184,613
Daytime Population

\$240,438
Average Household Income

89,448
Total Households

41.1
Median Age

9%
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

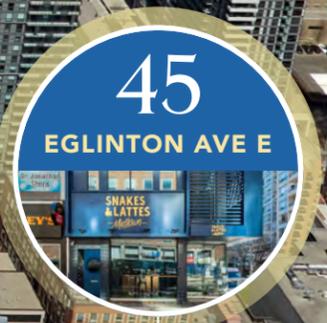
yonge eglinton
centre

WINNERS Indigo URBAN OUTFITTERS
LCBO SEPHORA metro

YONGE STREET

EGLINTON

EGLINTON AVENUE EAST



Retail Map



YONGE STREET

MONTGOMERY AVE

- The Health Station

HELENDALE AVE

- Whitehaus Condos
- Scotiabank
- Royal Bank of Canada
- Urban Outfitters

ORCHARD VIEW BLVD

- Indigo
- Rexall
- aroma
- SEPHORA

EGLINTON AVE W

- Bank of Montreal
- Mandarin

BROADWAY AVE

- Peachy Cleaners
- Saporito Caffe
- Gino's Pizza
- Jollibee
- Tim Hortons
- HK Sweets
- Grazie Restaurant
- Mazz Salon
- Banh Mi Boys
- Mars Diner
- Sushi Rock
- The Shoe Company
- Shoppers Drug Mart
- Pai Uptown
- Rose & Crown
- Absolute Comedy
- Dollarama
- Bell
- Chipotle Mexican Grill
- Duke of Kent
- Kupfert & Kim
- Stag Shop
- Jusil Convenience
- Available
- Pizza Pizza
- Galleria
- Rolltation
- Arizona Tan
- BMV Books

EGLINTON AVE E

- TD
- McDonald's
- SETTELMANS Super
- KINTON RAMEN
- GoodLife FITNESS
- CIBC
- 7-ELEVEN
- AGW
- HARVEY'S fresh
- Loblaws
- LCBO
- THE KEG
- Starbucks
- PI CO.

45 Eglinton Avenue East



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



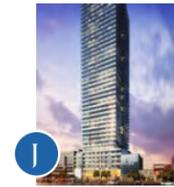
50 Eglinton Avenue West

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

GROUND FLOOR: 3,484 SF

SECOND FLOOR: 3,102 SF

LOWER LEVEL: 3,426 SF

TOTAL: 10,012 SF

AVAILABLE: 60 Days' Notice

TERM: 5-10 years

NET RENT: Please Contact
Listing Agents

ADDITIONAL RENT: \$22.75 PSF
(est. 2023)

LEASING OPTIONS:

1. Entire Building:
10,012 SF + Patio
2. Ground Floor
and Basement:
6,910 SF + Patio
3. Second Floor Only:
3,102 SF

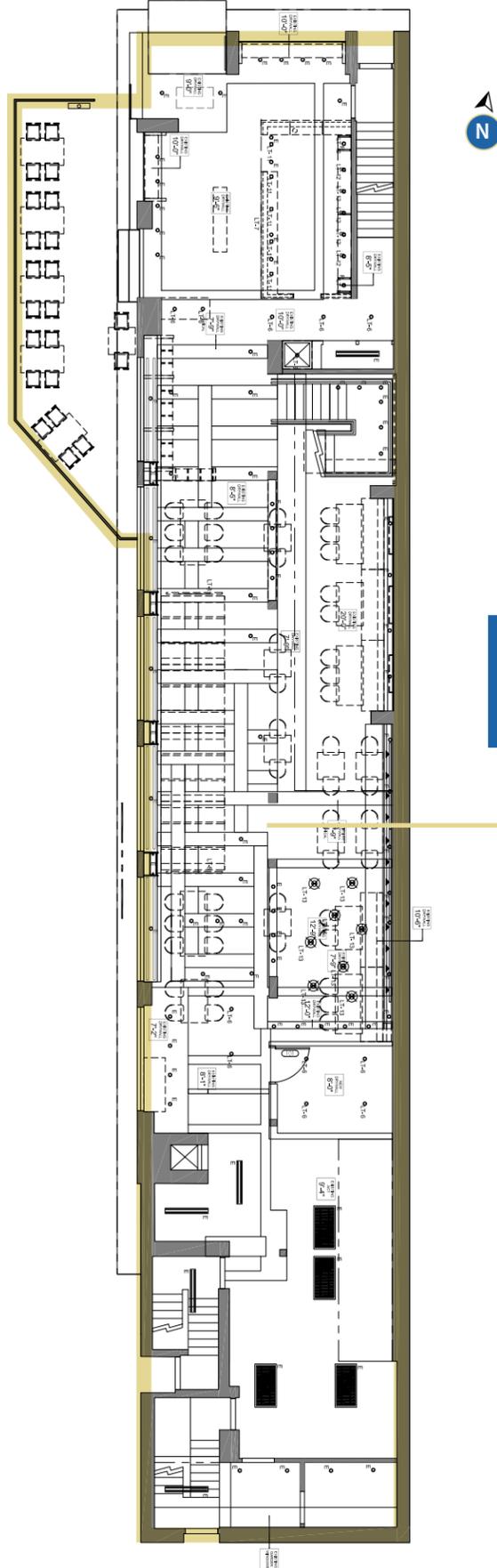
Highlights

- High traffic corner location, just east of Yonge & Eglinton
- Includes patio along Holly Street
- Existing restaurant infrastructure in place
- Steps from Yonge & Eglinton intersection, Eglinton Subway Station/LRT
- Neighboring tenants include TD Canada Trust, CIBC, The Burger's Priest, Fresh, Kettleman's Bagels, Loblaws and many more
- Significant signage exposure of prominent corner
- Green P garage next to the property on Holly Street

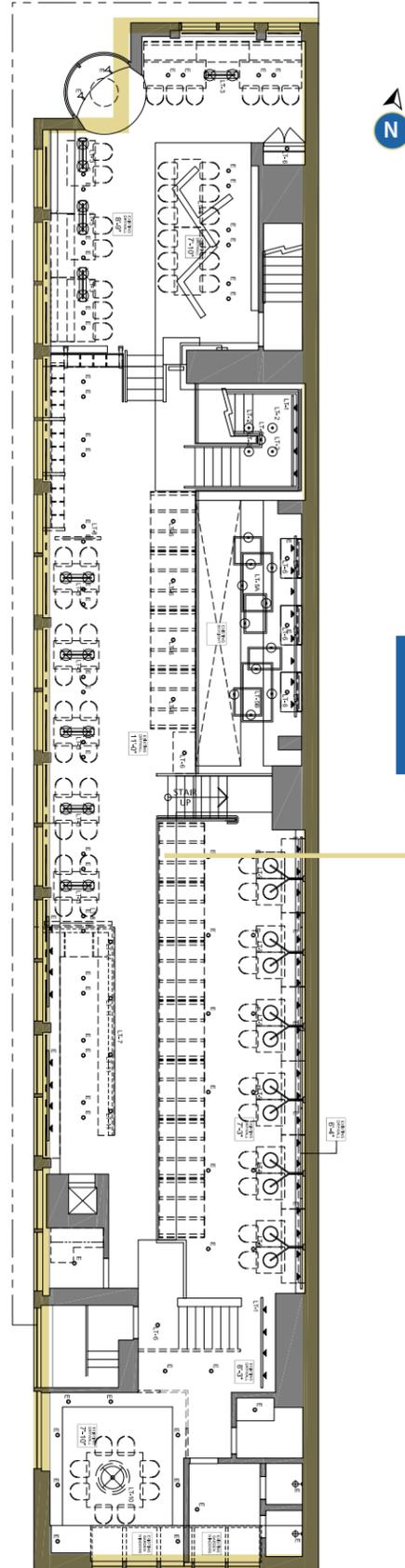


Floor Plan

EGLINTON AVENUE EAST



3,484 SF
GROUND FLOOR



3,102 SF
SECOND FLOOR



45 Eglinton Avenue East

Prominent Corner *Retail For Lease*

Agency Retail Group

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