

1521

Yonge Street



Short-Term Retail
Opportunities

For Lease



2,117 SF
Ground Floor
Retail Space



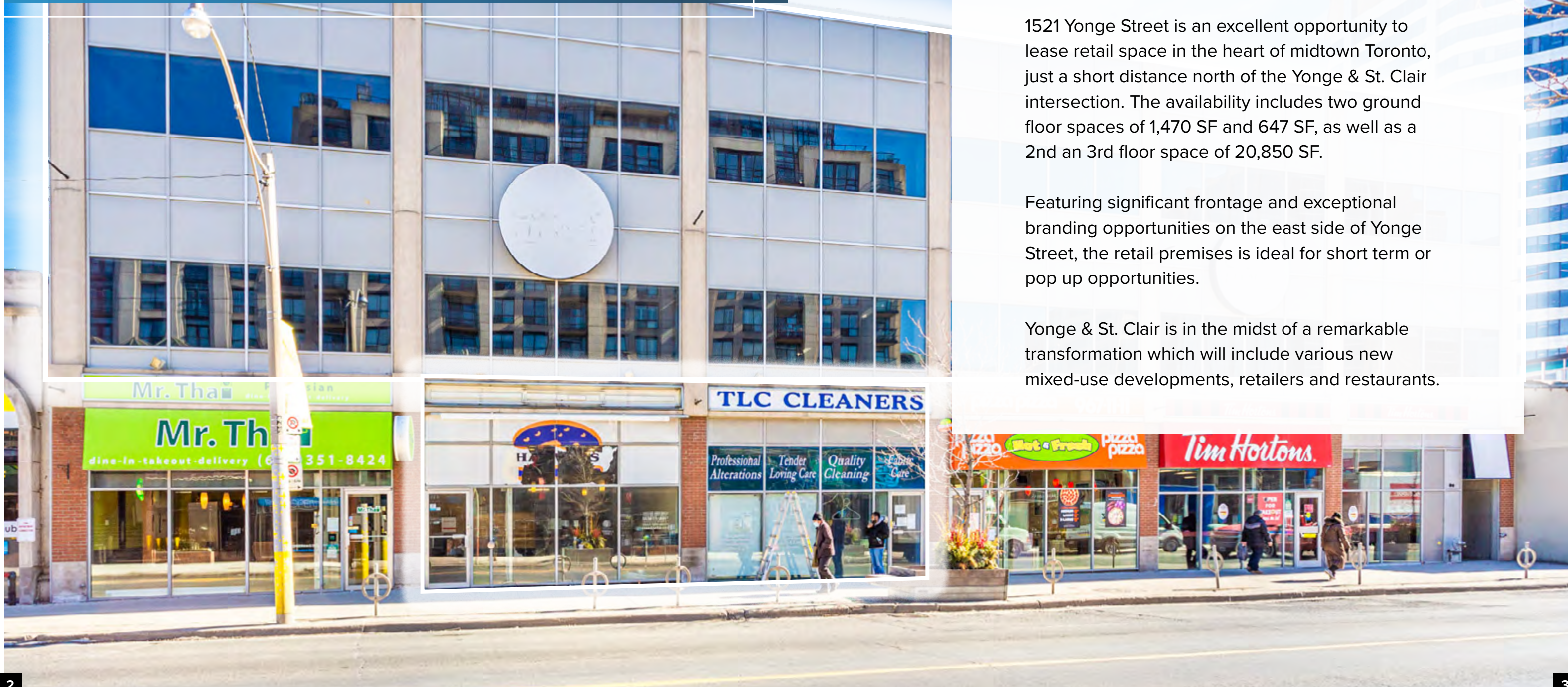
20,850 SF
2nd & 3rd Floor

Retail Opportunity

1521 Yonge Street is an excellent opportunity to lease retail space in the heart of midtown Toronto, just a short distance north of the Yonge & St. Clair intersection. The availability includes two ground floor spaces of 1,470 SF and 647 SF, as well as a 2nd and 3rd floor space of 20,850 SF.

Featuring significant frontage and exceptional branding opportunities on the east side of Yonge Street, the retail premises is ideal for short term or pop up opportunities.

Yonge & St. Clair is in the midst of a remarkable transformation which will include various new mixed-use developments, retailers and restaurants.



Retail Overview

Property Details:

Unit 4:	647 SF
Unit 5:	1,470 SF
2nd & 3rd Floor:	20,850 SF
Available:	Immediately
Term:	Until December 2022
Gross Rent:	Please Contact Listing Agents

Highlights:

- “Right-sized” and large format spaces suitable for a variety of retail uses
- Great opportunity for short term lease, pop up opportunity or proof of concept
- Significant Yonge Street exposure with high visibility just north of Yonge & St. Clair intersection
- Conveniently located 250M from the Yonge & St. Clair intersection and St. Clair Subway Station
- Excellent co-tenancies, including Barre3, Buca, iQ, Loblaws, Oxygen Yoga, and Roots



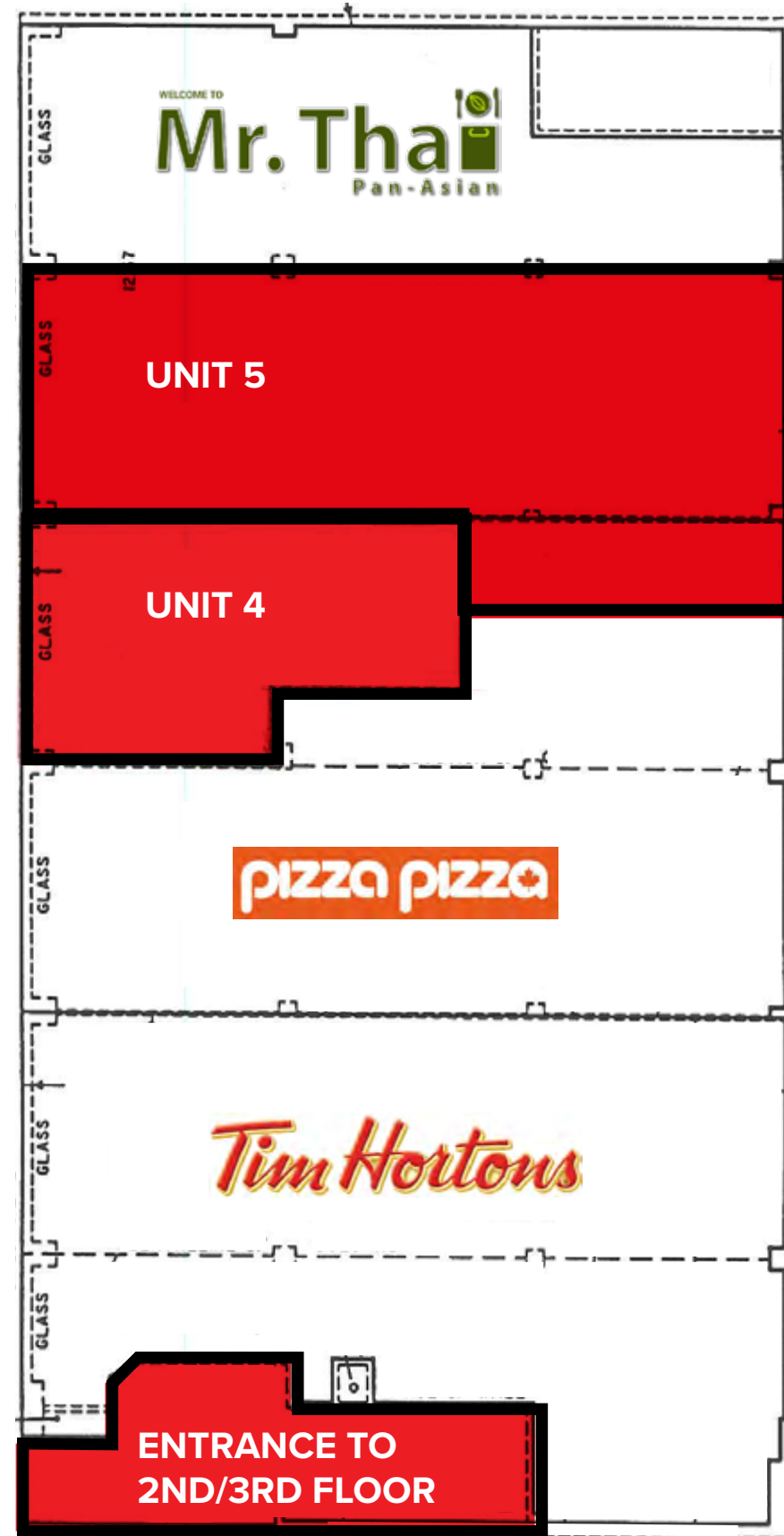
Floor Plan

UNIT 4: 647 SF

UNIT 5: 1,470 SF

2nd & 3rd FLOOR: 20,850 SF

YONGE STREET



Area Overview

Demographics



25,338

Total Population



34,503

Daytime Population



9%

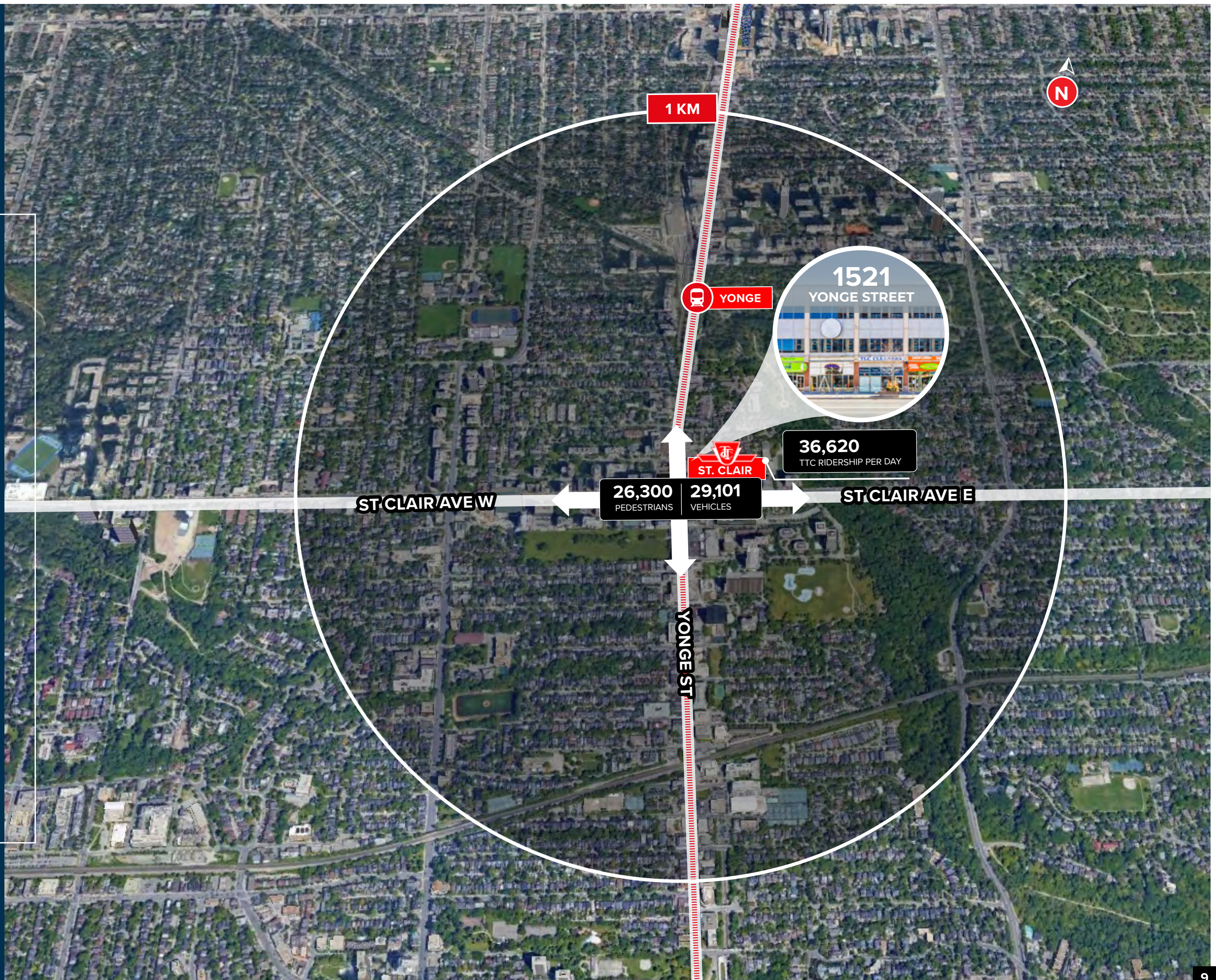
Growth Rate (2015-2020)



\$278,894

Average Household Income

Within 1km Radius | Statistics Canada, 2021





Neighbourhood Retailers

DOLLARAMA — Dollarama ■

POPEYES — Popeyes Louisiana Kitchen ■

Dove cleaners ■

Treehouse Dental Care ■

petvalu — Pet Valu ■

freshii — Freshii ■

BMO — BMO Bank of Montreal ■

DELISLE AVE

ONE DELISLE — One Delisle Condos ■

Sushi Gen ■

Walking On A Cloud ■

Kwan Dim Sum ■

Modo Yoga Uptown ■

Indigo **SALON SCAVO**

RBC **BUCA**

Equitable Bank ■

ST CLAIR AVE W

Mary Be Kitchen ■ ■ **CIBC** ■

MARY BE KITCHEN Kiva's Bagel Bar **CIBC**

Cozy Spa Nails ■

Salon Lyol ■

Holy Chuck ■

Zelden's Deli and Desserts ■

Topcuts — Topcuts ■

The Bagel House ■

Book City ■

Rucci Shop For Men ■

Home Hardware ■

HEATH ST E

■ Midtown Gastro Hub

■ Pizza Pizza — **pizza pizza**

■ Tim Hortons — **Tim Hortons**



■ Shoppers Drug Mart — **SHOPPERS DRUG MART**

■ Freedom Mobile — **Freedom mobile**

■ Legs Beautiful

■ Roots — **Roots**

ST. CLAIR CENTRE

Starbucks **ATPH THE PRINTING HOUSE** **Rexall**

Loblaws **NATIONAL BANK**

TD Canada Trust **Meridian**

YONGE ST

ST CLAIR AVE E

The Centre for Fitness, Health and Performance ■ ■ Scotiabank ■ McDonald's ■ Playa Cabana Taqueria Norte

Scotiabank

■ Canadian Outlet

■ Canada Post — **CANADA POST**

■ Olsson Optical

■ Aroma Espresso Bar — **aroma espresso bar**

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