

# Retail

For Lease

647 Yonge Street



YOUR SIGN HERE







## Overview

Located on the east side of Yonge Street just south of Bloor Street, 647 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. 647 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, 2022





## Property details

**GROUND FLOOR:** 1,400 SF

**AVAILABLE:** Immediately

**TERM:** 5 - 10 Years

**NET RENT:** Contact Listing Agents

**ADDITIONAL RENT:** \$31.00 PSF (est. 2022)

## Highlights

- High pedestrian and vehicular traffic
- Steps from Wellesley and Bloor-Yonge Subway Stations
- Includes a 1,110 lower level
- In close proximity to University of Toronto and Ryerson University
- Neighbouring tenants include Starbucks, Aroma, Subway and Shoppers Drug Mart
- 10+ FT ceiling height



# Nearby retailers & 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 Available              | 43 Second Cup Coffee | 54 The Fox & Fiddle   |
| 11 Nordstrom Rack | 22 UPS                | 33 Rogers                 | 44 Starbucks         |                       |

## RESIDENTIAL UNITS COMPLETED / UNDER CONSTRUCTION

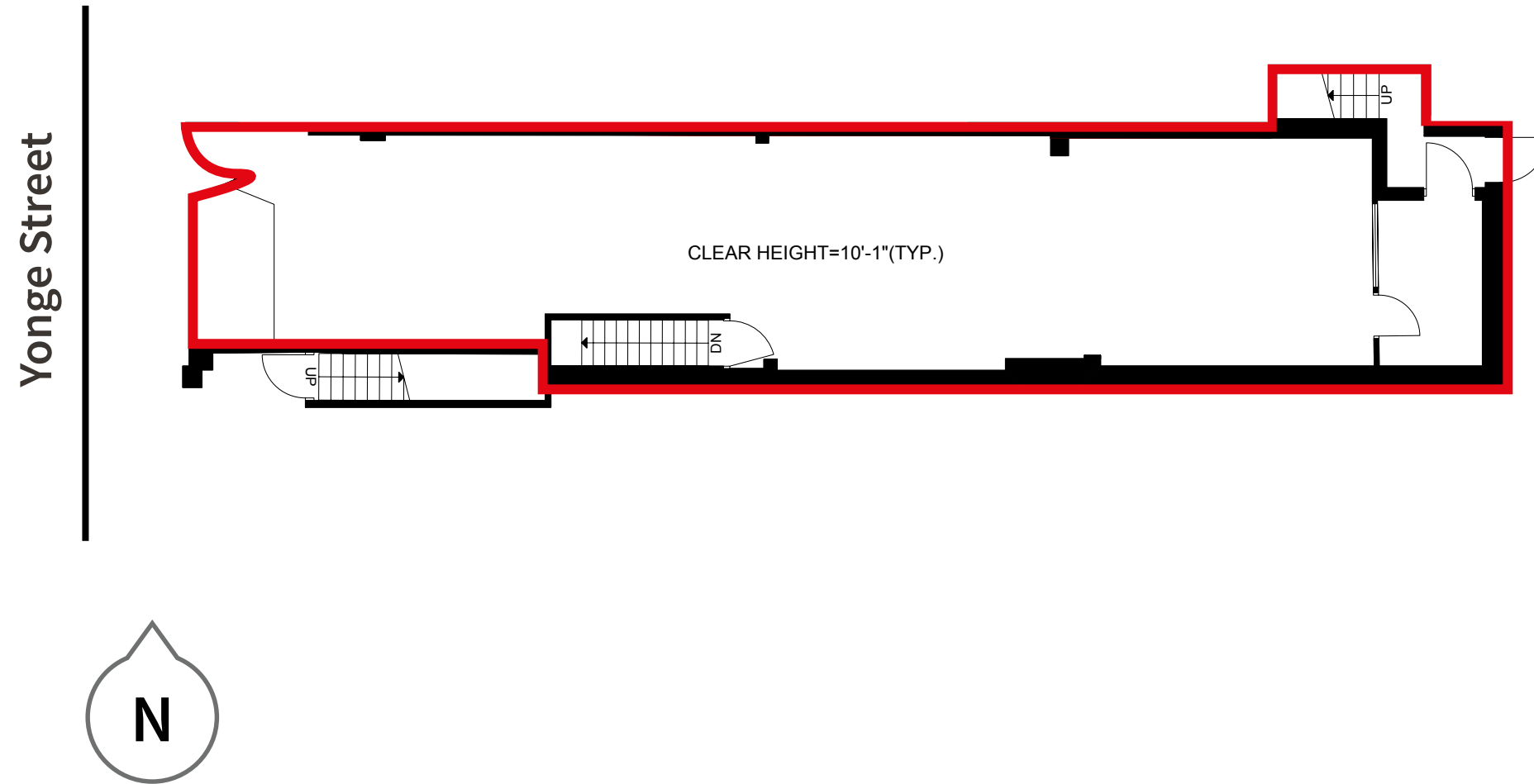
- |                                  |                                    |                                   |
|----------------------------------|------------------------------------|-----------------------------------|
| 1 1 Bloor Street West, 416 units | 7 65 St Mary Street, 429 units     | 13 11 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 | 1,400 SF



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