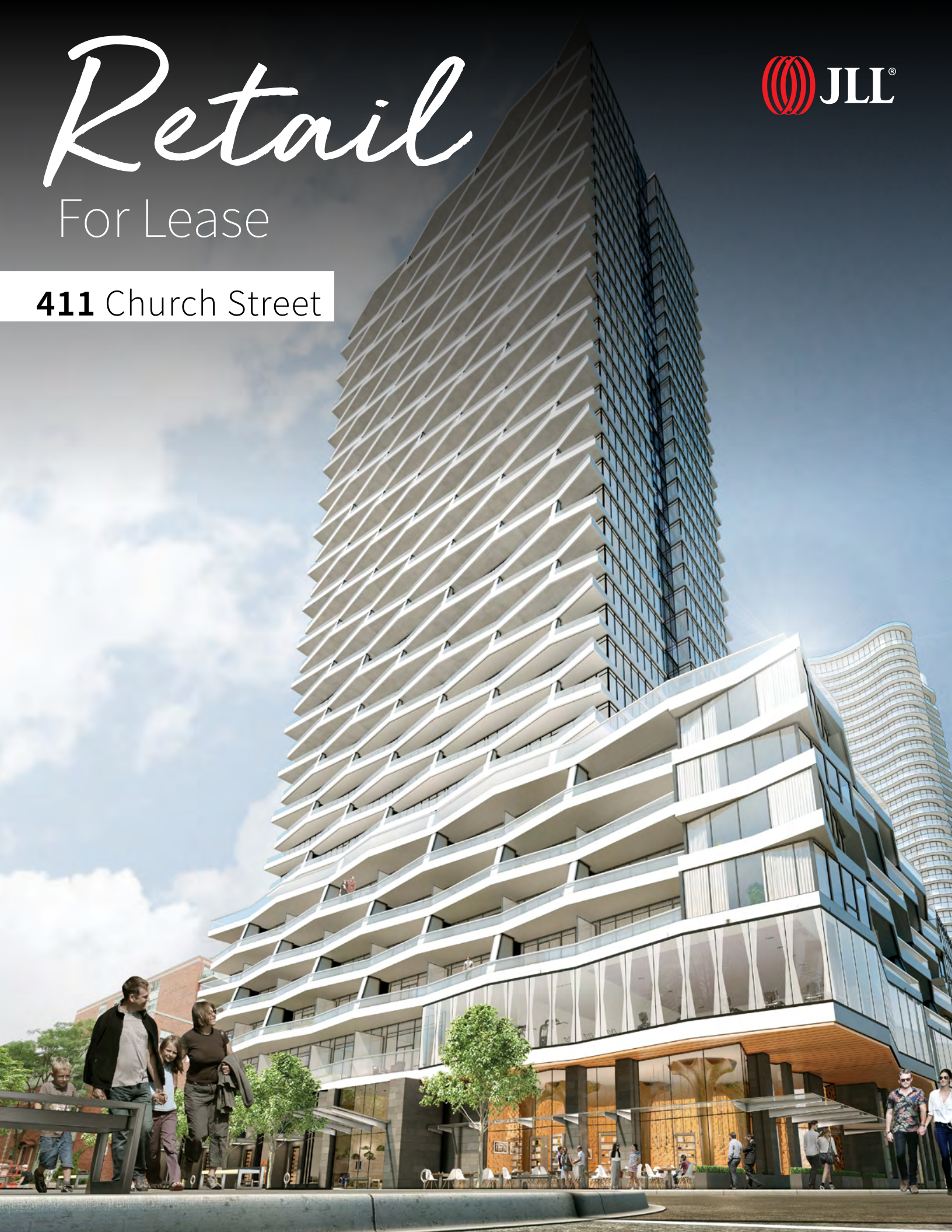


# Retail

For Lease

**411** Church Street







**411**  
CHURCH STREET

CHURCH STREET

YONGE STREET

# Overview

Located just steps away from Yonge and College, Ryerson University and across the Street from Maple Leaf Gardens, 411 Church Street is a strong retail development with 572 residential units and over 7,000 square feet of premium retail space. With an abundance of public transit in close proximity including the College Subway stop, the area has become one of the most accessible in the city. Significant residential density has welcomed a breadth of new retailers and consumers into area making the Church and Wellesley Village one of the most desirable neighbourhoods to live, work, and play in Toronto.

The ground floor offers three exceptional retail units all featuring substantial frontage onto Church Street. At the corner of Church and Wood is a signature restaurant opportunity with operable windows and a prominent patio opportunity on Wood Street. With soaring ceiling heights of 21 FT, 411 Church Street is a premium retail opportunity for high-profile restaurant, fitness, quick service food, and health and wellness tenants.



# Property details

<b>RETAIL 1:</b>	3,542 SF (Divisible)
<b>RETAIL 2:</b>	LEASED
<b>RETAIL 3:</b>	LEASED
<b>AVAILABLE:</b>	Immediately
<b>TERM:</b>	10 years
<b>NET RENT:</b>	Contact Listing Agent
<b>ADDITIONAL RENT:</b>	\$20.55 PSF (2021)

# Highlights

- Shadow-anchored by Loblaws, LCBO, and Joe Fresh at Maple Leaf Gardens
- Strong pedestrian traffic highlighted by a significant Ryerson University population comprised of 43,000 students (growth of 7,000 students over the last 5 years)
- Incredible 21 FT ceiling heights and a modern glass façade offering signature branding
- Direct access to shipping and receiving for all units
- Unit 1 – signature corner restaurant opportunity with patio on Wood Street
- Unit 2 / 3 – small format retail spaces with ample frontage on Church Street

# Demographics

Within 1km radius  
Source: Statistics Canada



77,135  
**Population**



169,348  
**Daytime Population**



\$65,167  
**Avg. HH Income**



44,572  
**Total Households**



99  
**Walk Score**



100  
**Transit Score**



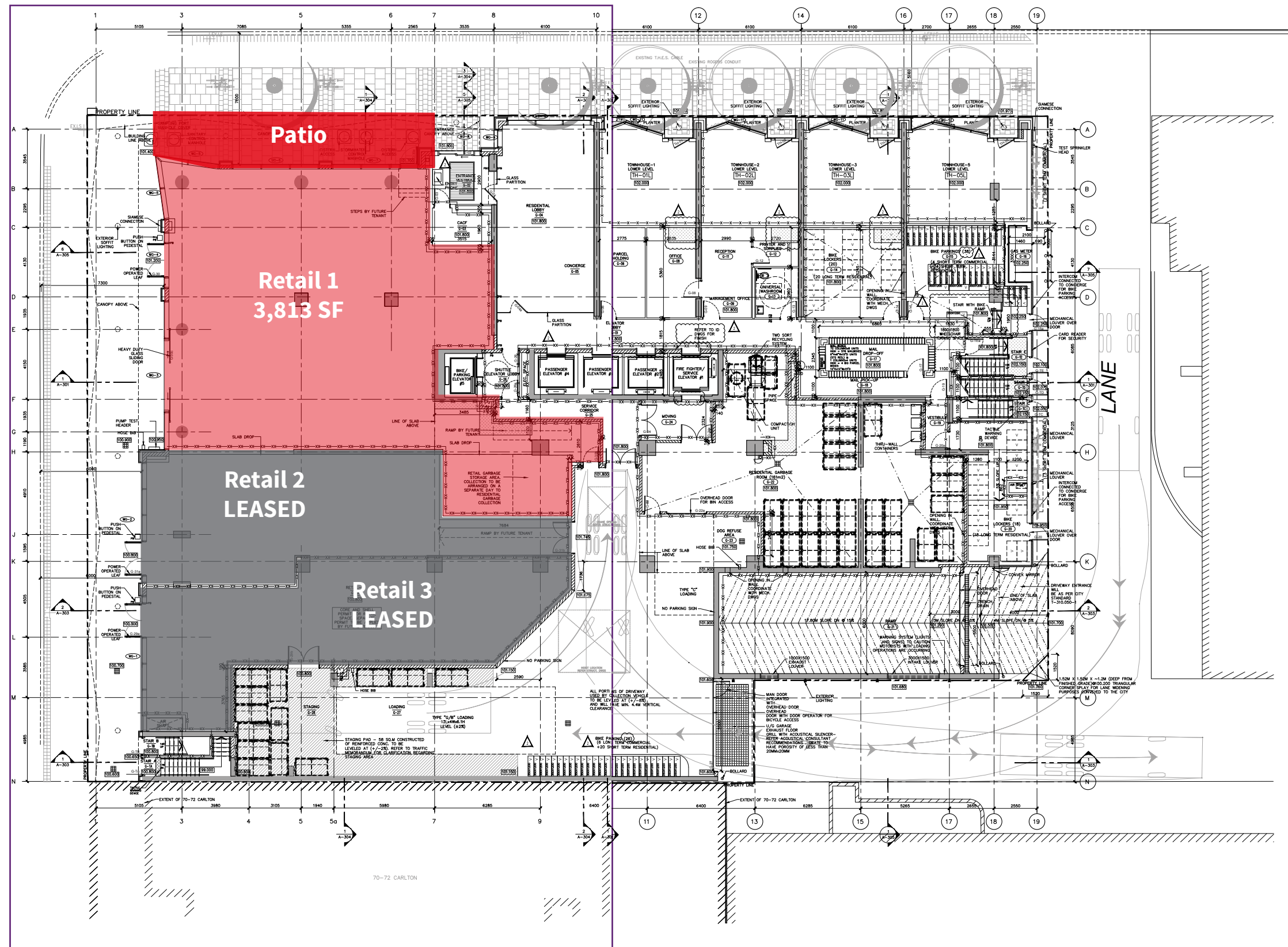


# Floor Plan



WOOD STREET

CHURCH STREET

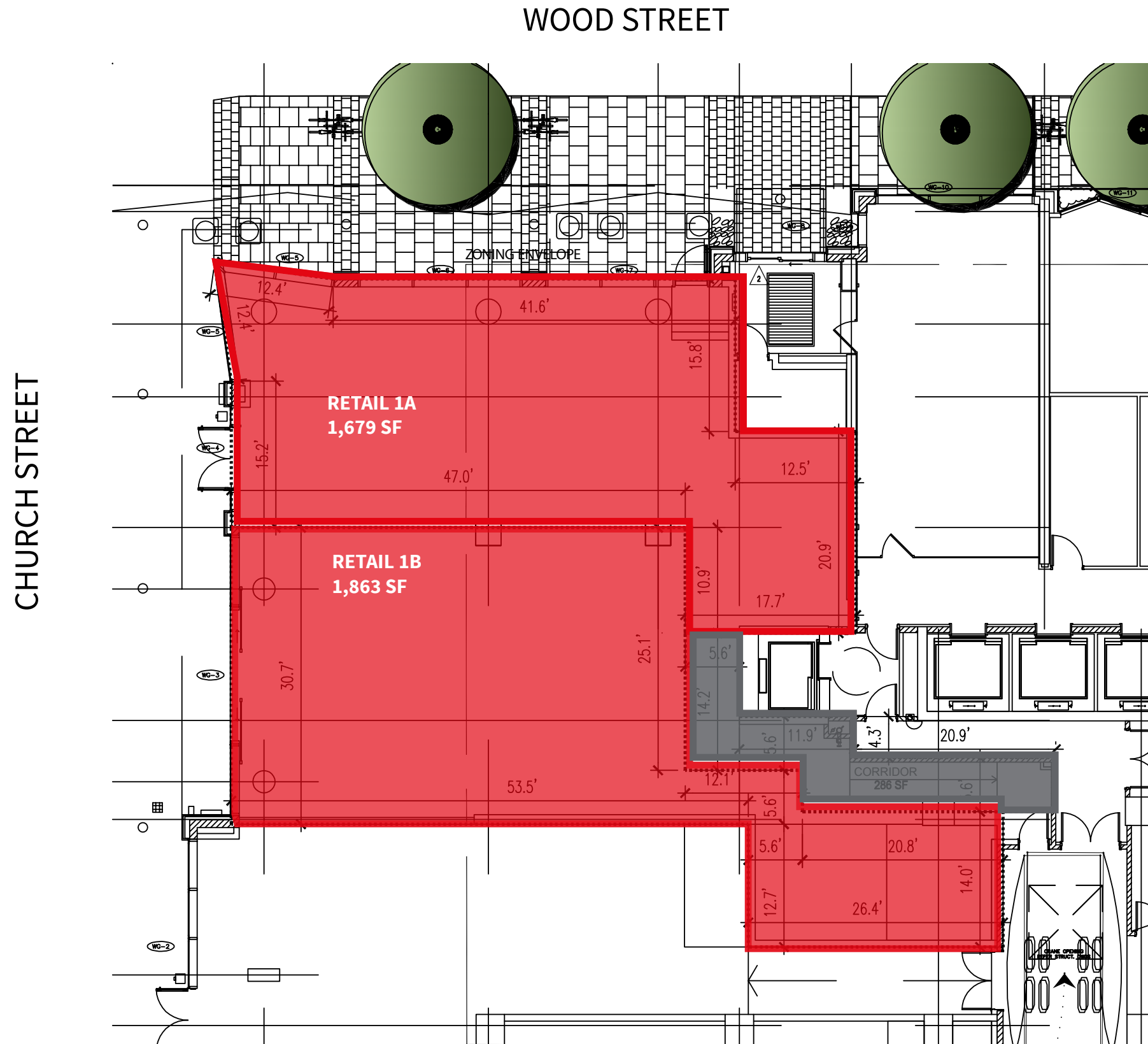


# Floor Plan

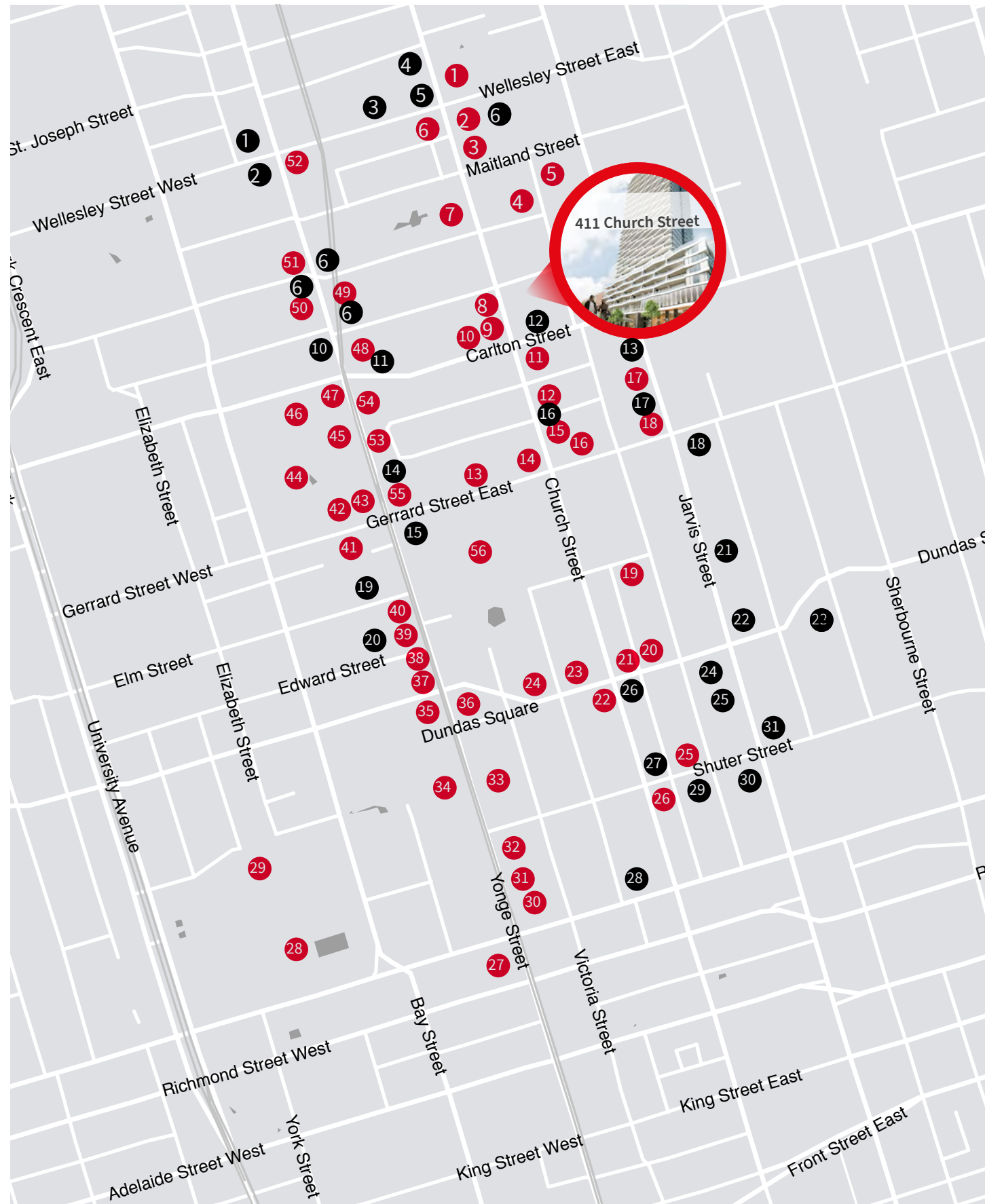
DEMISING PLAN

RETAIL 1A: 1,679 SF

RETAIL 1B: 1,863 SF



# Area amenities & development map



## Nearby Retailers

- |                 |                          |                           |
|-----------------|--------------------------|---------------------------|
| 1 Pizza Pizza   | 20 Good View             | 39 Panera Bread           |
| 2 Fushimi       | 21 Esso                  | 40 Yonge Street Warehouse |
| 3 Freshii       | 22 Pizza Pizza           | 41 Chelsea Hotel          |
| 4 BMO           | 23 Sushi Style           | 42 Scaddabush             |
| 5 Starbucks     | 24 Burrito Boyz          | 43 Marshells              |
| 6 TD Bank       | 25 Mast Coffee           | 44 Bed Bath & Beyond      |
| 7 Crew & Tangos | 26 Subway                | 45 The Brick              |
| 8 LCBO          | 27 Saks Fifth Avenue     | 46 Winners                |
| 9 Joe Fresh     | 28 Nathan Philips Square | 47 Tim Hortons            |
| 10 Loblaws      | 29 Toronto City Hall     | 48 Shoppers Drug Mart     |
| 11 Jinya        | 30 Booster Juice         | 49 Wendy's                |
| 12 Assembi      | 31 Additional Elle       | 50 McDonald's             |
| 13 Freshii      | 32 Home Sense            | 51 A&W                    |
| 14 Starbucks    | 33 Urban Outfitters      | 52 LCBO                   |
| 15 A&W          | 34 Eaton Center          | 53 Bar Burrito            |
| 16 Subway       | 35 Nordstrom             | 54                        |
| 17 Ramada Plaza | 36 Dundas Square         | 55 Banh Mi Boys           |
| 18 Harveys      | 37 Foot Locker           | 56 Ryerson University     |
| 19 Metro        | 38 The Pickle Barrel     |                           |

## Residential Units Developed / Under Development

- |                                       |   |
|---------------------------------------|---|
| 1 10 Wellesley St. W, 466 units       | 18 PRIME condos, 579 units              |
| 2 Wellesley on the park, 742 units    | 19 8 Elm Street, 469 units              |
| 3 50 at Wellesley Station, 365 units  | 20 Panda Condominiums, 555 units        |
| 4 572 Church Street, 98 units         | 21 295 Jarvis Street, 351 units         |
| 5 Church and Wellseley, 422 units     | 22 Dundas Square Gardens, 1004 units    |
| 6 Eighty One Wellseley, 179 units     | 23 in.DE, 205 units                     |
| 7 TeaHouse, 608 units                 | 24 Max Condos, 385 units                |
| 8 Halo Residences on Yonge, 451 units | 25 Ivy Condos, 235 units                |
| 9 475 Yonge Street, 1274 units        | 26 Social at Church & Dundas, 598 units |
| 10 YC Condos, 639 units               | 27 Fleur Condos, 320 units              |
| 11 2 Carlton, 1046 units              | 28 The Metropolitan, 442 units          |
| 12 Stanley Condominiums, 537 units    | 29 88 North, 407 units                  |
| 13 308 Jarvis Street                  | 30 Garden District Condos, 234 units    |
| 14 415 Yonge Street, 450 units        | 31 203 Jarvis Street, 423 units         |
| 15 YSL Residences, 1106 units         |   |
| 16 Alter, 340 units                   |   |
| 17 280 Jarvis Street, 306 units       |   |

**TOTAL RESIDENTIAL UNITS | 15,256 Units**



**FOR LEASE | 411 CHURCH STREET**



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These statements are based upon the information furnished by the principal and sources, which we deem reliable - for which we assume no responsibility and is subject to verification during a formal due diligence period. This submission is made subject to prior sale, change in price or terms, or withdrawal without notice. Prospective purchasers should not construe this information as legal or tax advice. Legal counsel, accountants or other advisors should be consulted, if desired, on matters related to this presentation. \* Sales Representative \*\* Broker.