

Retail

For Lease

502 Yonge Street

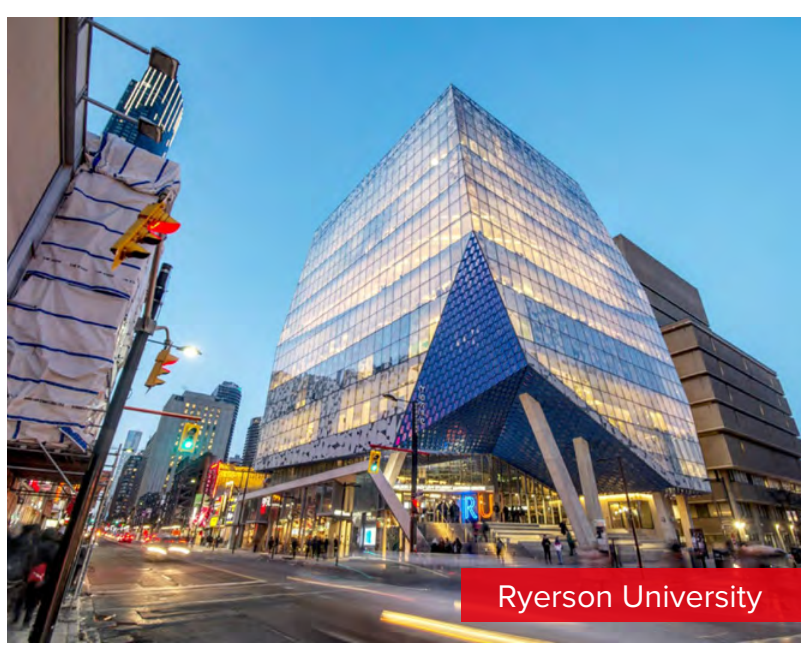




Overview

502 Yonge Street is located on the west side of Yonge Street between College Street and Wellesley Street. This opportunity offers a spacious lower level with high ceilings, perfect for storage or an office, an excellent mechanical system, and ample frontage on bustling Yonge Street. Located in between Wellesley and College Subway Stations, the property is accessible from various downtown and midtown neighbourhoods.

The property presents a rare opportunity to secure retail space in a rapidly gentrifying neighborhood. With over 15,000 residential units and 400,000 SF of office space under construction or proposed in the immediate area, the residential and daytime population is expected to increase significantly over the next few years, transforming Yonge Street into one of Canada's best live-work nodes.



 100
Walk Score

 100
Transit Score

Property details

GROUND FLOOR | 1,853 SF

AVAILABLE | Immediately

TERM | 5 - 10 Years

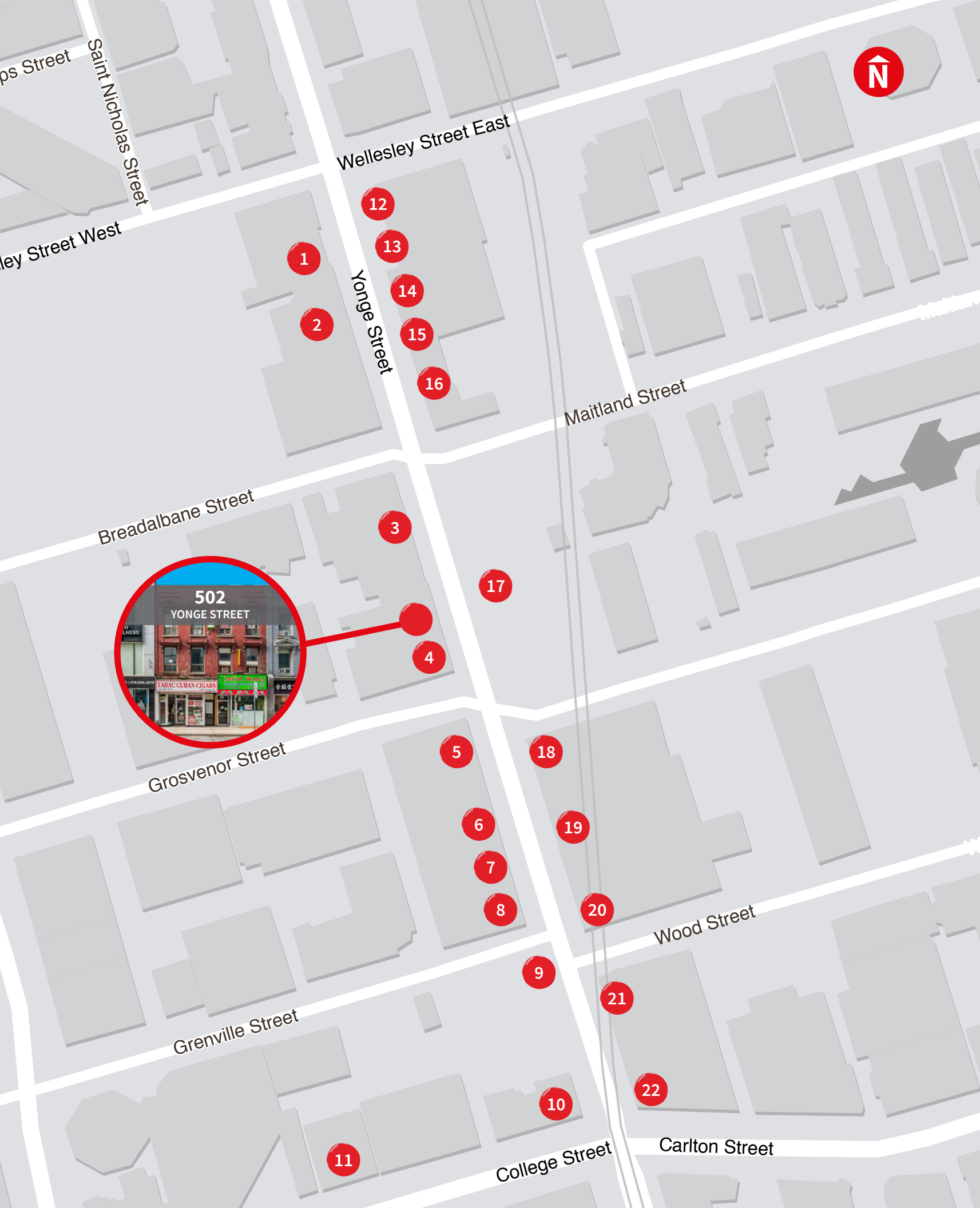
NET RENT | Contact Listing Agents

ADDITIONAL RENT | \$36.00 PSF (est. 2022)

Highlights

- Abundant lower level space included for office/storage requirements
- Mechanical systems to suit a variety of retail users
- Excellent opportunity for signage and branding
- Direct loading access off rear laneway
- Steps from Wellesley and College Subway Stations
- High pedestrian and vehicular traffic
- Neighbouring tenants include: LCBO, McDonald's, Starbucks, and Tim Hortons










Nearby retailers & developments

- | | |
|--|---|
| 1 McDonald's | 14 LBCO |
| 2 Available | 15 Dollarama |
| 3 Whale Tea | 16 Public Mobile |
| 4 A&W | 17 Tea House Condos (608 Residential Units) |
| 5 Proposed 45 Storey Mixed-Use Development (423 Residential Units) | 18 Wendy's |
| 6 Menchie's | 19 Courtyard by Marriott |
| 7 Wine Rack | 20 Second Cup |
| 8 McDonald's | 21 Pizza Pizza |
| 9 YC Condos (600 Residential Units) | 22 Shoppers Drug Mart |
| 10 Available | |
| 11 W Burger Bar | |
| 12 Scotiabank | |
| 13 Tim Hortons | |

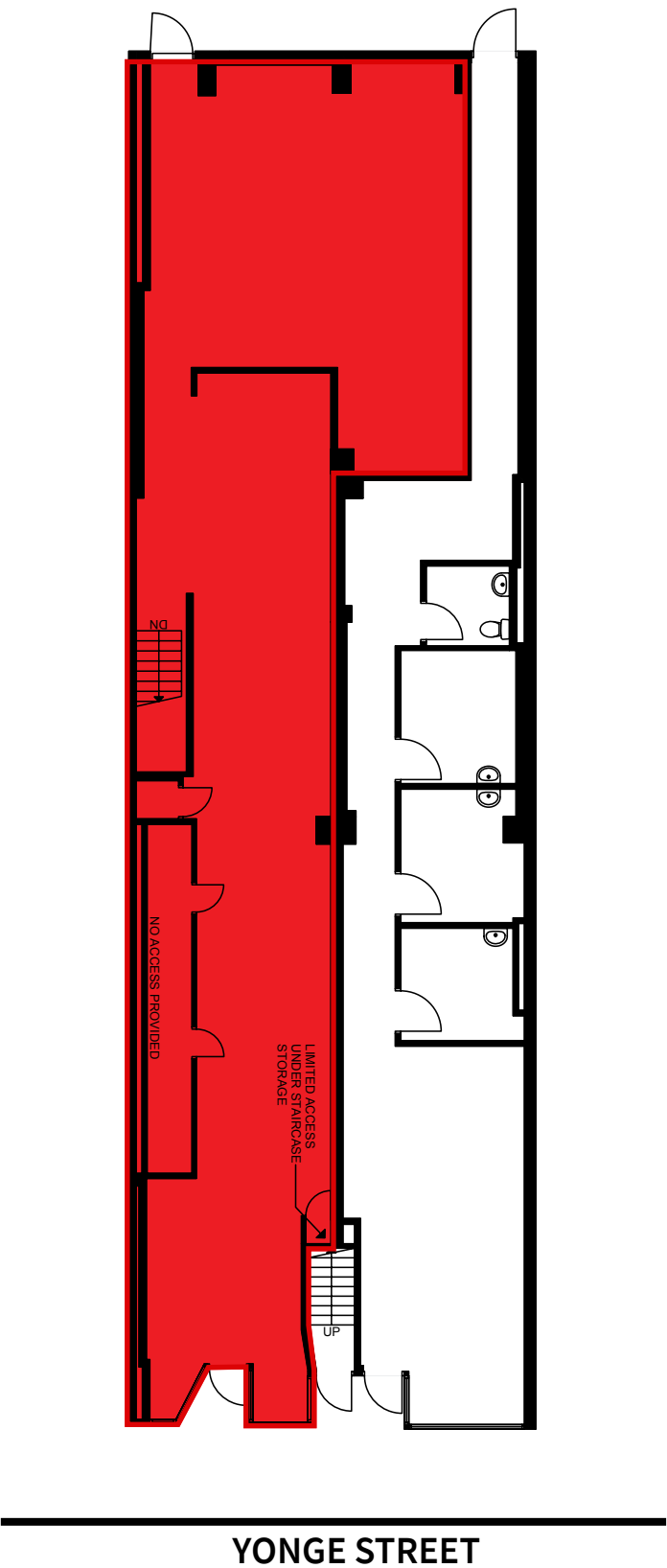
Demographics

- | | |
|--|---|
|  69,727
Population |  153,249
Daytime Population |
|  \$91,898
Avg. HH Income |  \$92,365
Avg. HH Annual Spending |
|  34
Median Age | |

Within 1KM | Statistics Canada, 2022

Floor plan

Ground Floor | 1,853 SF



Brandon Gorman** Senior Vice President +1 415 855 0907 Brandon.Gorman@am.jll.com	Austin Jones** Sales Representative +1 416 855 0939 Austin.Jones@am.jll.com	Matthew Marshall* Sales Associate +1 416 238 9925 Matthew.Marshall@am.jll.com
--	---	---

© 2022 Jones Lang LaSalle IP, Inc. All rights reserved. The information contained in this document is proprietary to Jones Lang LaSalle and shall be used solely for the purposes of evaluating this proposal. All such documentation and information remains the property of Jones Lang LaSalle and shall be kept confidential. Reproduction of any part of this document is authorized only to the extent necessary for its evaluation. It is not to be shown to any third party without the prior written authorization of Jones Lang LaSalle. All information contained herein is from sources deemed reliable; however, no representation or warranty is made as to the accuracy thereof.

*Sales Representstive