

Retail



For Lease

504 Yonge Street





Yonge-Dundas Square

Overview

504 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.



Toronto Eaton Centre



Ryerson University



College Park



100
Walk Score



100
Transit Score

Property details

GROUND FLOOR | 1,100 SF

AVAILABLE | Immediately

TERM | 5 - 10 Years

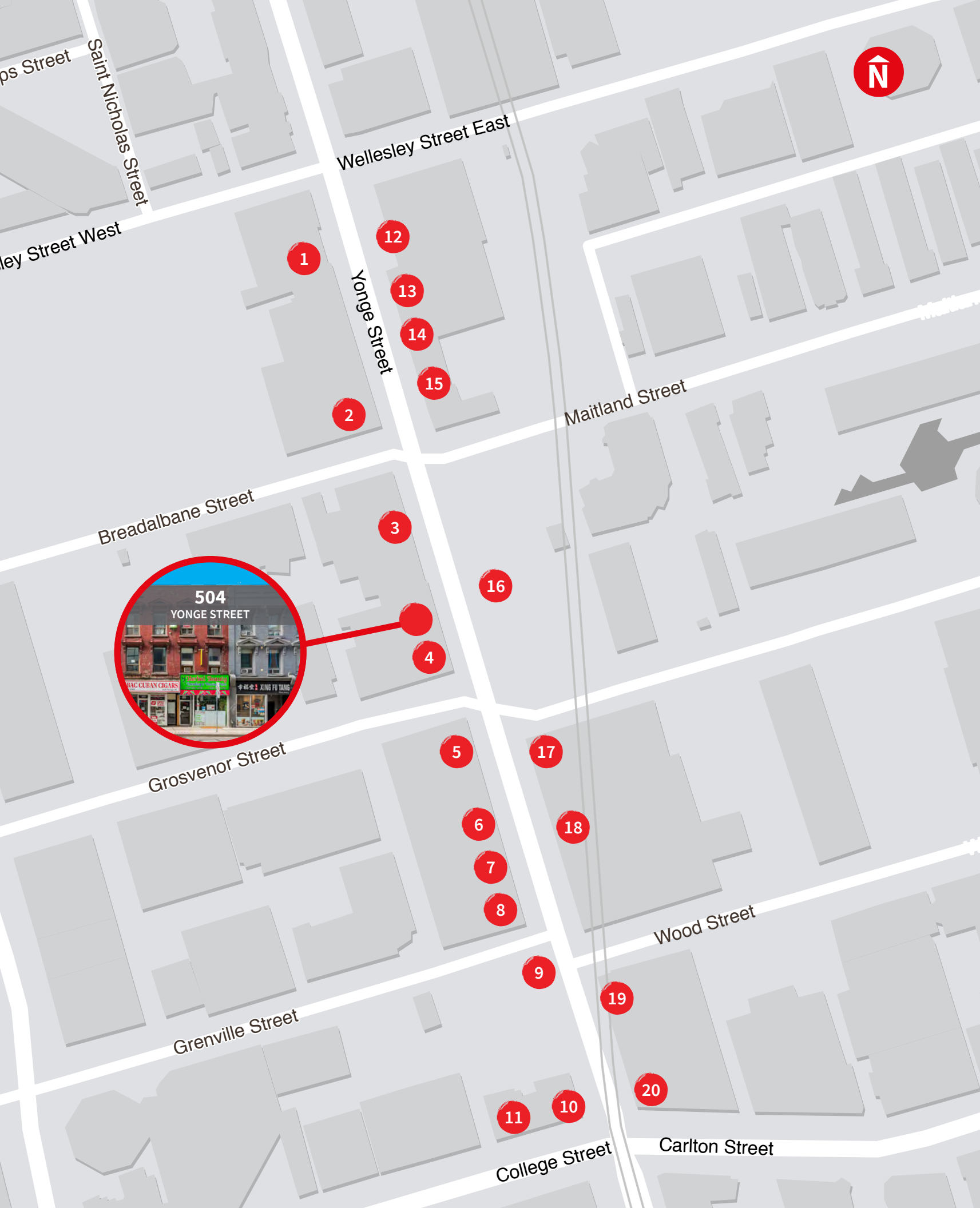
NET RENT | Contact Listing Agents

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 | 13 LCBO |
| 2 Boku | 14 Dollarama |
| 3 The Whale Tea | 15 Church's Chicken |
| 4 A&W | 16 Tea House Condos (608 Residential Units) |
| 5 Proposed 45 Storey Mixed-Use Development (423 Residential Units) | 17 Wendy's |
| 6 Domino's | 18 Courtyard by Marriott |
| 7 Four Four South Village | 19 Pizza Pizza |
| 8 McDonald's | 20 Shoppers Drug Mart |
| 9 YC Condos (600 Residential Units) | |
| 10 W Burger Bar | |
| 11 Scotiabank | |
| 12 Tim Hortons | |

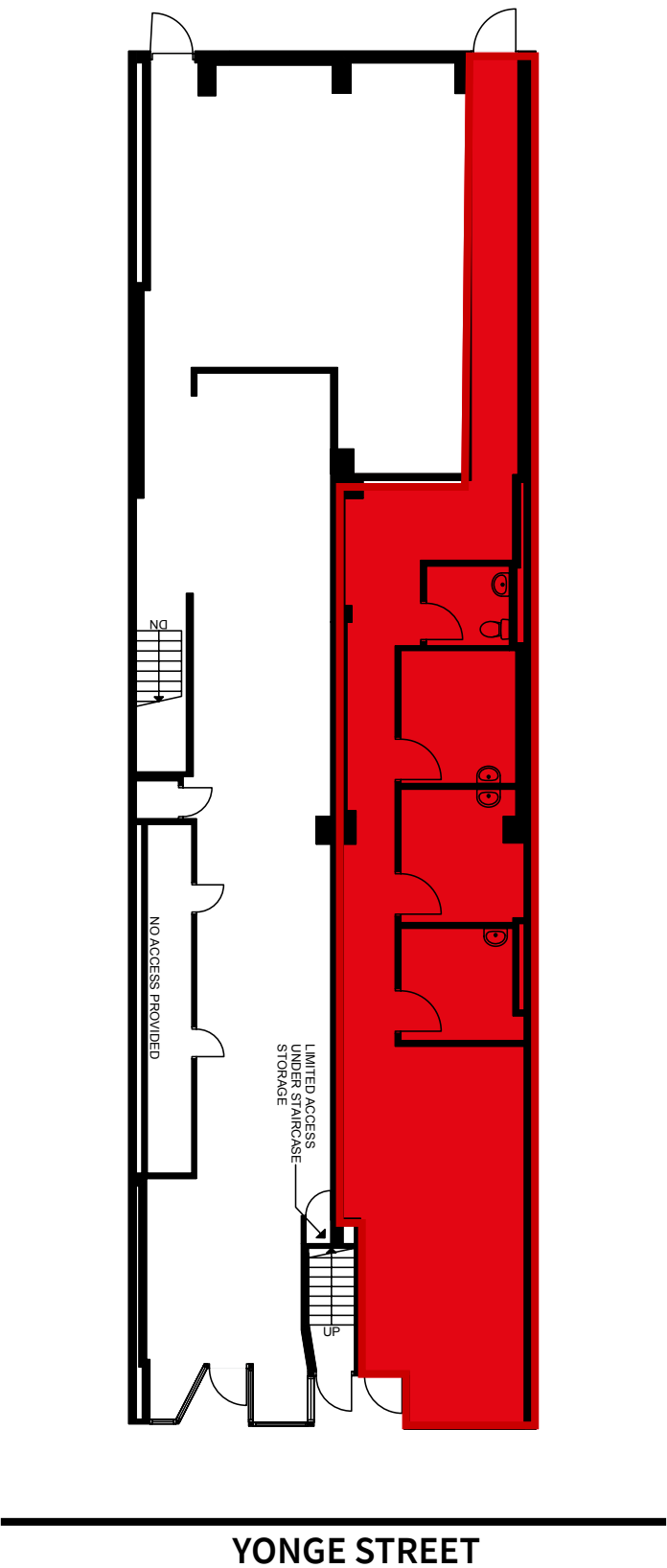
Demographics

- | | |
|--|---|
|  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, 2021

Floor plan

Ground Floor | 1,853 SF



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