

Retail For Lease

2637 Yonge Street



Flagship Retail
For Lease

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Brandon Gorman* Graham Smith* Austin Jones*



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Overview









Situated just north of Yonge and Eglinton, one of Toronto's most desirable neighborhoods, 2637 Yonge Street is an excellent opportunity to secure 50 feet of flagship retail frontage on the east side of Yonge Street, just south of Sporting Life.

Featuring 9,362 square feet over the ground and second floor, the building can be leased to one tenant (entire building) or multiple tenants (ground floor and second floor).

Surrounded by local and international retailers such as Sporting Life, Club Monaco, Lululemon, L'Occitane, Best Buy, Winners and Stock T.C. (by Terroni and Cumbras), 2637 Yonge Street is a landmark retail opportunity.

Demographics

Within 2km Radius | Source: Statistics Canada, 2020

 95,960 Population	 88,864 Daytime Population
 39.5 Median Age	 9% Growth Rate (2019-2024)
 43,917 Total Households	 \$212,285 Avg. HH Income
 87 Walk Score	 81 Transit Score

Neighbourhood Retail & Developments



2221 Yonge Street

Tower Hill Development Corporation
566 Units
Under Construction



2323 Yonge Street

RioCan
380 Units
Pre-construction



44 Broadway Avenue

Collecdev
398 Units
Pre-construction



65 Broadway Avenue

Times Group Corporation
778 Units
Pre-construction



2440 Yonge Street

Main + Main; First Capital
637 Units
Pre-construction



2500 Yonge Street

Madison Group
172 Units
Pre-construction



2577 Yonge Street

Pyxis
13 Units
Pre-construction



50 Eglinton Avenue West

Madison Group
543 Units
Pre-construction



36 Eglinton Avenue West

Lifetime Developments
663 Units
Pre-construction



55 Eglinton Avenue East

State Building Group
461 Units
Pre-construction



90 Eglinton Avenue East

Madison Group
456 Units
Pre-construction



117 Broadway Avenue

Reserve Properties
932 Units
Pre-construction



2674 Yonge Street

Triage Development Corp.
96 Units
Pre-construction



2779 Yonge Street

Devron Developments
97 Units
Under Construction



RioCan Centre

SEPHORA Indigo WINNERS
CINEPLEX ENTERTAINMENT URBAN OUTFITTERS Toys R Us

6,183
Incoming Residential Units

Property Details

GROUND FLOOR | 4,627 SF } Can be leased
SECOND FLOOR | 4,735 SF } together or
separately

TOTAL | 9,362 SF

AVAILABLE | Immediately

TERM | 5 - 10 Years

NET RENT | Please contact Listing Agents

ADDITIONAL RENT | \$20.00 PSF (est. 2020)

Highlights

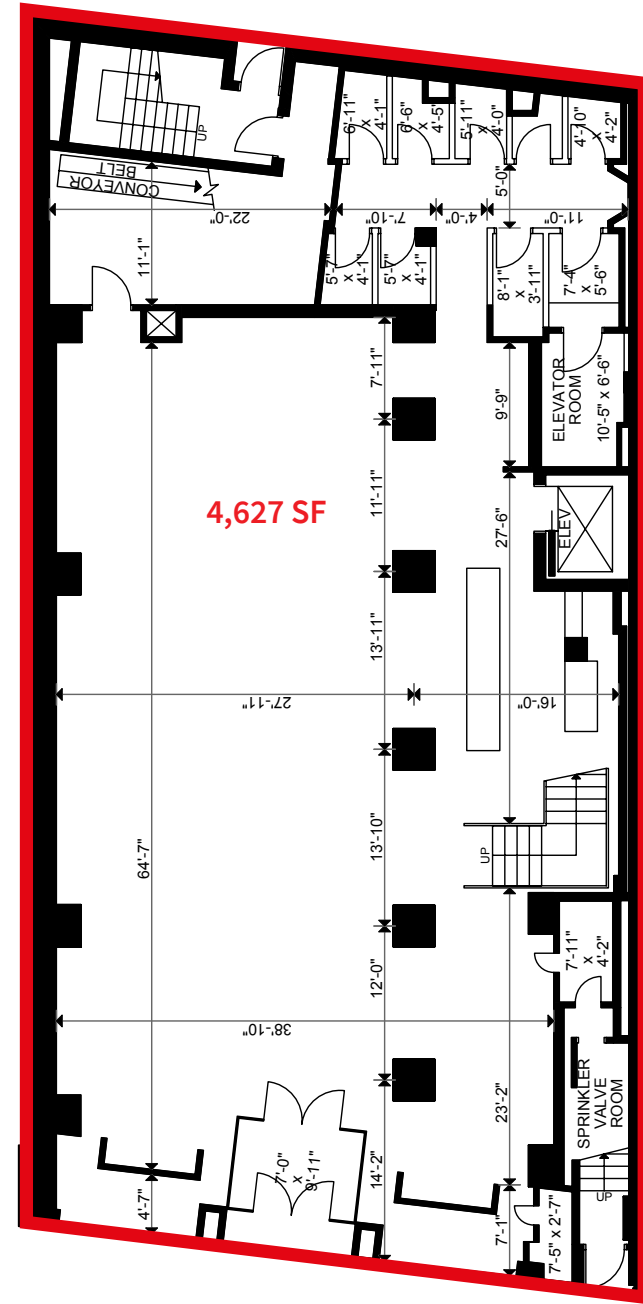
- 50 FT of frontage on the east side of Yonge Street
- Flagship branding and exposure opportunity
- Clean, improved shell
- A short distance from Eglinton and Lawrence Subway Stations
- Excellent co-tenancies, including Starbucks, Sage, Australian Boot Company, and Sporting Life



Floor Plan

TOTAL | 9,362 SF

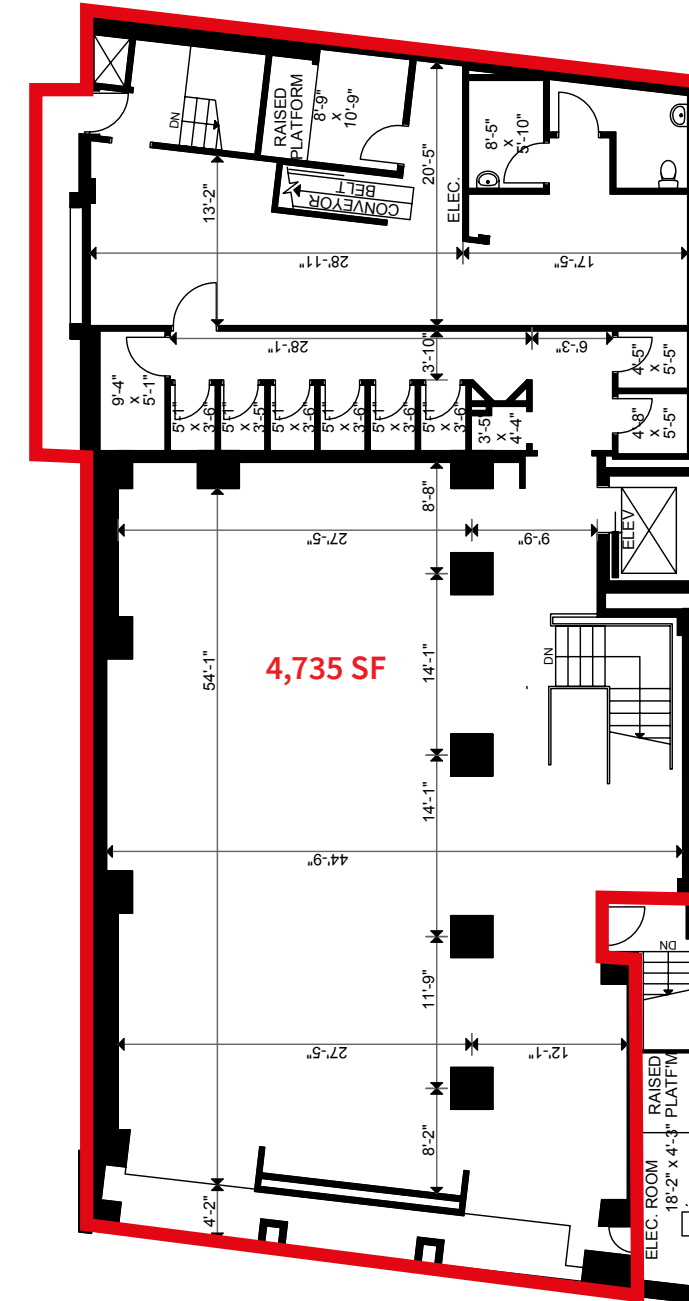
GROUND FLOOR



YONGE STREET

* All structural columns on the ground floor and second floor measure 7" x 7".

SECOND FLOOR



YONGE STREET

FOR LEASE | 2637 YONGE STREET

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