



# 577 *Yonge Street*

**RETAIL FOR LEASE**







# Downtown Opportunity

577 Yonge Street is a newly-renovated, four storey heritage building on the east side of Yonge Street, immediately north of Wellesley Street East. The property presents an exceptional opportunity to secure retail space in a rapidly gentrifying neighbourhood. With over 15,000 residential units and 20,000 SF of retail 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 prime retail nodes.

# Demographics



**76,424**  
Population



**143,453**  
Daytime Population



**\$101,789**  
Average Household Spending



**\$101,867**  
Average Household Income



**100**  
Walk Score



**100**  
Transit Score

Within 1km Radius | Statistics Canada, 2021



# Property Details

<b>Ground Floor:</b>	4,485 SF (divisible)
<b>Lower Level:</b>	4,264 SF
<b>Term:</b>	5 - 10 Years
<b>Available:</b>	Immediately
<b>Net Rent:</b>	Please contact Listing Agents
<b>Additional Rent:</b>	\$20.00 (est. 2021)

## Highlights

- Flagship retail opportunity
- Recently renovated brick-and-beam building with new glass
- Restored original brick façade
- Ample frontage on the densely populated Yonge Street Corridor
- Steps from both Bloor and Wellesley TTC Subway Stations

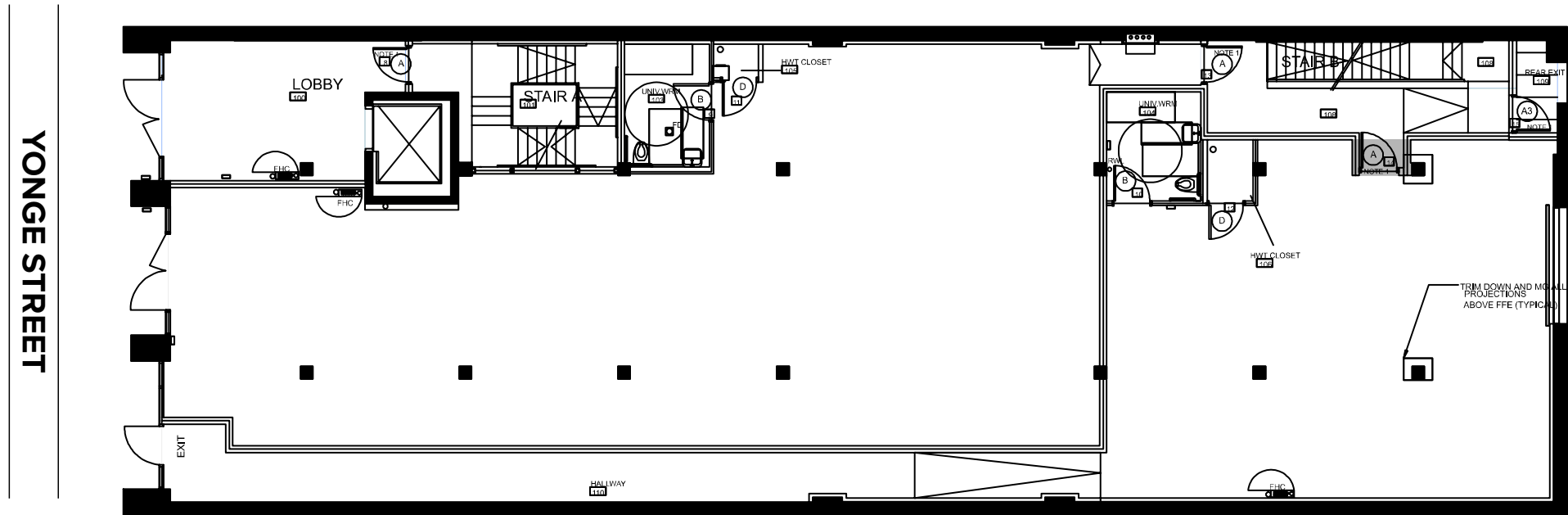




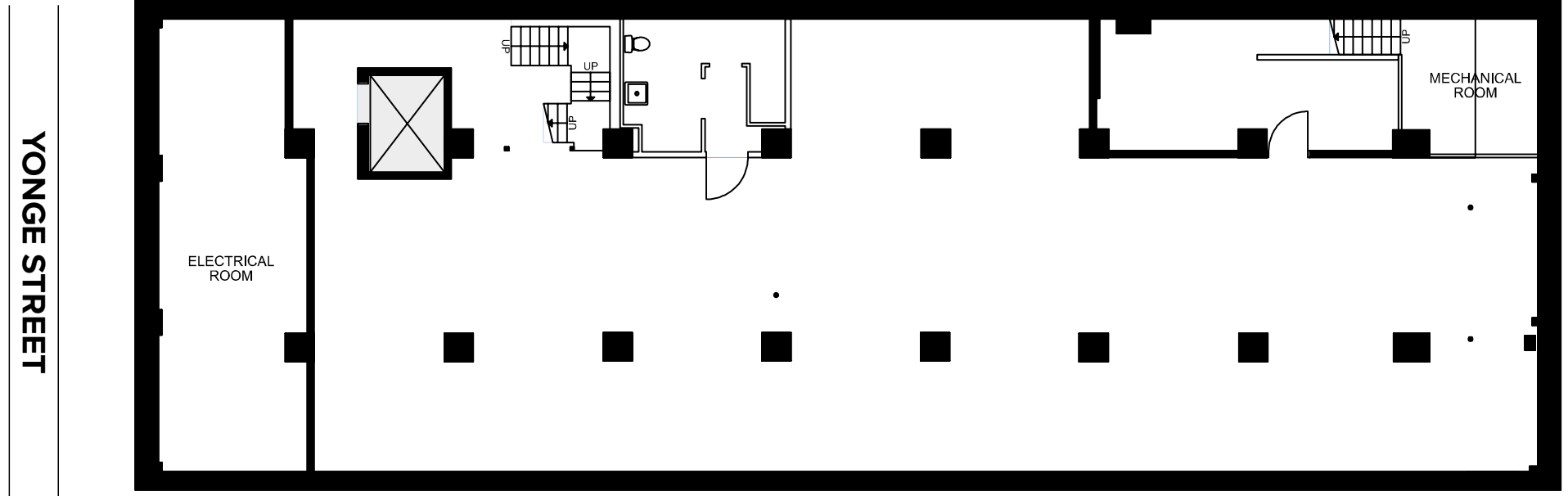
# Floor Plans



GROUND FLOOR: 4,485 SF (DIVISIBLE)



LOWER LEVEL: 4,264 SF



# Area amenities & development map



## Nearby Retailers

- |                       |                           |                       |
|-----------------------|---------------------------|-----------------------|
| 1 Pusateri's          | 20 Blyth Academy          | 39 Wine Rack          |
| 2 Wine Rack           | 21 Tim Hortons            | 40 McDonald's         |
| 3 Harry Rosen         | 22 UPS                    | 41 Second Cup Coffee  |
| 4 Holt Renfrew        | 23 Panasonic Theatre      | 42 Shoppers Drug Mart |
| 5 Zara                | 24 Binns                  | 43 Rexall             |
| 6 Hudson's Bay        | 25 Hakim Optical          | 44 Metro              |
| 7 TD Canada Trust     | 26 Hero Certified Burger  | 45 Tim Hortons        |
| 8 BMO                 | 27 Aroma                  | 46 BMO                |
| 9 Scotiabank          | 28 Tim Hortons            | 47 Wish               |
| 10 H&M                | 29 Hero Certified Burgers | 48 Rabba Fine Foods   |
| 11 Nordstrom Rack     | 30 Rabba                  | 49 Artful Dodger Pub  |
| 12 Crema Coffee Co.   | 31 RBC                    | 50 Hone Fitness       |
| 13 Tim Hortons        | 32 Rogers                 | 51 The Fox & Fiddle   |
| 14 Indigo             | 33 Scotiabank             | 52 Farm Boy           |
| 15 Cineplex           | 34 Subway                 |                       |
| 16 Shoppers Drug Mart | 35 Tim Hortons            |                       |
| 17 Subway             | 36 Second Cup Coffee      |                       |
| 18 Starbucks          | 37 Remedy's Rx            |                       |
| 19 Rabba Fine Foods   | 38 RBC                    |                       |

## Residential Units Developed / Under Development

- |                                    |                                   |
|------------------------------------|-----------------------------------|
| 1 1 Bloor Street West, 416 units   | 10 599 Yonge Street, 600 units    |
| 2 1 Bloor Street East, 789 units   | 11 5 St Joseph Street, 492 units  |
| 3 2 St Thomas Street, 248 units    | 12 955 Bay Street, 729 units      |
| 4 1 St Thomas Street, 77 units     | 13 11 Wellesley Street, 739 units |
| 5 77 Charles Street, 56 units      | 14 21 Grenville Street, 495 units |
| 6 70 St Mary Street, 220 units     | 15 460 Yonge Street, 600 units    |
| 7 65 St Mary Street, 429 units     | 16 1THOUSAND Bay, 458 units       |
| 8 75 St Nicholas Street, 307 units | 17 501 Yonge Street, 608 units    |
| 9 1080 Bay Street, 755 units       |                                   |

**TOTAL RESIDENTIAL UNITS | 8,018 Units**



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## RETAIL **FOR LEASE**

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