

# Retail



For Lease

502 Yonge Street





Yonge-Dundas Square

# 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.



Toronto Eaton Centre



Ryerson University



100  
Walk Score



100  
Transit Score



College Park

# Property details

**GROUND FLOOR** | 1,853 SF

**AVAILABLE** | Immediately

**TERM** | 5 - 10 Years

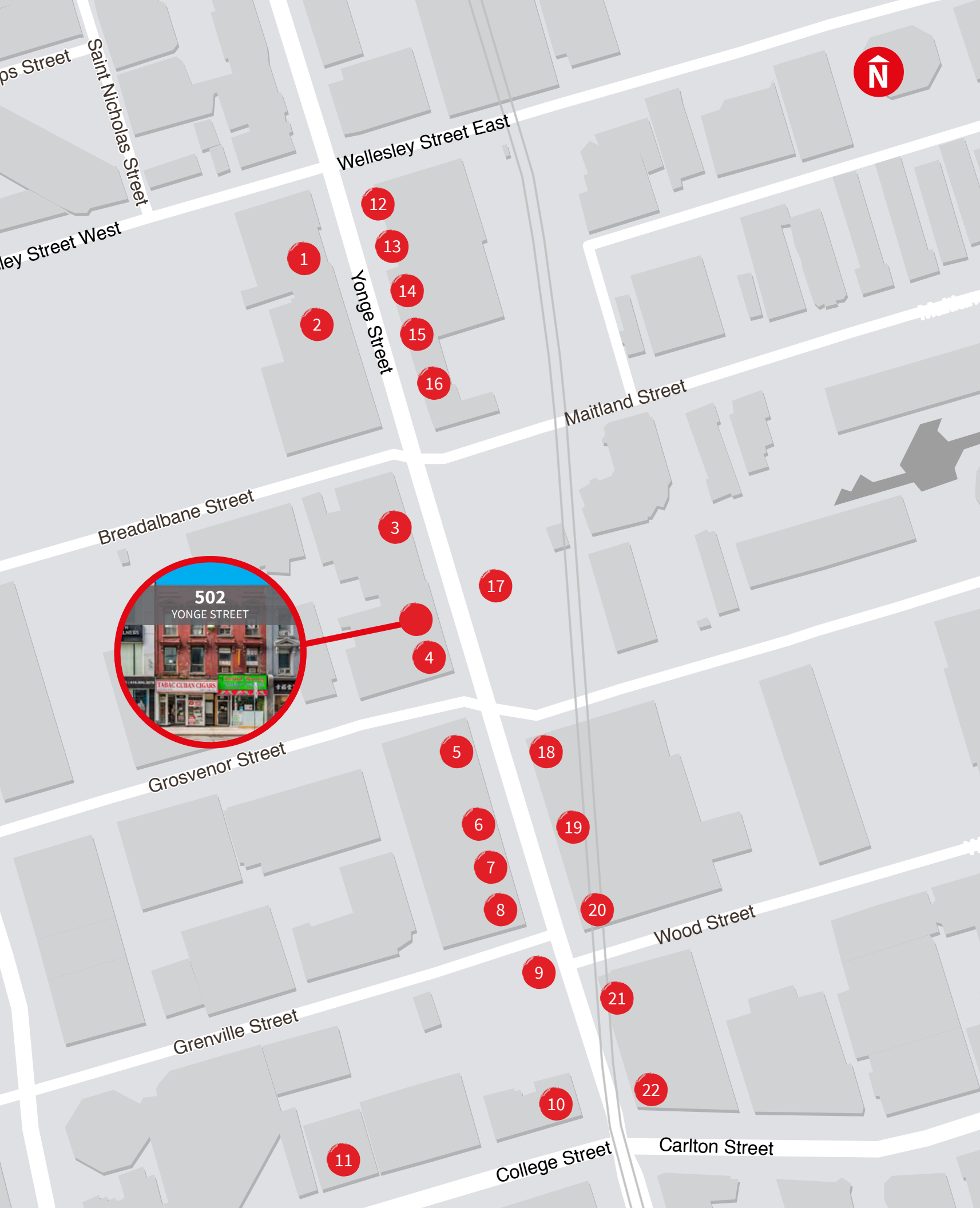
**NET RENT** | Contact Listing Agents

**ADDITIONAL RENT** | \$28.00 PSF (est. 2021)

# 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 tenants & developments

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

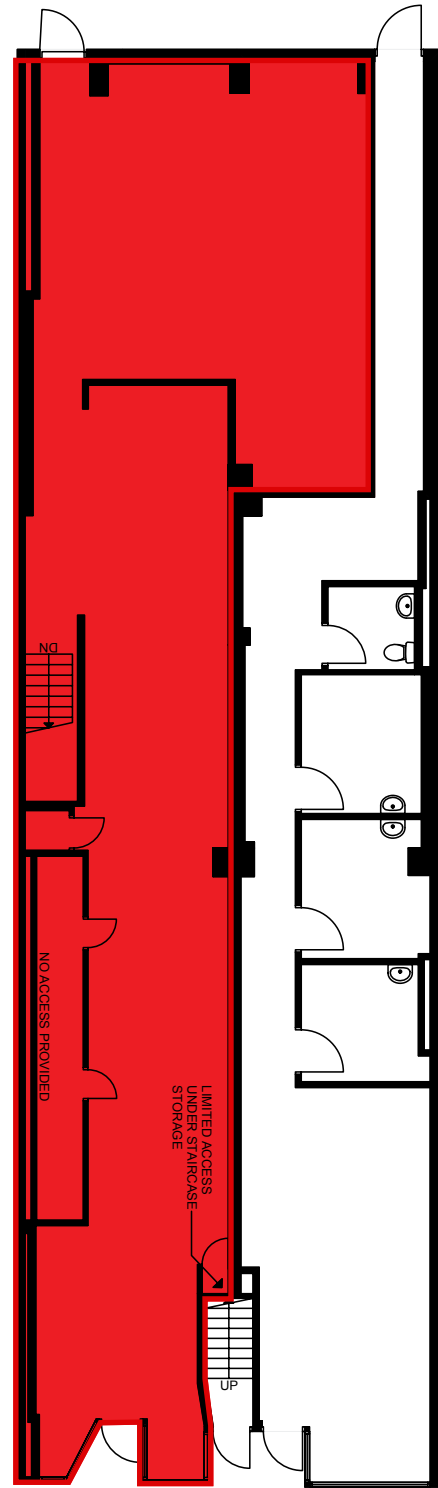
## Demographics

-  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



YONGE STREET



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

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