



# 415 *Yonge Street*

**RETAIL FOR SUBLEASE**







## Property Details

<b>Ground Floor:</b>	1,296 SF
<b>Lease Expiry:</b>	November 27, 2030
<b>Available:</b>	Immediately
<b>Net Rent:</b>	Please Contact Listing Agents
<b>Additional Rent:</b>	\$17.61 PSF (est. 2022)

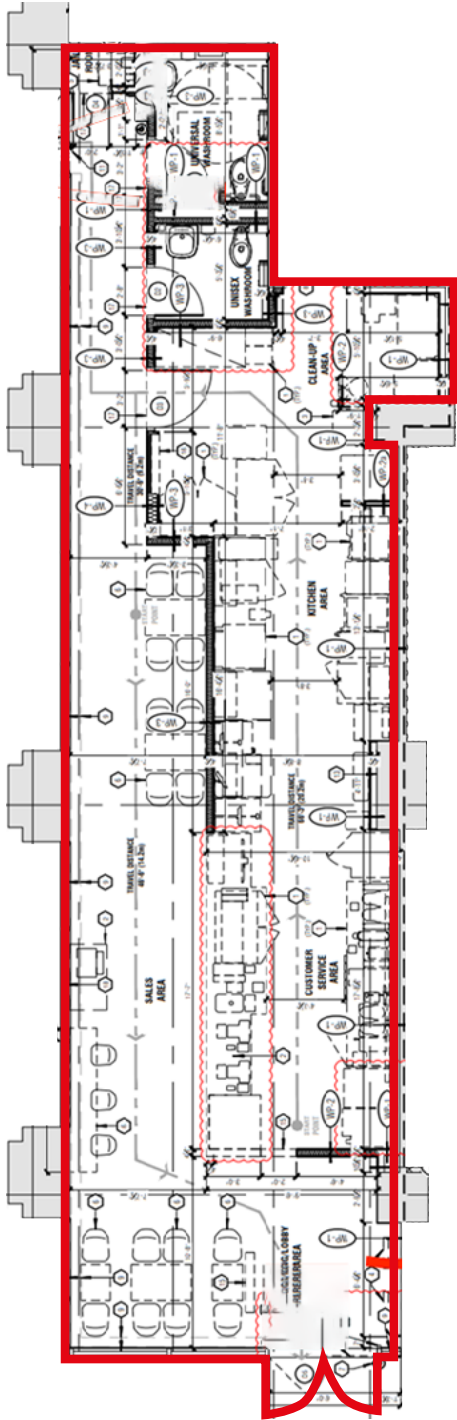
## Highlights

- Pre-fixtured restaurant space with exposure on the east side of Yonge Street, south of College Street
- Excellent access to College Station on the Yonge-University subway line and the 506 College Streetcar
- Excellent exposure to Toronto's newest urban Ikea store located across the street
- Close proximity to University of Toronto and Ryerson University



# Floor Plan

GROUND FLOOR - 1,296 SF



YONGE STREET







 **700**  
Retail Stores

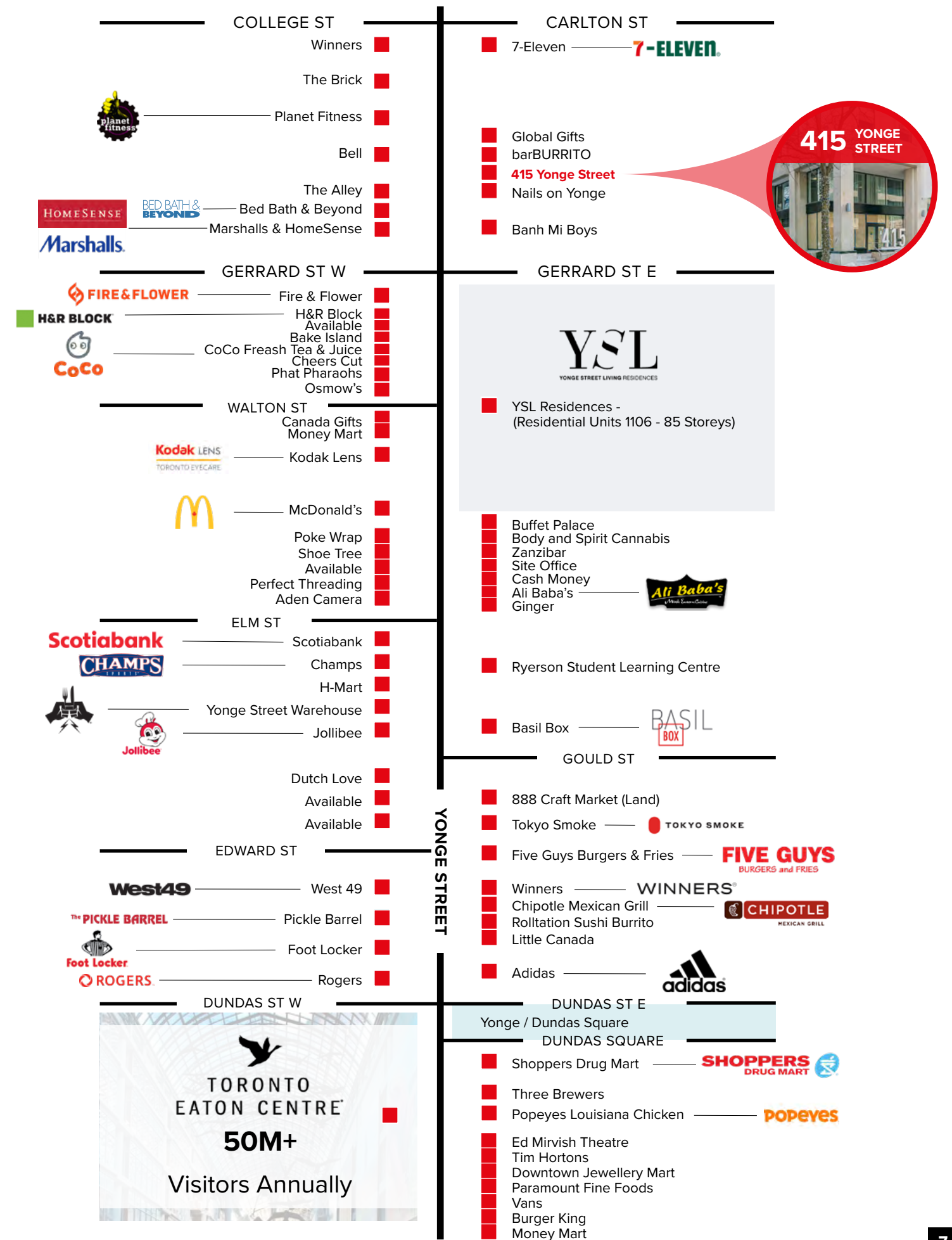
 **190**  
Restaurants

# DOWNTOWN YONGE RETAIL NODE

Downtown Yonge encompasses over 4 million square feet of retail space. As the heart of Toronto, Downtown Yonge is the place to find some of the best business, shopping and entertainment. Visitors can enjoy a range of shopping choices, with four shopping centres – including the Toronto Eaton Centre, Atrium on Bay, College Park and 10 Dundas East - and a multitude of unique and boutique streetfront retail.

The Toronto Eaton Centre, one of the busiest shopping malls in North America, is located right in the heart of Downtown Yonge, boasting over 50 million visitors annually. It is also one of the top malls in Canada by sales per square foot and the 2nd largest in Canada by square footage.

Sources: Downtown Yonge BIA; Retail Council of Canada





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