

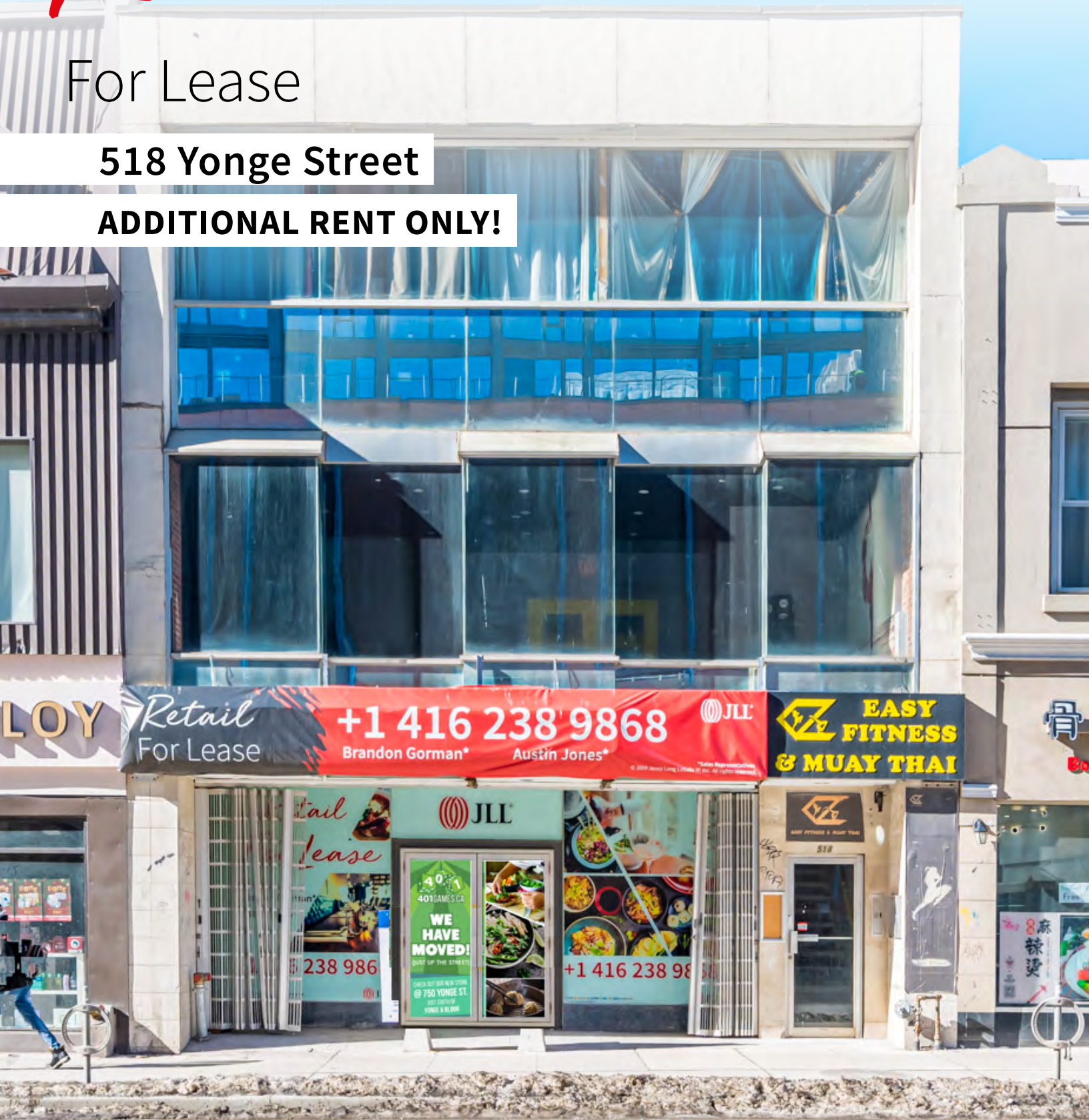
Retail



For Lease

518 Yonge Street

ADDITIONAL RENT ONLY!





Overview

518 Yonge Street is located on the west side of Yonge Street between College Street and Wellesley Street. This opportunity offers a column-free floor plan and exceptional frontage on bustling Yonge Street. Located just south of Wellesley Subway Station, the property is accessible from various downtown and midtown neighbourhoods.

The property presents a rare opportunity to secure office 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.

Property details

GROUND FLOOR | 3,317 SF

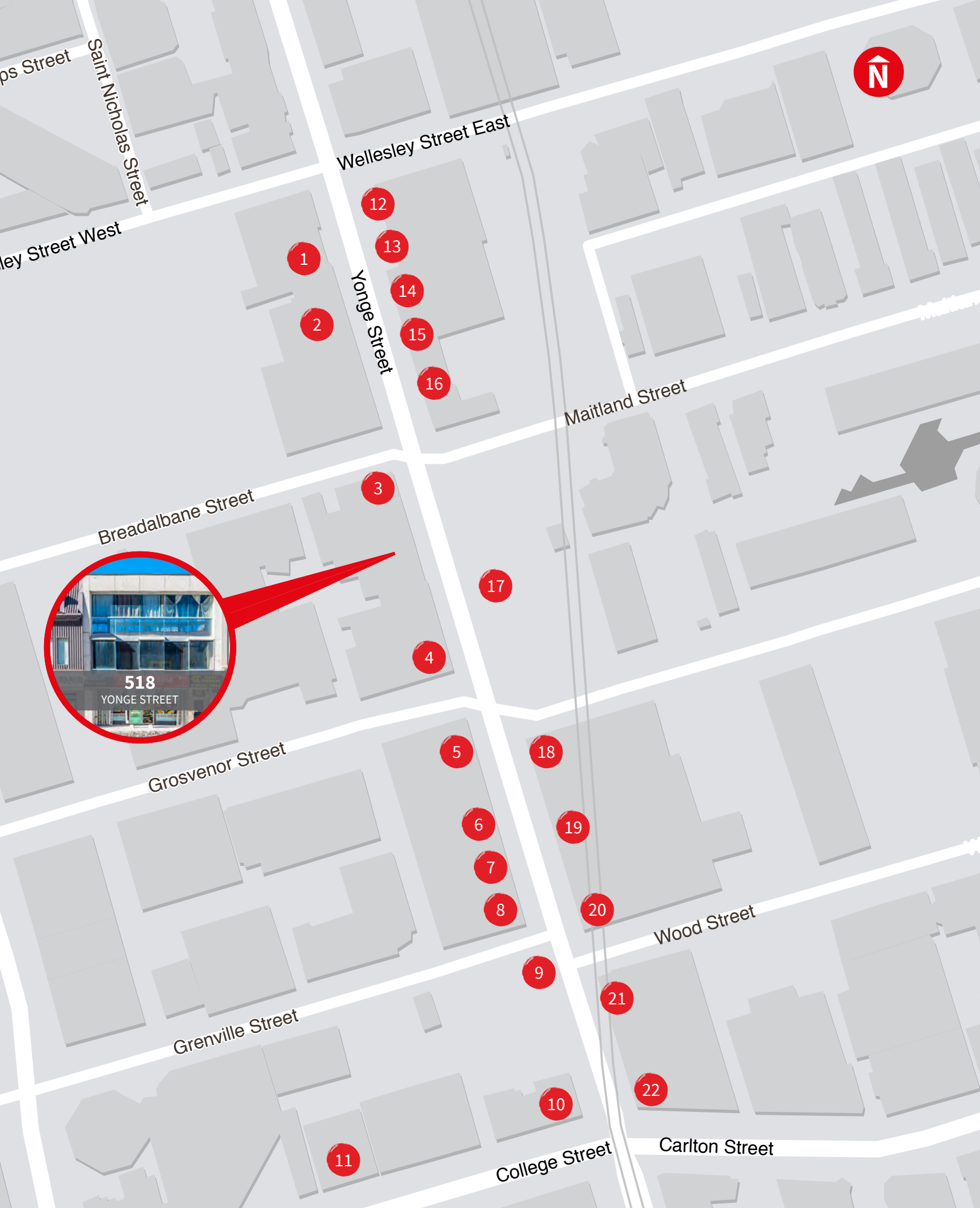
AVAILABLE | Immediately

TERM | 5 - 10 Years

ADDITIONAL RENT ONLY | \$33.00 PSF (est. 2021)

Highlights








- Over 27 FT of frontage on Yonge Street
- 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
- Transit Score 100 and Walk Score 100
- Lower level included



Nearby retailers & developments

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

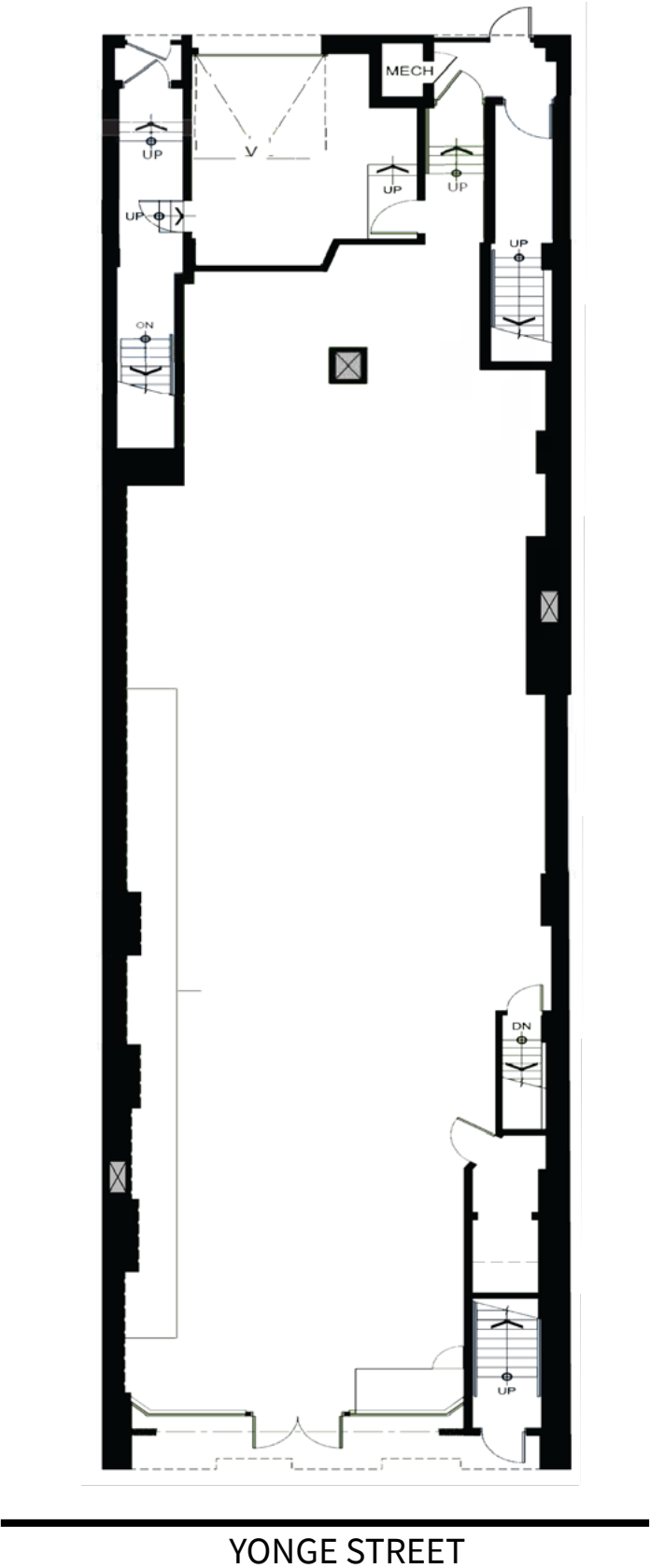
Demographics

- | | |
|--|---|
|  69,727
Population |  153,249
Daytime Population |
|  \$91,898
Avg. HH Income |  \$92,365
Avg. HH Annual Spending |
|  34
Median Age |  100
Transit Score |
|  100
Walk Score | |

Within 1KM | Statistics Canada, 2020

Floor plan

Ground Floor | 3,317 SF



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

© 2019 Jones Lang LaSalle IP, Inc. All rights reserved. The information contained in this document is proprietary to Jones Lang LaSalle and shall be used solely for the purposes of evaluating this proposal. All such documentation and information remains the property of Jones Lang LaSalle and shall be kept confidential. Reproduction of any part of this document is authorized only to the extent necessary for its evaluation. It is not to be shown to any third party without the prior written authorization of Jones Lang LaSalle. All information contained herein is from sources deemed reliable; however, no representation or warranty is made as to the accuracy thereof.

*Sales Representstive