

College Park

444 YONGE STREET



LANDMARK FOOD COURT OPPORTUNITIES





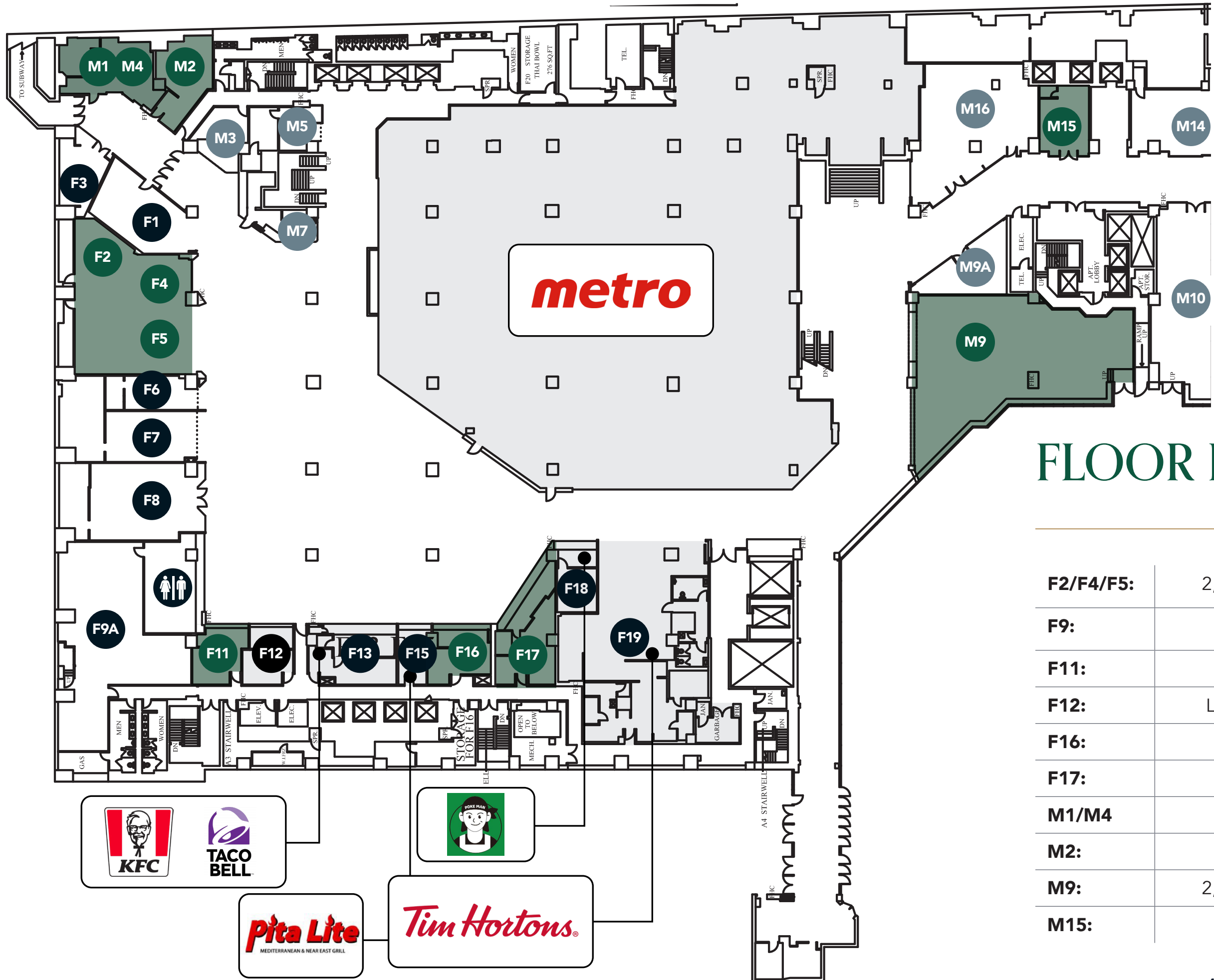
PROPERTY DETAILS

LOWER LEVEL:	347 SF - 2,968 SF
AVAILABLE:	Immediately
TERM:	5-10 Years
NET RENT:	Please Contact Listing Agents
ADDITIONAL RENT:	\$65.14 PSF (est. 2024)



HIGHLIGHTS

- Located at the base of College Park, one of Toronto's most historic buildings
- Property features over 450,000 SF of office and retail space
- Direct connection to College Station on the Yonge Subway Line
- Anchored by Metro, Planet Fitness, LCBO and Dollarama with a substantial office population and dense residential base in the immediate area
- Food court units ranging from 347 SF to 2,968 SF
- Proximity to major office complexes, hotels, theatres, and shops, including the 3.5M SF Toronto Eaton Centre



FLOOR PLAN

F2/F4/F5:	2,150 SF
F9:	660 SF
F11:	347 SF
F12:	LEASED
F16:	441 SF
F17:	731 SF
M1/M4	628 SF
M2:	544 SF
M9:	2,968 SF
M15:	395 SF



AREA OVERVIEW

Located on the southwest corner of Yonge & College, College Park falls within the Downtown Yonge node, encompassing over 4 million square feet of retail space as well as a significant office and residential base.

College Park is directly connected to College Station on the Yonge Line and within minutes, passengers can reach Union Station and Bloor-Yonge Station, two of the city's most prominent transit hubs.

 **88**
Walk Score

 **100**
Transit Score

DEMOGRAPHICS

0.5km

 Population 28,113

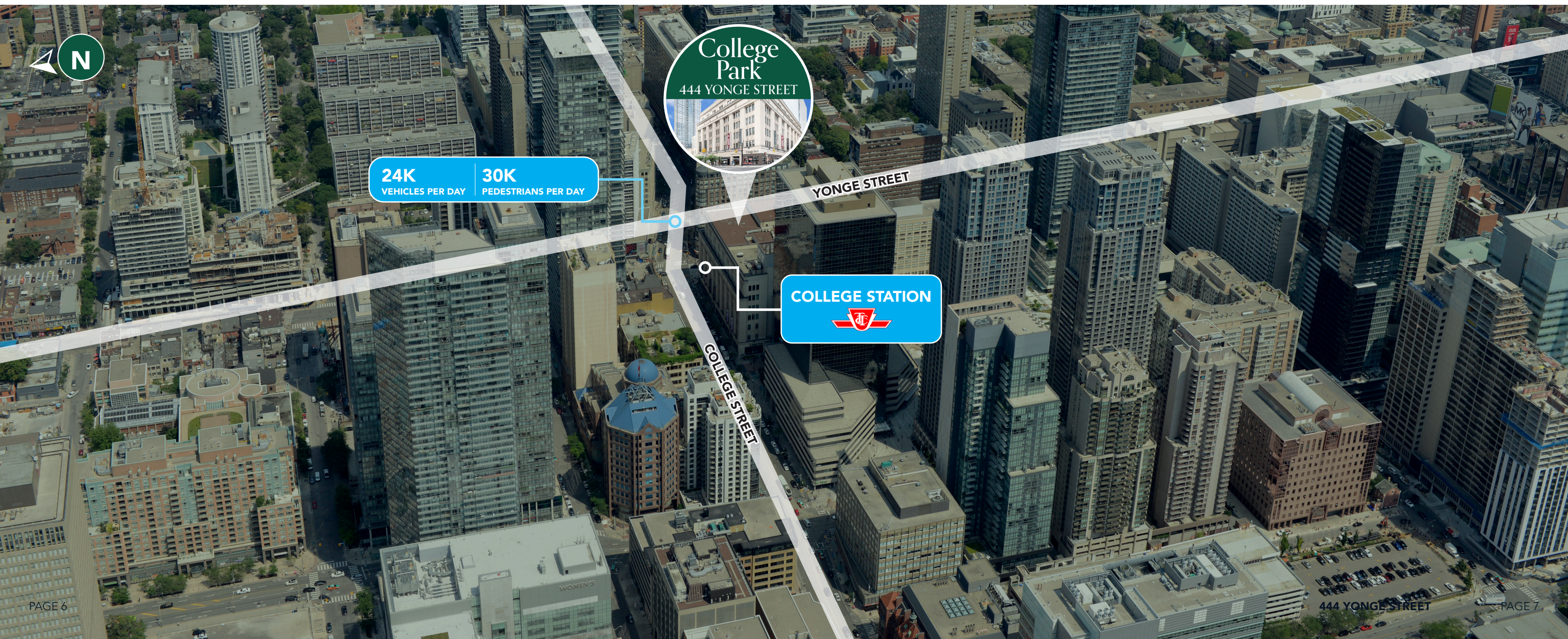
 Daytime Population 38,534

 Growth Rate (Next 5 Years) 14%

 Avg. Household Income \$90,099

 Median Age 32.5

Source: Statistics Canada, 2023



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