MID-TOWN RETAIL OPPORTUNITY AT YONGE & EGLINTON

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ART SHOPPE LOFTS + CONDOS

Two Towers, 12 and 28 Stories, 646 units

PROPERTY HIGHLIGHTS

Approximately 75,000 sq.ft. of retail space with over 200 feet of Yonge Street Frontage

- 24,330 sq.ft. ground floor is divisible into numerous options, restaurant and junior anchors between 353 and 9,877 sq.ft.
- Frontages between 27 and 93 feet with ceiling heights of over 20 feet
- Incredible patio opportunities
- 52,000 sq.ft. second floor has been leased to an anchor tenant

For demising options, net, and additional rents please contact the advisory team.
YONGE & EGLINTON

AREA OVERVIEW

A popular neighbourhood for young professionals, the area is nicknamed “Young & Eligible”. The nightlife includes a plethora of night clubs and pubs, attracting visitors and locals who reside within the condominiums surrounding the main strip.

Residential and commercial developers continue to build in and around the streets that surround Yonge and Eglinton, which only adds to the density of an already bustling and thriving community. This group lives, works and plays in the neighborhood and are drawn to its luxurious boutiques, best in class dining, walkability, and access to transit.

DEMOGRAPHIC HIGHLIGHTS

Yonge and Eglinton is one of Canada’s most densely populated urban centers consisting of mainly young professionals, affluent young families with disposable income.

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<tr>
<td>2014 Population (5km ring)</td>
<td>508,636</td>
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<tr>
<td>2019 Projected</td>
<td>532,789</td>
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<tr>
<td>Projected Growth (2014-2019)</td>
<td>4.7%</td>
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<tr>
<td>Total Daytime Population</td>
<td>567,975</td>
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<tr>
<td>Household Income (2014)</td>
<td>$147,650</td>
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<tr>
<td>Projected Household Income (2019)</td>
<td>$176,451</td>
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<tr>
<td>Population 20-34 Years Old</td>
<td>32%</td>
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<tr>
<td>Population 35-44 Years Old</td>
<td>19%</td>
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<td>Population 45-54 Years Old</td>
<td>13%</td>
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Yonge & Eglinton is one of the busiest intersections in Toronto with over 67,900 commuters entering and exiting the Eglinton Subway station, and over 75,000 vehicles passing through the intersection daily. It will be the site of a mega-station connecting the existing subway and bus lines with the new, highly anticipated Eglinton Crosstown line, a light rail transit (LRT) line that will run across the city along Eglinton Avenue. The Crosstown is a $5.3 billion investment towards better transit in the city and once complete, Yonge & Eglinton will be one of the most well connected areas in the city.
NEIGHBOURHOOD RETAILERS
AREA CO-TENANTS & TRAFFIC GENERATORS

Indigo, Club Monaco, The Keg, Restoration Hardware, American Apparel, Kiehl’s, Lululemon, Urban Outfitters, and the RioCan Yonge and Eglinton Centre.
ACTIVE DEVELOPMENTS

1. The Berwick, 60 Berwick Ave
   Brown Group Inc. & Adrian Homes
   17 Stories, 204 units
   Complete: 2015

2. Neon, 58 Orchard View Blvd
   Pemberton Group & Felcorp
   20 Stories, 229 units
   Complete: June 2015

3. The Madison, 97 Eglinton Ave E
   Madison Homes
   33 Stories, 2 towers, 698 units
   Complete: July 2016

4. Minto 30 Roe, 30 Roehampton Ave
   Minto Developments
   34 Stories, 397 units
   Complete: April 2016

5. 101 Erskine Condos, 101 Erskine Ave
   Tridel and Beaux Properties
   32 Stories, 430 units
   Complete: July 2017

6. 155 Redpath, 155 Redpath Ave
   Freed Developments & CD Capital
   34 Stories, 436 units
   Complete: Sept 2017

7. E-Condos, 8 Eglinton Ave E
   Bazis International Inc. & Metropia
   65, 45 Stories, 695 units
   Complete: Aug 2017

8. 2221 Yonge, 2221 Yonge St
   Tower Hill Development Corporation
   56 Stories, 460 units
   Complete: Aug 2017

9. Citylights on Broadway, 99 Broadway Ave
   Pemberton Group
   34 Stories, 382 units
   Complete: Nov 2018

10. Yonge Eglinton Centre, 2300 Yonge St
    RioCan
    37, 37 Stories, office/retail
    Complete: Nov 2018

11. The Eglinton, 161 Eglinton Ave E
    Menkes
    34 Stories, 445 units
    Complete: Aug 2019

PRECONSTRUCTION

1. 150 Redpath Condos, 150 Roehampton
   Freed Developments & CD Capital
   38 Stories, 543 units

2. Distinction Condos, 11 Lillian St
   Lash Group of Companies
   14 Stories, 98 units

3. 90 Eglinton West, 90 Eglinton Ave W
   Madison Homes
   36 Stories, 388 units

4. 55 Eglinton East, 55 Eglinton Ave E
   State Building Group & Forest Hill Homes
   47 Stories, 455 units

5. 2360 Yonge St Condos, 2360 Yonge St
   Knightstone Capital Management
   28 Stories, 234 units

6. Montgomery Square, 2384 Yonge St
   Rockport Group
   27 Stories, 233 units

7. 31 Helendale Ave, 31 Helendale Ave
   Comare Holdings & Pemberton Group
   24 Stories, 231 units

8. 305 Roehampton, 305 Roehampton Ave
   KG Group
   16 Stories, Rental Apartment

9. 1 Eglinton East, 1 Eglinton Ave E
   Davpart
   68 Stories, 672 units

Source: RealNet & Urban Toronto

Development Applications: 13 developments, 2800+ units (as of April, 2015)
ACTIVE DEVELOPMENTS AND RETAIL CO-TENANTS AT YONGE & EGLINTON
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