

5200 YONGE STREET

RETAIL FOR LEASE



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CBRE

Property Highlights

Location: Yonge Street, just north of Empress

Size: Ground: Unit 1: 4,660 sq. ft.
Unit 2: 855 sq. ft.

~~Second: 30,000 sq.ft. **LEASED!**~~
~~Third: 9,850 sq. ft. **LEASED!**~~ **SPACES.**

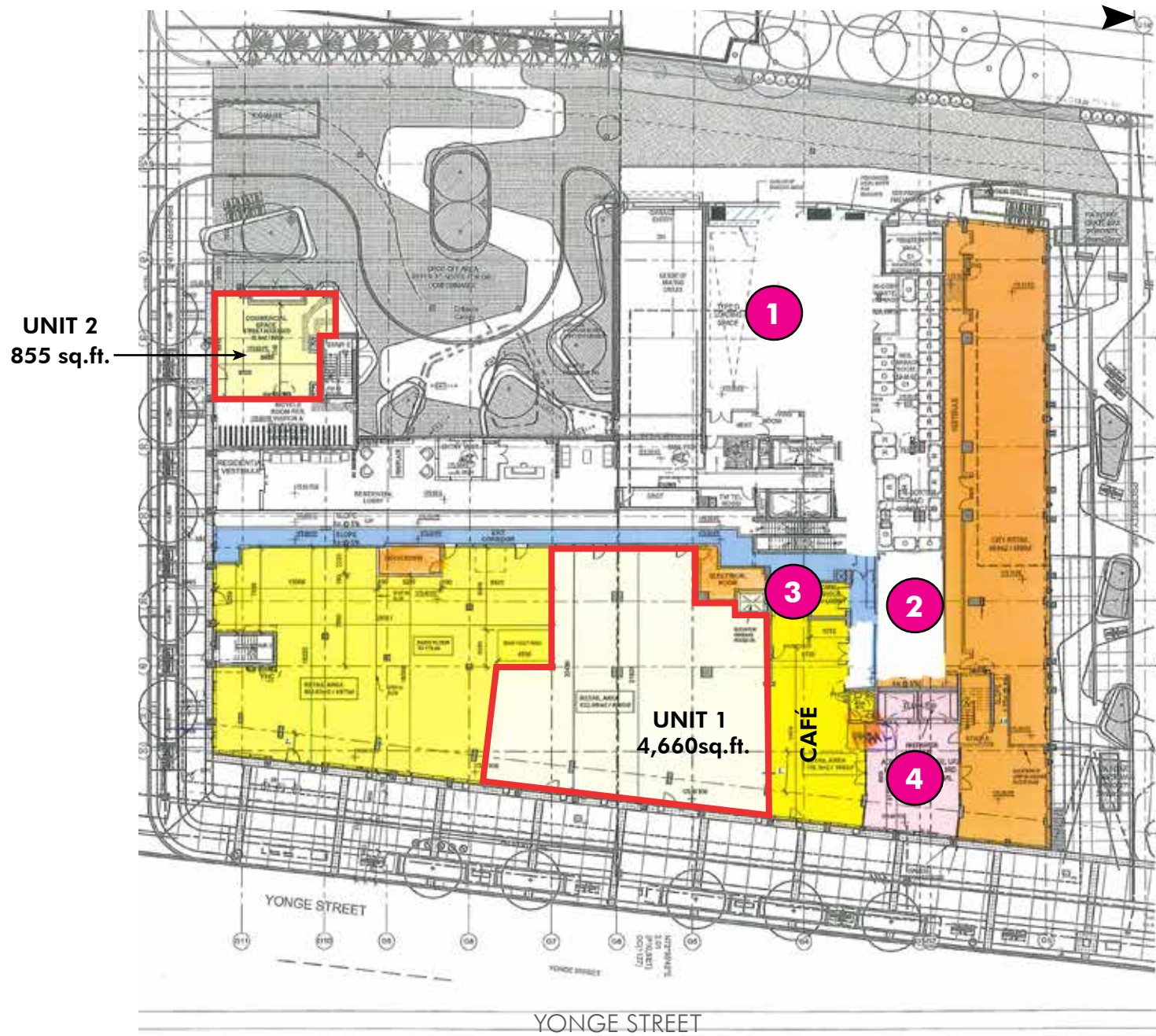
Net Rent: Unit 1: \$65.00 per sq.ft.
Unit 2: \$40.00 per sq. ft.

TMI: \$23.50 per sq. ft.

Available: Immediately

- » Amazing space with 22 ft. ceilings, below a 41,000 sq. ft. [Spaces](#)
- » Restaurants welcome, patios available on Yonge Street
- » 102 commercial parking spaces available
- » 374 residential units above retail podium and several thousand more existing/being developed in the immediate area
- » Local area amenities include 8 million sq. ft. of office space, 3 theatres, numerous restaurants and large format retailers
- » Over 200 ft. of frontage onto Yonge Street
- » Less than 5 minutes drive to HWY 401
- » Building has underground access to the subway

GROUND FLOOR | 4,660 SQ.FT. & 855 SQ. FT.



- 1 Loading Bay
- 2 Commercial Garbage Room
- 3 Freight Elevators
- 4 Access to 41,000 SF Spaces

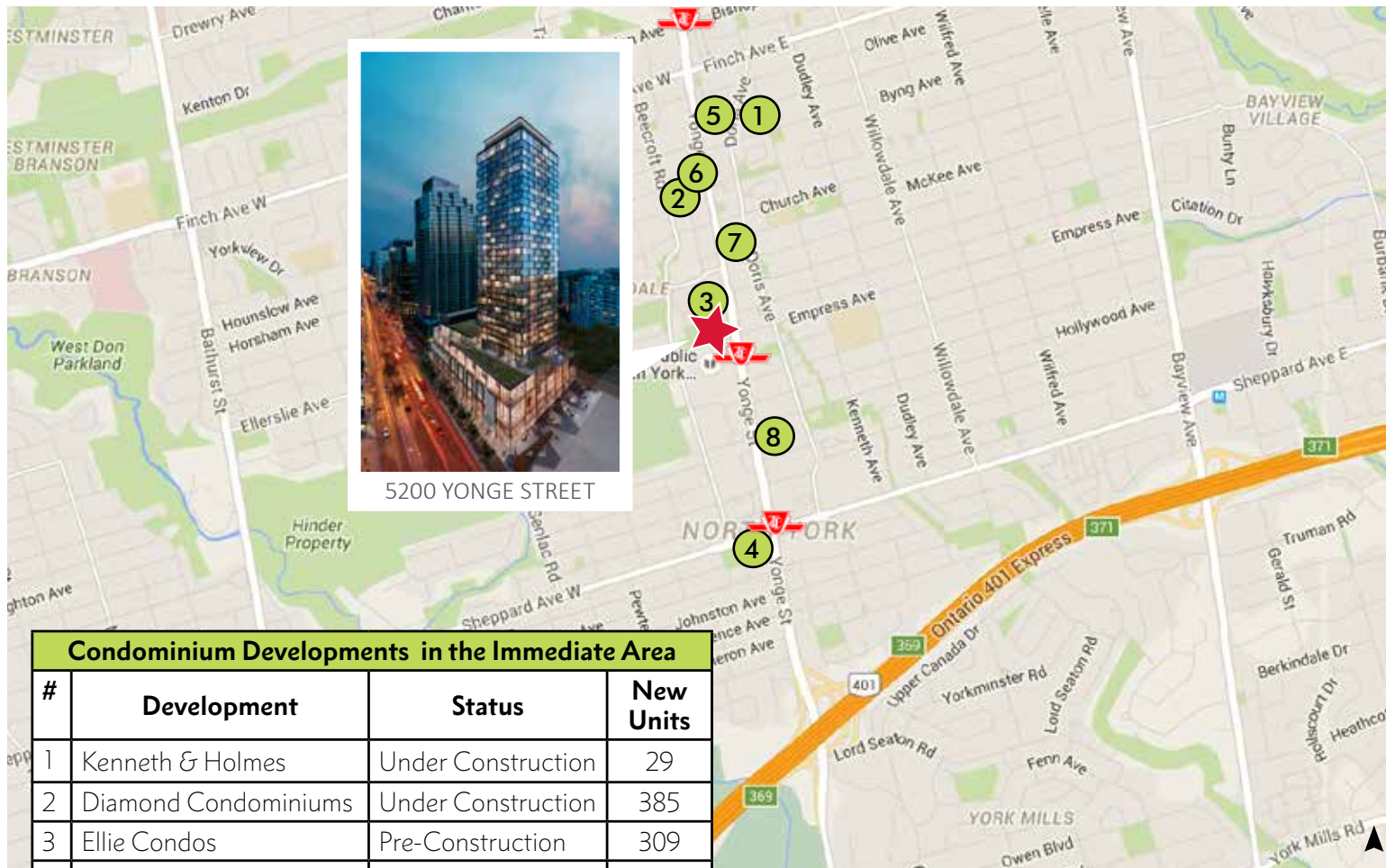


INTERIOR IMAGES



5200 YONGE STREET | AREA OVERVIEW

★ Subject Property 🚇 Subway Stations



5200 YONGE STREET

Condominium Developments in the Immediate Area			
#	Development	Status	New Units
1	Kenneth & Holmes	Under Construction	29
2	Diamond Condominiums	Under Construction	385
3	Ellie Condos	Pre-Construction	309
4	4800 Yonge Street	Pre-Construction	497
5	Azura Condos	Pre-Construction	339
6	5400 Yonge Street	Pre-Construction	324
7	5300 Yonge Street	Pre-Construction	328
8	4949 Yonge Street	Under Construction	478
TOTAL NEW UNITS:			2,689

- Steps from North York Centre Subway Station and walking distance to both Sheppard and Finch Stations
- 7 minute drive to HWY 401 Express



DEMOGRAPHIC SNAPSHOT	0-1 KM	0-3 KM	0-5 KM
Total Population 2018 Estimate	45,391	162,130	359,424
2023 Projected Population	46,567	168,935	378,480
Average Household Income	\$84,231	\$115,511	\$135,544



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POPULATION IN THE GREATER TORONTO AREA

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THE ECONOMIST (2015)

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