



ICONIC CORNER ASSET IN YONGE &
EGLINTON'S BEST RETAIL NODE

2454 YONGE STREET | FOR SALE

38.5 ft. of Frontage on Yonge



**Excellent Visibility on both
Yonge Street and Roselawn Av**



**Single Tenant Triple Net Lease
with Rental Rate Up**



venue

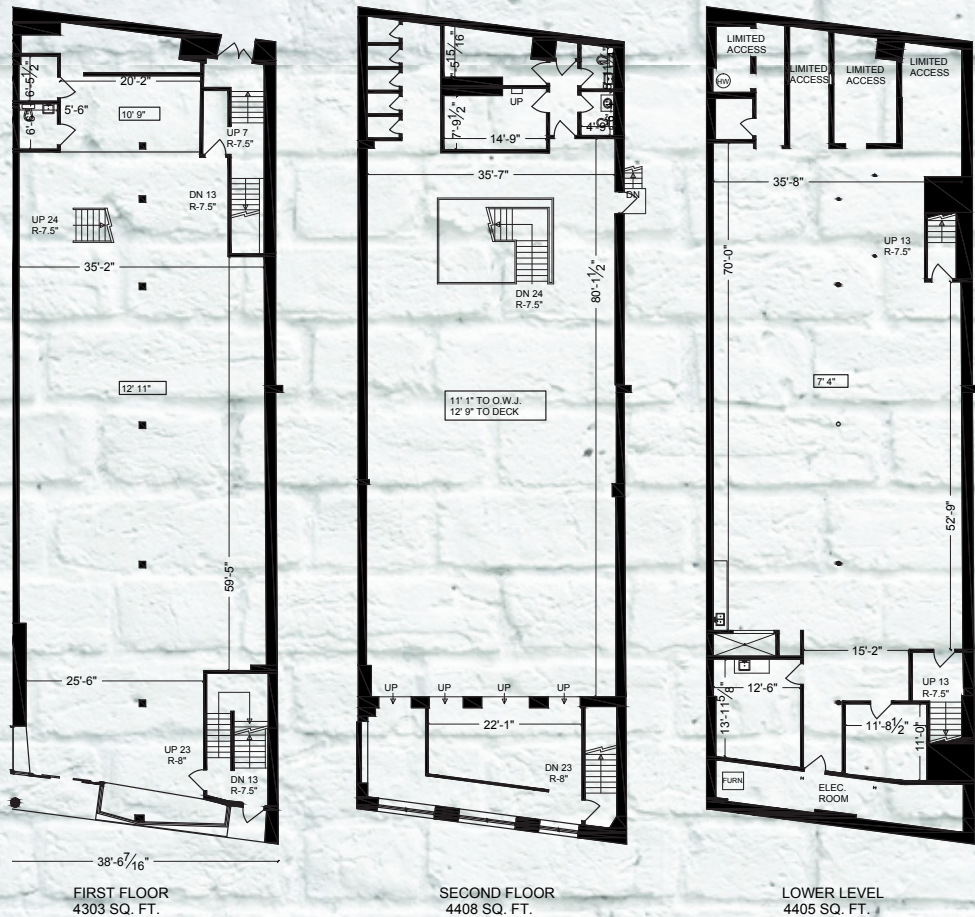


side

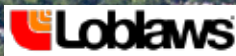
PROPERTY DETAILS

GROUND FLOOR:	4,303 sq.ft.
SECOND FLOOR:	4,408 sq.ft.
BASEMENT :	<u>4,405 sq.ft.</u>
TOTAL SIZE:	13,116 sq.ft.
LOT SIZE:	5,550 sq.ft.
# PARKING SPOTS:	7
MAIN FLOOR CEILING HEIGHT:	12' 11"
2ND FLOOR CEILING HEIGHT:	12' 9"
TENANT:	Sporting Life

FLOOR PLANS



DOWNTOWN TORONTO



EGLINTON AVENUE



2454 YONGE STREET



ROSELAWN AVE



YONGE STREET



NORTH 44th



THE LOCATION

The area is surrounded by well-established affluent neighbourhoods of families with disposable income and in one of the most active condominium markets in Canada. Yonge and Eglinton is also one of the most well-connected areas in the city serviced by the Yonge subway line, buses, and the new Eglinton Crosstown LRT line.



POPULATION

179,478



POPULATION GROWTH
2016-2021

4.2%



AVERAGE
HOUSEHOLD INCOME

\$192,922

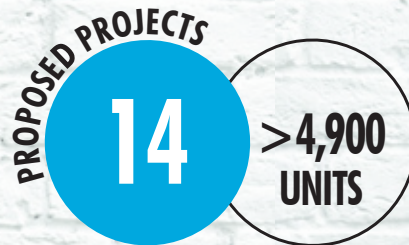


INCOME GROWTH
2011-2016

15.5%

(within 3km radius of the Property)

DEVELOPMENTS IN THE AREA



The Property benefits from unprecedented growth in the immediate vicinity, generated by new condominium developments along Yonge Street and Eglinton Avenue, which are drastically increasing the population density in the node. Overall, the total population within 3.0 km of the Property is projected to increase by 4.2% from 2016 – 2021 with income growth projected at 15.5%, providing a larger captive population base and vastly increasing local retail expenditures.





DUFFLET PASTERIES
SAJE NATURAL WELLNESS
STARBUCKS

CRAIGHURST AVE.

CIVELLO SALON
BENEFIT COSMETICS
CLUB MONACO
OLLY SHOES
BLO BLOW DRY BAR
SECOND CUP

ALBERTUS AVE.

CANOPY BLUE
BABY GAP
PET VALUE
LITTLE PARTY SHOP

BRIAR HILL AVE.

LULULEMON

ST. CLEMENTS-YONGE PARKETTE

ST. CLEMENTS AVE.

CASALIFE
MENDOCINO
KIEHL'S
KALIYANA
CAPITOL THEATRE

CASTLEFIELD AVE.

TOMMY BAHAMA
CIBO WINEBAR
UPTOWN LOFT
H&R BLOCK

2454 YONGE ST

ROSELAWN AVE.

BEDDINGTON'S
RESTORATION HARDWARE
YOGA CENTRE

BEST BUY

MONTGOMERY AVE.

RESIDENTIAL DEVELOPMENT

HELENDALE AVE.

RESIDENTIAL
DEVELOPMENT SITE
REFUEL JUICERY
HOSU BISTRO
RBC

ORCHARD VIEW BLV

YONGE & EGLINTON
CENTRE

URBAN OUTFITTERS
INDIGO
LCBO
REXALL
AROMA
SEPHORA
METRO
CINEPLEX

YONGE STREET

YONGE STREET

SPORTING LIFE

GAP
RUNNING ROOM

SHELDRAKE BLVD.

TIM HORTONS
DRAKE GENERAL STORE
L'OCCITAINE EN PROVENCE
FLOOR PLAY SOCKS
SPINCO
RBC

SHERWOOD AVE.

GREENHOUSE JUICE
HIGHER GROUND
JOSHUA DAVID
NORTH 44
SPORT CHECK
THE BODY SHOP
HIGHER GROUND FOR KIDS

KEEWATIN AVE.

THE TEN SPOT
ROWE FARMS
THE RIGHT WING SPORTS PUB
SURFSET FITNESS
LA BOHEME CAFE
TOUHENBOKU RAMEN
TD BANK

ESKINE AVE.

STARBUCKS
WINERACK
AMORE TRATTORIA
PHO KING
LA VECCHIA
DAVID'S TEA
SOUTH STREET BURGERS



BROADWAY AVE.

TIM HORTONS
GRAZIE RISTORANTE
BANH MI BOYS
THE SHOE COMPANY
D SQUARE SALON
SHOPPERS DRUG MART
SOLUTIONS

CHIPOTLE

ROEHAMPTON RD.

DUKE OF KENT
PARAMOUNT FINE FOODS
SOFT MOC
PIZZA PIZZA
STARBUCKS

E CONDOS
MIXED USE
DEVELOPMENT
YOGA TREE
FRESH
GOODLIFE FITNESS
SWEET JESUS
LA CARNITA
COPA CABANA

EGLINTON AVENUE



2454 YONGE STREET

Bid Date: Thursday September 14th, 2017

ARLIN MARKOWITZ*
Senior Vice President
Urban Retail Team
416 815 2374
arlin.markowitz@cbre.com

CASEY GALLAGHER*
Senior Vice President
National Investment Team
416 815 2398
casey.gallagher@cbre.com

HILLEL ABERGEL*
Senior Vice President
National Investment Team
416 815 2324
hillel.abergel@cbre.com

*Sales Representative

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

