

PRIME RETAIL FOR LEASE

3222 YONGE STREET



near YONGE & LAWRENCE

AVAILABLE MAY 1, 2023

SIZE 3,150 SF



REDWATER
CAPITAL

3222 YONGE STREET | TORONTO | ONTARIO

PROPERTY SUMMARY

Welcome to an exciting opportunity to lease 3,150 square feet of ground level retail space at 3222 Yonge Street in Toronto, ON near Yonge & Lawrence. Located in a thriving, family-friendly area, this space offers some of the strongest demographics in the city. The building is home to an area with various strong co-tenancies nearby, including RBC, Shoppers Drug Mart, Scotiabank, Starbucks, TD Canada Trust, and Metro Supermarket. In addition to the ground level space, there is also the ability to rent a basement, which is around 3540 square feet. Don't miss out on the chance to establish your business in this prime location.

DETAILS

AVAILABLE SPACE	3,150 SF (OPTIONAL BASEMENT OF 3,540 SF)
ASKING RATE	\$40.00 PSF NET
ADDITIONAL RENT	\$16.75 PSF (ESTIMATED 2023)
OCCUPANCY	MAY 1, 2023
MINIMUM TERM	10 YEARS

SUMMARY COMMENTS

- Located in a bustling, family-friendly area with strong demographics
- Near numerous national co-tenants
- Plenty of on-street parking
- Option to rent a 3,540 sf basement
- Some existing Kitchen and washroom infrastructure in place
- Home to various strong co-tenancies
- Prime location for businesses looking to establish themselves in a high-traffic area
- Clean rectangular floor plate



Loblaws

POPEYES

Rexall **petvalu**



LCBO

SHOPPERS DRUG MART

MasterCard **TOYS**

PIZZA

BMO Bank of Montreal

45



CIBC



SUBJECT SPACE

PIZZA PIZZA

PIZZA NOVA

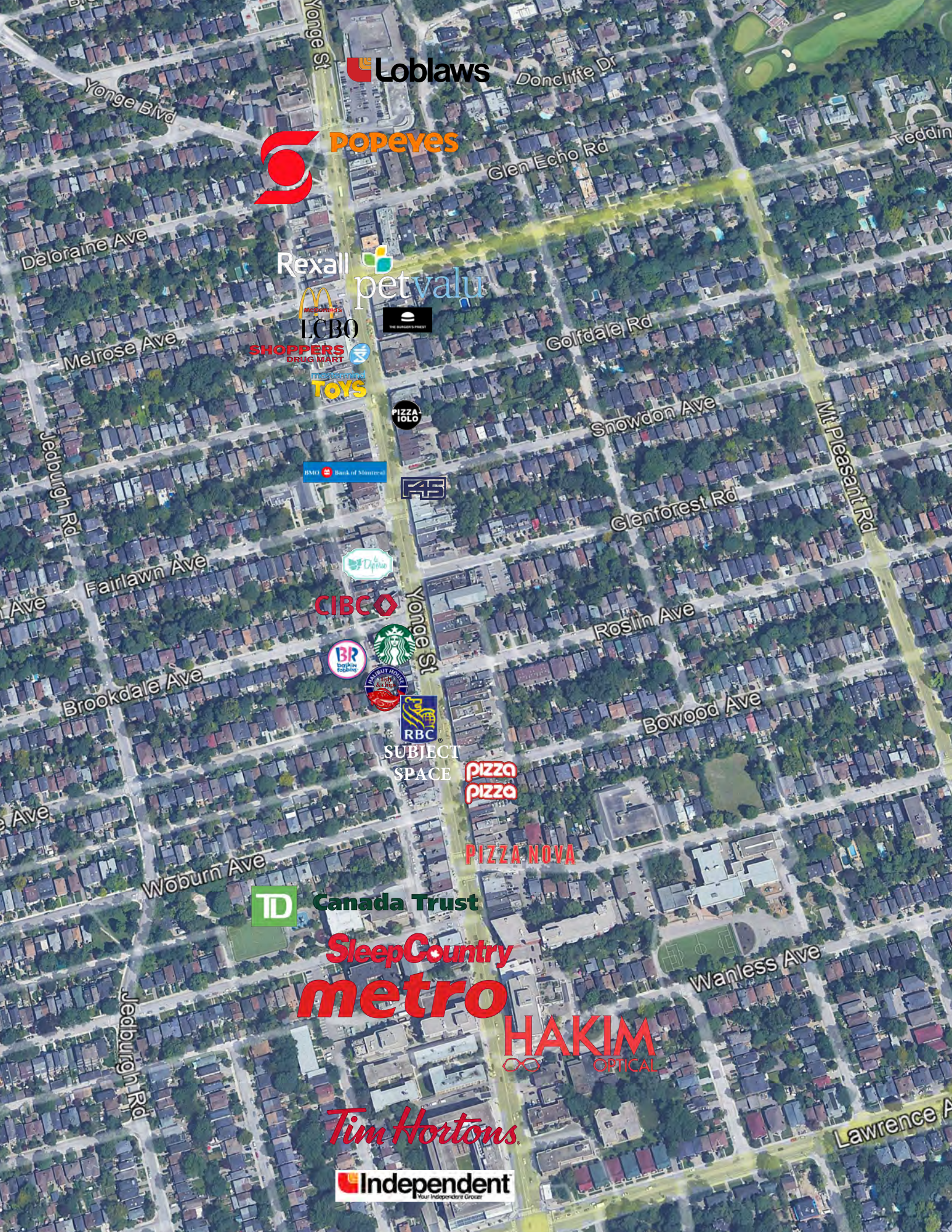
TD Canada Trust

SleepCountry metro

HAKIM OPTICAL

Tim Hortons

Independent
Your Independent Grocer



Demographic Summary Report

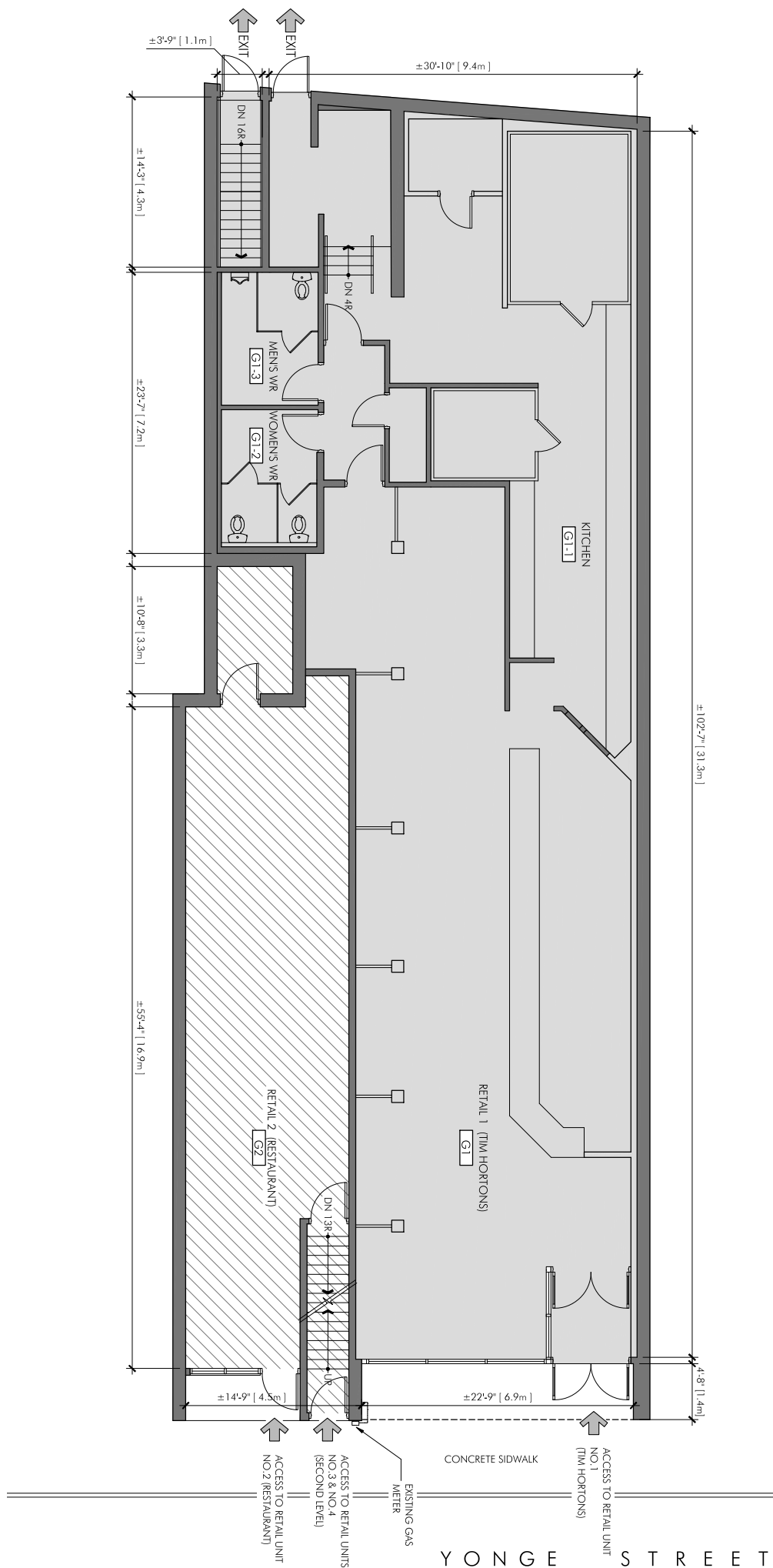
3222 Yonge St, Toronto, ON M4N 2L2

Building Type: General Retail
 Secondary: Storefront
 GLA: 9,000 SF
 Year Built: 1923

Total Available: 0 SF
 % Leased: 100%
 Rent/SF/Yr: -



Radius	1 km	2 km	5 km
Population			
2022	18,740	54,897	403,632
2027	19,265	56,718	422,458
2032	20,111	59,091	442,307
Growth 2022 - 2027	2.80%	3.32%	4.66%
Growth 2022 - 2032	7.32%	7.64%	9.58%
2022 Population by Occupation			
Art, Culture, Recreation, Sport	664 6.34%	1,882 6.26%	12,561 5.71%
Business, Finance, Administrative	2,088 19.93%	6,383 21.22%	44,976 20.45%
Health	647 6.17%	2,299 7.64%	15,919 7.24%
Management	2,149 20.51%	5,770 19.18%	32,541 14.79%
Natural & Applied Sciences	879 8.39%	2,227 7.40%	20,466 9.30%
Primary Industry	115 1.10%	198 0.66%	963 0.44%
Processing, Manufacturing, Utilities	42 0.40%	193 0.64%	3,484 1.58%
Sales & Service	1,530 14.60%	4,779 15.89%	41,129 18.70%
Social Sci, Educ, Govmt, Religion	2,033 19.40%	5,449 18.11%	37,412 17.01%
Trades, Transport, Equip Oper	332 3.17%	901 3.00%	10,500 4.77%
Households			
2022	7,225	21,539	176,591
2027	7,612	22,815	189,806
2032	8,030	23,984	200,704
Growth 2022 - 2027	5.36%	5.92%	7.48%
Growth 2022 - 2032	1.11%	1.14%	1.37%
2022 Households by HH Income			
Income: <\$40,000	1,075 14.88%	3,212 14.91%	45,722 25.89%
Income: \$40,000 - \$60,000	568 7.86%	1,760 8.17%	23,160 13.12%
\$60,000 - \$80,000	488 6.75%	1,556 7.22%	19,348 10.96%
\$80,000 - \$100,000	539 7.46%	1,606 7.46%	17,202 9.74%
\$100,000 - \$150,000	1,006 13.92%	2,577 11.96%	24,104 13.65%
\$150,000 - \$200,000	976 13.51%	2,018 9.37%	14,473 8.20%
\$200,000+	2,573 35.61%	8,810 40.90%	32,581 18.45%
2022 Average Household Income	\$248,782	\$316,647	\$170,536
2022 Median Household Income	\$147,009	\$151,449	\$80,073
2022 Per Capita Income	\$95,915	\$124,237	\$74,610



Project: 3220-3222 Yonge Street
 Feasibility Study
 Location: Toronto, ON M2N 2L2



1024 Project Number: 19006

Drawing Title: Ground Floor Plan
 As-Found

Scale: 1/8" = 1'-0"

Date: October 2019

ISSUE	DATE	DESCRIPTION
1	21 Oct 2019	Client Review
2	25 Oct 2019	For Feasibility Report

Drawn By: 1024

Approved By: 1024

Drawing No: AF-2

Time: 12/28/6 Date: 10/23/2019 Scale: 1/8"=1'-0" Drawing File: User\kxali\OneDrive\Documents\1024_Architectural\19006_3222_Yonge Street Feasibility Study\Yonge Street Commercial Spc

FOR MORE INFORMATION
PLEASE CONTACT



REDWATER CAPITAL REALTY INC.
Real Estate Brokerage

100 King Street West, Suite 5700
Toronto, Ontario M5X 1C7

T 416 948 3453
W RWCAP.CA

COMMERCIAL REAL ESTATE EXPERTS

HAROON AMADI
President & Broker of Record

416 948 3453
hamadi@rwcap.ca