

GROUND FLOOR RETAIL UNITS

FOR SALE

5250

YONGE STREET

T O R O N T O , O N



FLEXIBLE UNIT SIZES UP TO 3,274 SQUARE FEET

CBRE

PROPERTY OVERVIEW

Experience the ultimate in mixed-use development. This landmark property features ten retail units on the ground floor along with almost 40,000 square feet of retail on the second floor offering flexible layouts and configurations. This highly visible commercial component is perfectly complimented by eight storeys of premium office space and an exclusive connection to the fully sold out Ellie Luxury Condominiums.

With multiple subway stations within a short walking distance, the location provides convenient and flexible accessibility by foot, vehicle or public transit resulting in exceptional walk and transit scores. Ample vehicle parking is offered across multiple parking levels comprised of 392 parking spaces. Developed with sustainability in mind, the property has been built to the elevated requirements or Tier 2 Toronto Green standards.



PRIME TORONTO LOCATION



FLEXIBLE UNIT SIZE CONFIGURATION



EXTENSIVE PARKING AVAILABLE



EXCEPTIONAL ACCESS & VISIBILITY



SYNERGIES WITH OFFICE & RESIDENTIAL



NEW CONSTRUCTION

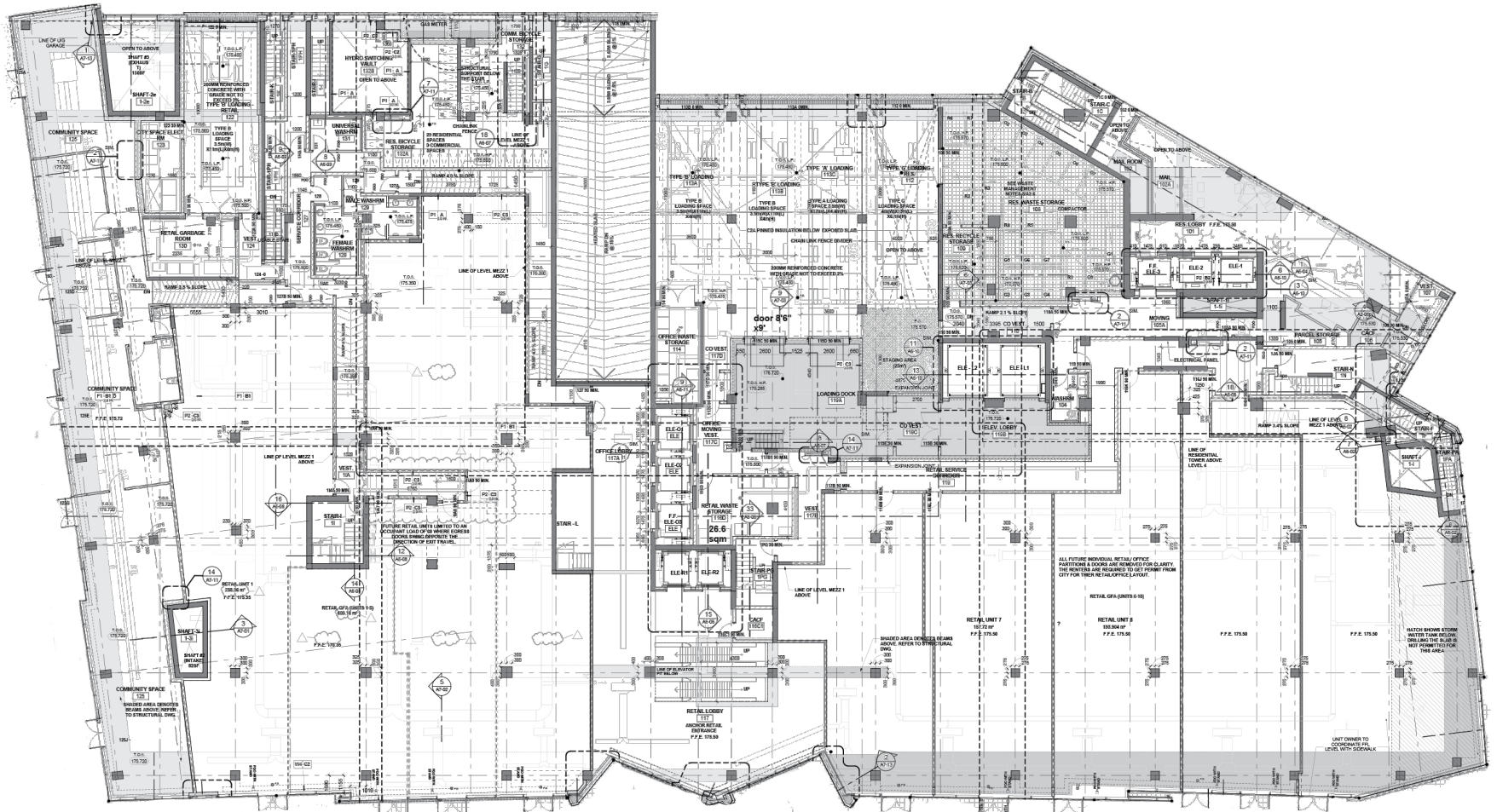
Over 330 feet of Yonge Street frontage provides a significant branding opportunity for buyers and tenants thanks to exposure to heavy pedestrian and vehicular traffic along Canada's longest and busiest street.

PROPERTY DETAILS

UNIT SIZE	1,576 - 3,274 Sq. Ft.
UNITS AVAILABLE	Only 5 Units Left
PARKING	392 Parking Spaces
ASKING PRICE	Speak with Listing Agents
RESIDENTIAL UNITS	31 Storeys 309 Units (All Sold)
OFFICE TOWER	8 Storeys (118,000 Sq. Ft.)
YEAR BUILT	2024
FRONTAGE	330 Feet (Yonge Street)
CEILING HEIGHT	14' 5" (Ground Floor)
ZONING	C1

FLOOR PLAN

1,576 - 3,274 SQUARE FEET



UNIT AVAILABILITIES

UNIT 1	2,781 Sq. Ft.	Available
UNIT 2		Sold**
UNIT 3		Sold**
UNIT 4	1,797 Sq. Ft.	Available
UNIT 5		Sold**

**Firm *Conditional

UNIT 6	1,576 Sq. Ft.	Available
UNIT 7	1,698 Sq. Ft.	Available
UNIT 8		Sold*
UNIT 9		Sold*
UNIT 10	2,789 Sq. Ft.	Available

UNIT CONFIGURATIONS^m

UNIT 6-7	3,274 Sq. Ft.
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LOCATION OVERVIEW

LOCATED IN THE HEART OF **NORTH YORK** WITH EXCEPTIONAL WALK AND TRANSIT SCORES AND VISIBILITY ALONG CANADA'S LONGEST AND BUSIEST STREET



DEMOGRAPHICS WITHIN 3.0 KM

178,352
Population
(2023)

10.1% Increase
In population
(2020-2025)

\$130,065
Average Household
Income (2023)



North York is a former township and city and is now one of the six administrative districts of Toronto, Ontario. It is located just north of the downtown core and is centred around Yonge Street, north of Ontario Highway 401.

North York was created as a township in 1922 out of the northern part of the former township of York, a municipality that was located along the western border of Old Toronto. Following its inclusion in Metropolitan Toronto in 1953, it was one of the fastest-growing parts of the region due to its proximity to Old Toronto. It was declared a borough in 1967, and later became a city in 1979, attracting high-density residences, rapid

transit, and a number of corporate headquarters in North York City Centre, its central business district. In 1998, North York was dissolved as part of the amalgamation which created the new city of Toronto. It has since been a secondary economic hub of the city outside Downtown Toronto. The district's central business district is known as North York Centre, which was the location of the former city's government and major corporate headquarters. North York Centre continues to be one of Toronto's major corporate areas with many office buildings and businesses. The former city hall of North York, the North York Civic Centre, is located within North York City Centre.

Walk Score
98



- North York Centre Station**
5 Min Walk | 350 M
- Sheppard-Yonge Station**
15 Min Walk | 1.1 KM
- Finch Station**
17 Min Walk | 1.3 KM
- Bayview Station**
42 Min Walk | 3.0 KM

Transit Score
87



- Finch Station**
5 Min Transit
- Sheppard-Yonge Station**
6 Min Transit
- Bayview Station**
13 Min Transit

Drive Times



- Highway 401**
6 Min | 2.5 KM
- Highway 407**
15 Min | 7 KM
- Highway 404**
15 Min | 6.6 KM
- Toronto Pearson Airport**
25 Min | 21 KM
- Downtown Toronto**
40 Min | 14.5 KM

LOCAL AMENITIES

- 1** Metro, BMO Bank, Petro-Canada, Pizza Pizza, Starbucks, Subway, Dairy Queen, Scotiabank, PetValu, TD Bank
- 2** Esso, Tim Hortons, Shell
- 3** Whole Foods, Food Basics, Tim Hortons
- 4** McDonald's
- 5** Winners, Five Guys, Second Cup
- 6** Tim Hortons, Chipotle
- 7** The Keg
- 8** Starbucks, Scotiabank, LCBO, Subway, Wendy's, PetSmart
- 9** TD Bank, CIBC Bank
- 10** BMO Bank, Shopper Drug Mart, Subway
- 11** RONA
- 12** Tim Hortons, Domino's Pizza
- 13** Tim Hortons
- 14** Starbucks, LCBO, Loblaws, Scotiabank

NEARBY PARKING



impark

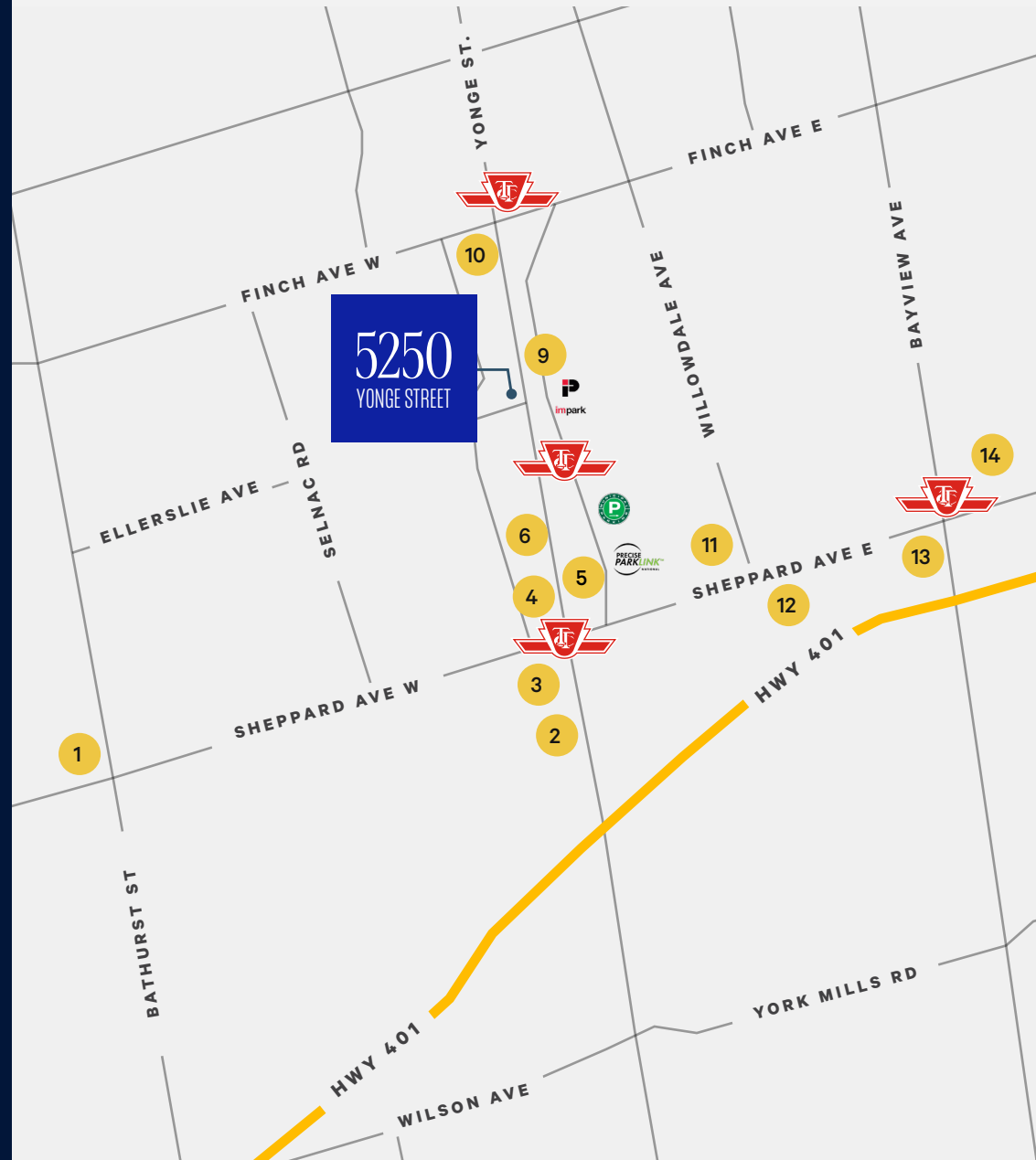
Impark Parking
5255 Yonge Street
110 M



Green P Parking
10 Empress Avenue
400 M



Precise ParkLink
2 Sheppard Avenue E.
1.2 KM





5250 YONGE STREET

T O R O N T O , O N

Gary Williamson*
Senior Vice President
+1 416 495 6247
gary.williamson@cbre.com

Jordan Lunan*
Vice President
+1 416 798 6270
jordan.lunan@cbre.com

Claire Williamson**
Sales Representative
+1 416 495 6236
claire.williamson@cbre.com

Brett Thorne
Sales Representative
+1 416 798 6297
brett.thorne@cbre.com

***Sales Representative **Broker | CBRE Limited, Real Estate Brokerage | 5935 Airport Road, Suite 700, Mississauga, ON L4V 1W5 | www.cbre.ca**

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