

7775 Yonge Street

Commercial Space for Lease in the Heart of Thornhill



CBRE



| SITELINE GROUP

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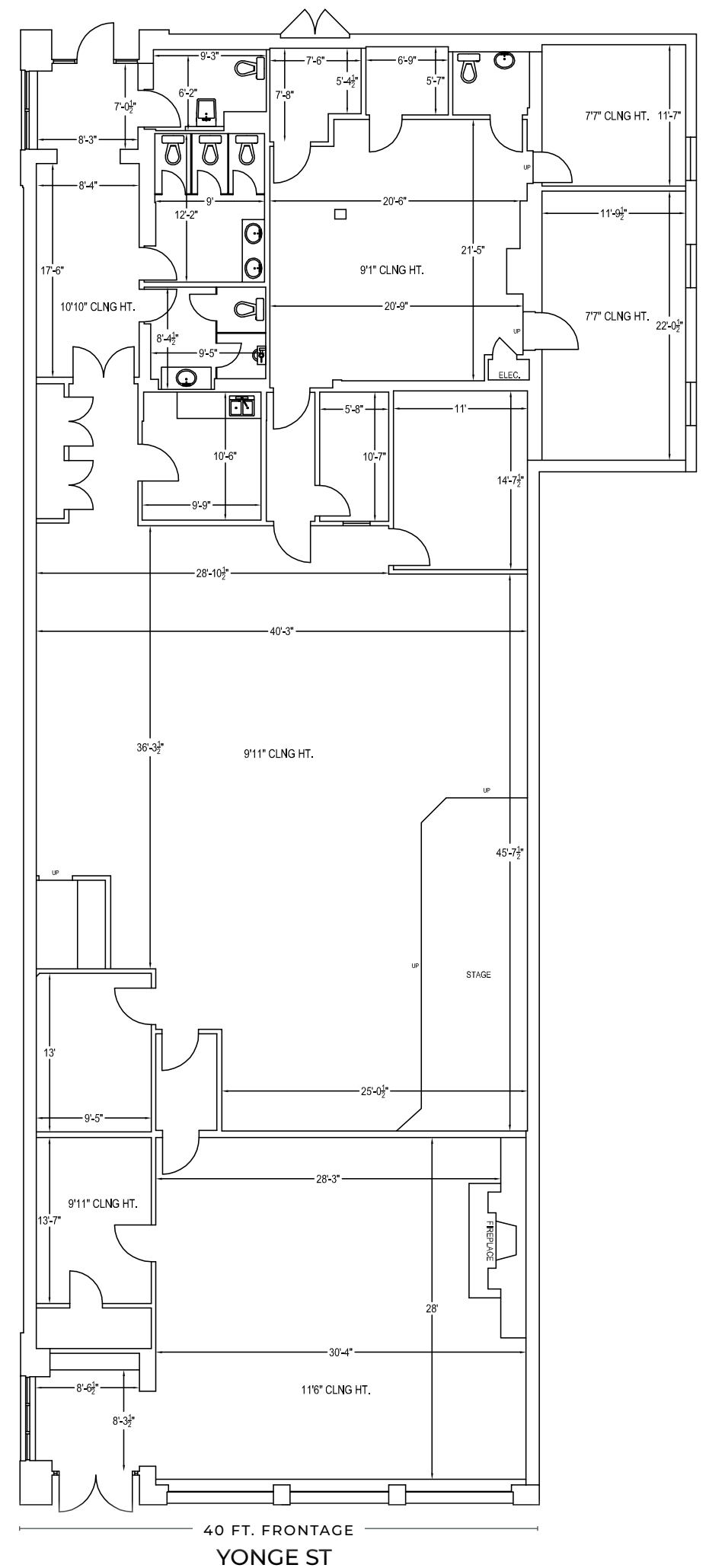
PROPERTY DETAILS

Total Unit Size	5,513 Sq. Ft. (Demisable)
Net Rent	\$36.00 Per Sq. Ft.
2026 Estimated TMI	\$17.00 Per Sq. Ft.
Possession	6 Months After Lease Execution

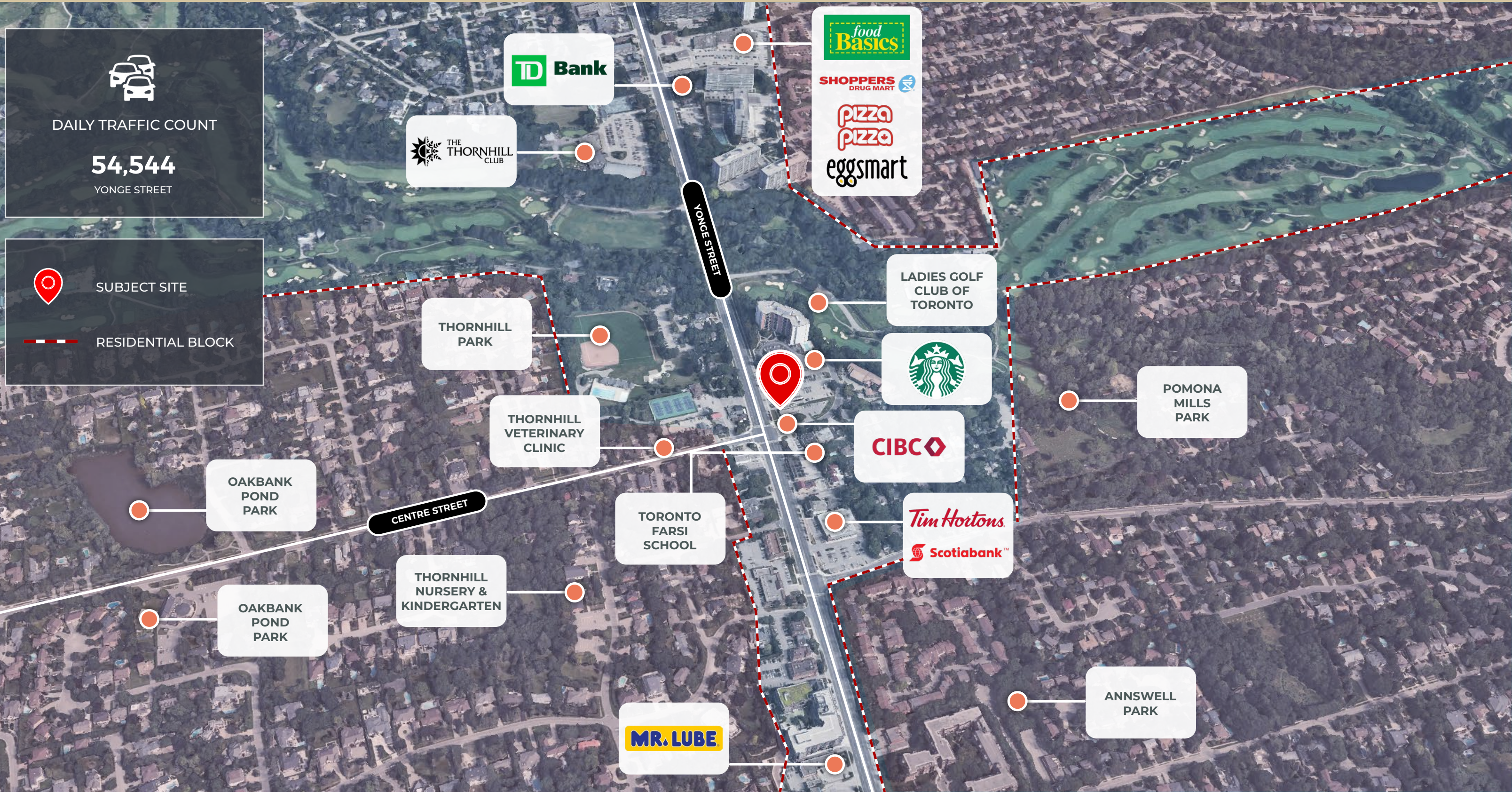
PROPERTY HIGHLIGHTS

- Prime commercial retail space in Thornhill with impressive frontage directly on Yonge Street
- High visibility location with significant traffic and excellent exposure in an affluent area
- Ideal for retail, dining, or service-oriented businesses
- Ample surface parking for customer accessibility
- Close proximity to national tenants: Starbucks, CIBC, Shoppers Drug Mart, Tim Hortons





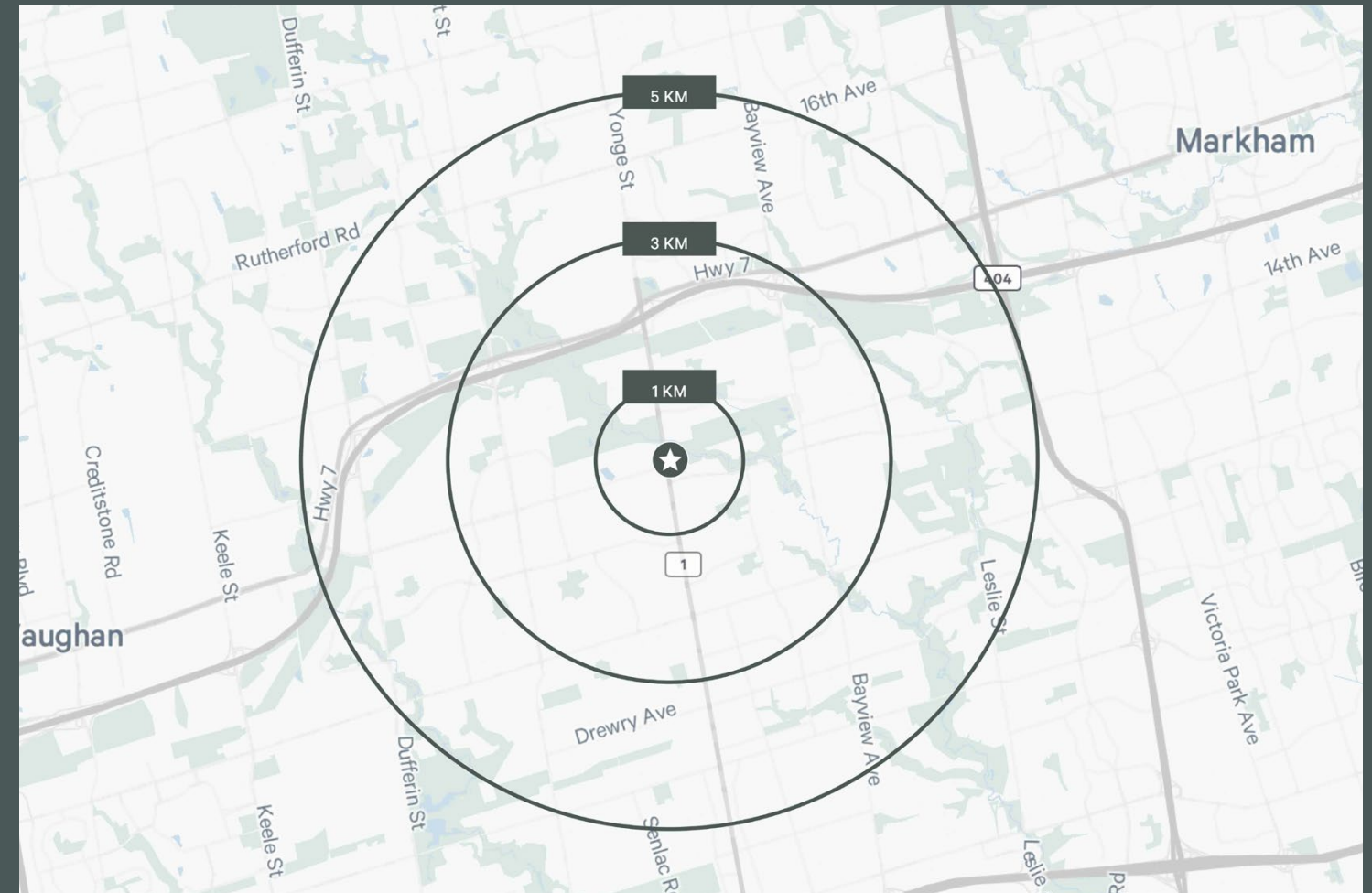
LOCATION & AMENITIES



ZONING & PERMITTED USES



DEMOGRAPHICS



CLICK TO VIEW
MU-HMS(T)
 PERMITTED USES

CLICK TO VIEW
 CITY OF MARKHAM
 ZONING DEFINITIONS

PERMITTED COMMERCIAL USES INCLUDING, BUT NOT LIMITED TO:

- Art Gallery
- Fitness Centre, Recreational
- Restaurant
- Artist Studio
- Financial Institution
- Retail Store
- Bed & Breakfast Establishment
- Hotel
- Service & Repair Establishment
- Business Office
- Commercial School
- Veterinary Clinic
- Child Care Centre
- Personal Service Establishment
- Fitness Centre, Studio
- Medical Office

	TOTAL POPULATION 2024	POPULATION GROWTH 2024-2029	DAYTIME POPULATION 2024	HOUSEHOLD INCOME 2024
1 KM	9,369	0.8%	7,784	\$ 165,081
3 KM	88,817	5.0%	80,684	\$ 153,920
5 KM	296,866	8.2%	262,771	\$ 141,623

FOR MORE INFORMATION, PLEASE CONTACT:

Nicholas Regan*

Senior Sales Associate
416 801 1658
nicholas.regan@cbre.com

Matthew Pieszchala*

Vice President
905 234 0376
matthew.pieszchala@cbre.com

Adam Occhipinti*

Vice President
416 798 6265
adam.occhipinti@cbre.com

Karlyn Knafo*

Associate Vice President
905 234 0381
karlyn.knafo@cbre.com

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

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