

# 378 YONGE STREET

TORONTO ONTARIO  
*for lease*



**CUBECOM**  
FULL SERVICE REALTY

**CORY ROSEN\***  
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# 378 YONGE STREET

TORONTO, ONTARIO

Flagship *retail opportunity* at the corner of *Yonge & Gerrard Street* in the heart of Toronto.

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## BUILDING DETAILS

- Landmark corner opportunity at one of Toronto's busiest intersections.
- Tremendous exposure with double ceiling height retail space.
- Excellent signage opportunity on both Yonge & Gerrard streets.
- Tons of natural light.
- Full basement plus partial mezzanine within retail area.

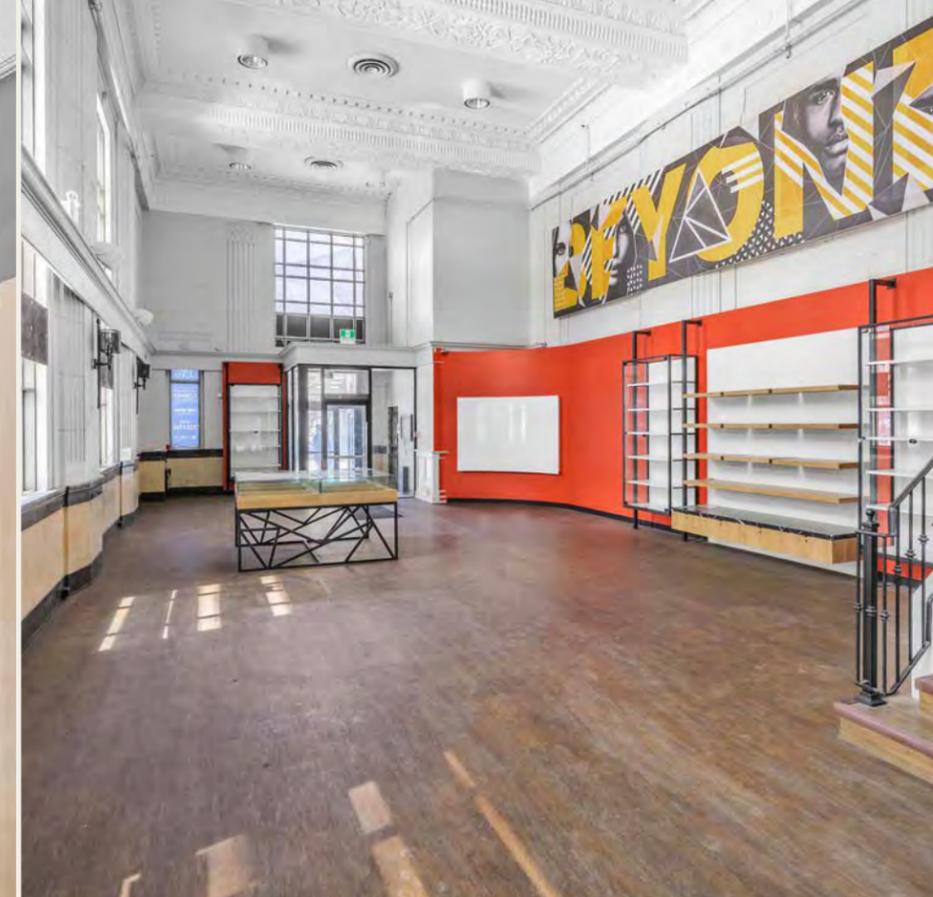
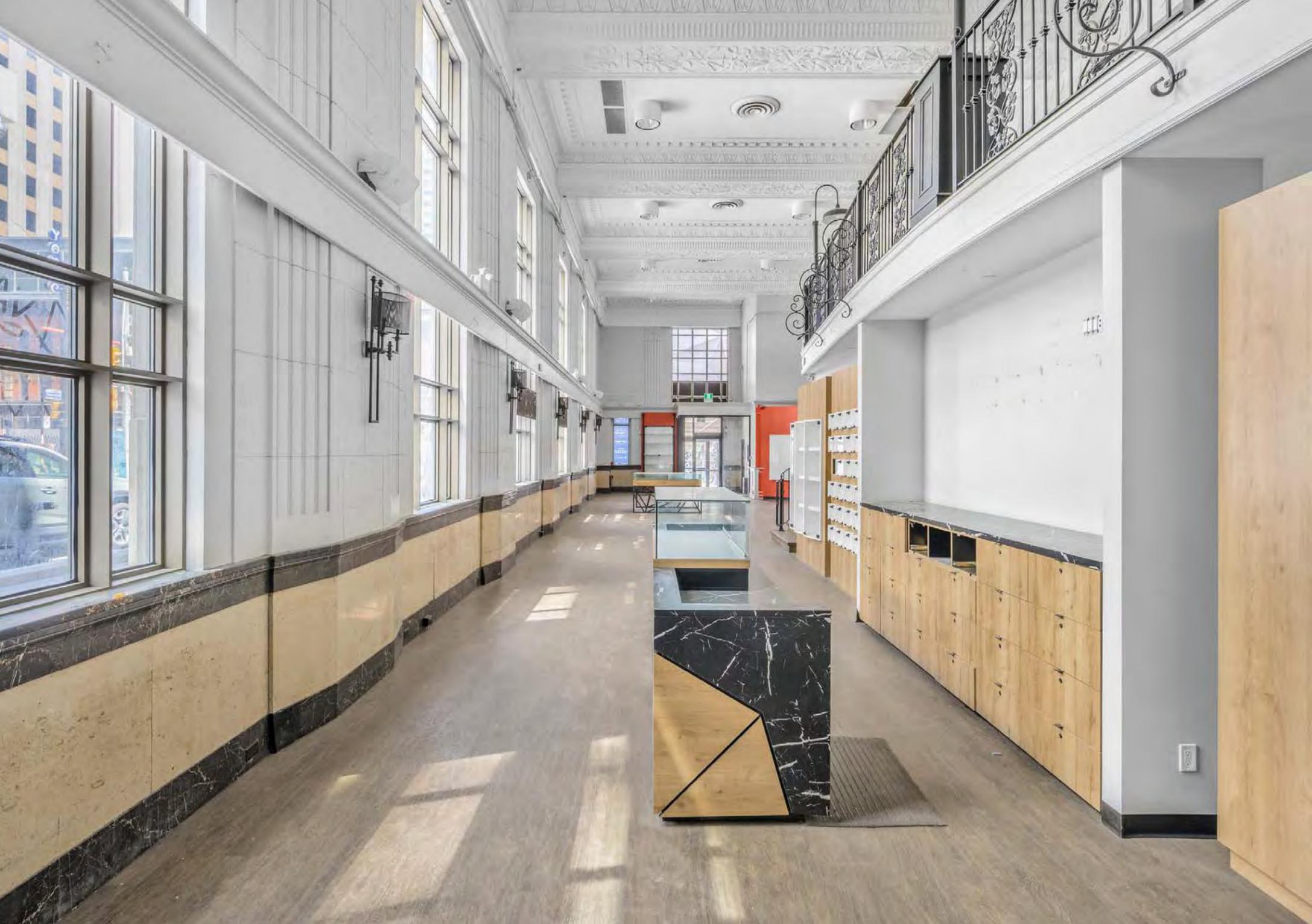


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## DEMOGRAPHIC



**POPULATION\***  
 0-1KM 69,329  
 0-3KM 376,567  
 0-5KM 662,198



**DAYTIME POPULATION\***  
 0-1KM 260,975  
 0-3KM 900,913  
 0-5KM 1,136,632



**AVG. HOUSEHOLD INCOME\***  
 0-1KM \$77,734  
 0-3KM \$124,754  
 0-5KM \$130,549



**MEDIAN AGE\***  
 0-1KM 35.7  
 0-3KM 36.9  
 0-5KM 37.9

\*CoStar



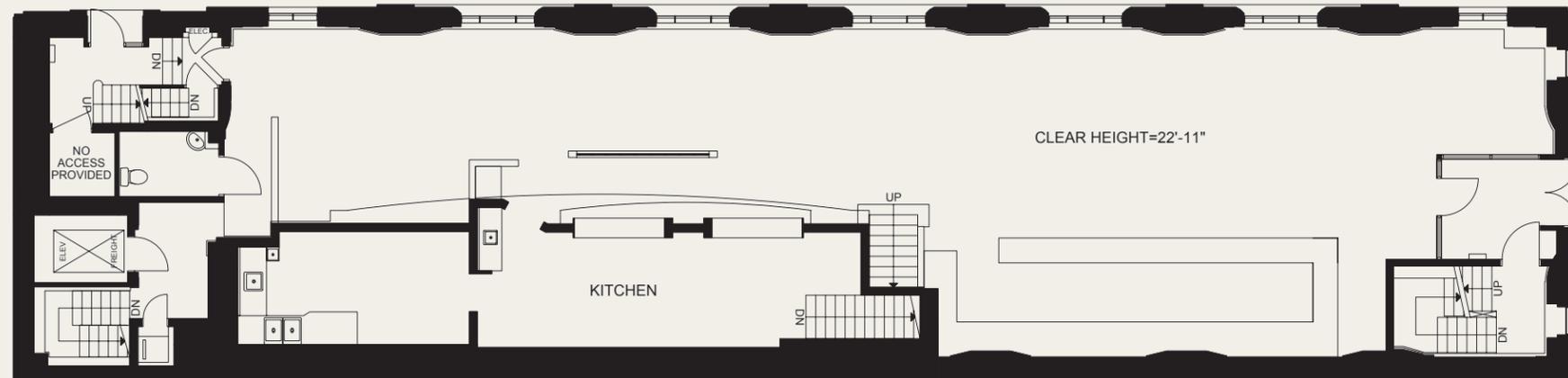
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# MAIN UNIT

INCLUDING MAIN FLOOR, MEZZANINE & BASEMENT



## UNIT DETAILS

**Net Rent**  
Contact Listing Broker

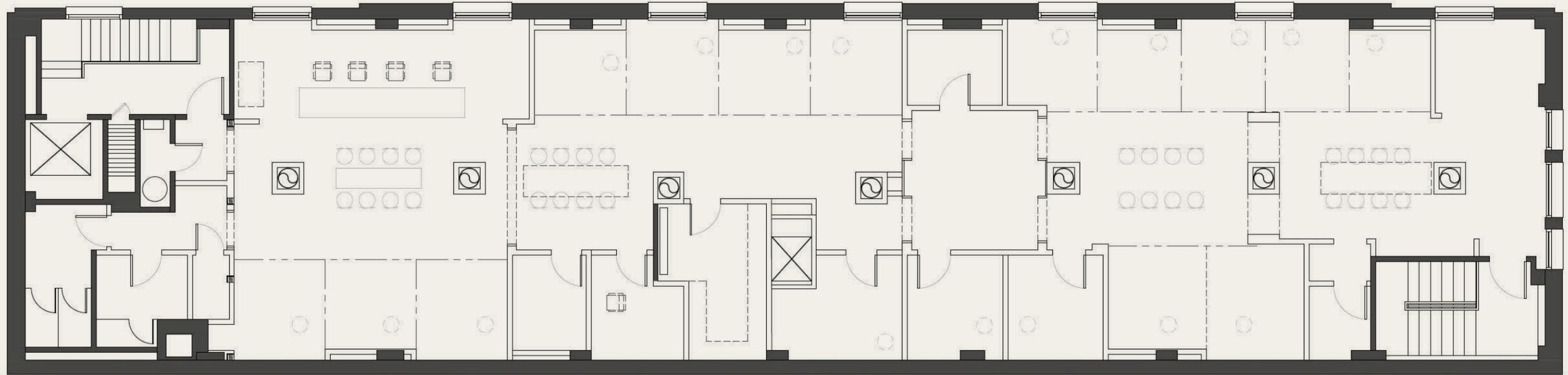
**TMI**  
\$49.00 PSF Estimate

**Availability**  
60 – 90 Days

Main Level: 3,370 SF  
Lower Level: 3,370 SF  
Mezzanine Level: 699 SF  
Total Area Occupied: 7,439 SF  
Plus Basement

# SECOND FLOOR

DEDICATED ACCESS FROM GERRARD STREET



## UNIT DETAILS

**Net Rent**

Contact Listing Broker

**TMI**

\$24.90 PSF Estimate

**Availability**

Immediate

Total Area

Available: 3,780 SF

# MAP AREA



## LEGEND

- |                              |                            |
|------------------------------|----------------------------|
| 1. Indian Studio Kitchen     | 35. St Michaels            |
| 2. Baroness                  | 36. The Senator            |
| 3. Barburrito                | 37. Jazz Bistro            |
| 4. Sweet & Natural           | 38. City TV                |
| 5. Boston Pizza              | 39. Booster Juice          |
| 6. Coronet Theatre           | 40. HomeSense              |
| 7. Marshall & Home Sense     | 41. Firkin                 |
| 8. IKEA                      | 42. Massey Hall            |
| 9. Planet Fitness            | 43. Nutbar                 |
| 10. The Brick                | 44. Urban Outfitters       |
| 11. Tim Hurtons              | 45. Burger King            |
| 12. Silk Road Kabob house    | 46. CAA Ed Mirvish Theater |
| 13. Shoppers Drug Mart       | 47. Popeyes                |
| 14. Fast Fresh Foods         | 48. 3 Brewers              |
| 15. Coco Fresh Tea           | 49. Saks Fifth             |
| 16. Thai on Yonge            | 50. Hudson Bay             |
| 17. Bar + Karaoke Lounge     | 51. Harry Rosen            |
| 18. Mc Donald's              | 52. Coach                  |
| 19. Salad King               | 53. Swatch                 |
| 20. The Yonge St Warehouse   | 54. Apple                  |
| 21. Jollibee                 | 55. Lululemon              |
| 22. Butter Baker Market Cafe | 56. Sephora                |
| 23. Don Don Izakaya          | 57. Bell                   |
| 24. Bapbo Korean             | 58. Williams Sonoma        |
| 25. Egg Club                 | 59. Roots                  |
| 26. Subway                   | 60. Samsung                |
| 27. Burrito Boyz             | 61. H&M                    |
| 28. Blaze Pizza              | 62. Joey                   |
| 29. Starbucks                | 63. Best Buy               |
| 30. Cineplex                 | 64. Starbucks              |
| 31. Spring Sushi             | 65. Canadian Tire          |
| 32. Chipotle                 | 66. Aroma                  |
| 33. Winners                  | 67. Denny's                |
| 34. Five Guys                | 68. Longos                 |



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# NEW DEVELOPMENT



**MARWEST GROUP OF COMPANIES**  
415 YONGE STREET



**CAPITAL DEVELOPMENTS**  
399 YONGE ST



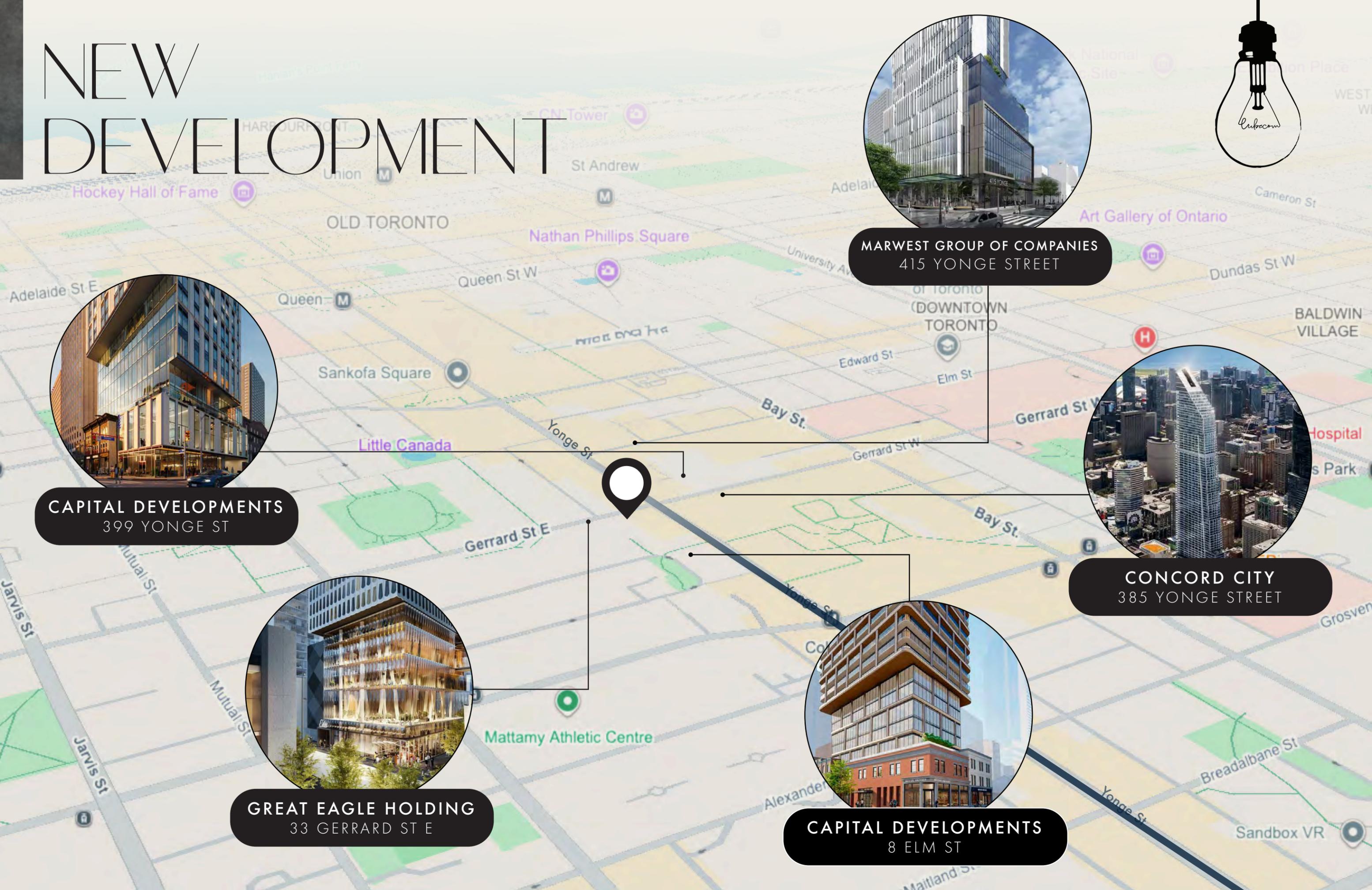
**CONCORD CITY**  
385 YONGE STREET



**GREAT EAGLE HOLDING**  
33 GERRARD ST E



**CAPITAL DEVELOPMENTS**  
8 ELM ST





**IR**  
MANAGEMENT • REALTY • RESULTS  
**TEAM**

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