

TEAHOUSE CONDOMINIUMS

# 501 Yonge Street

Opportunity to Own an Entire City Block  
on the Prime Stretch of Yonge Street



**CBRE**

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TEAHOUSE CONDOMINIUMS

## The Offering

CBRE Limited, (the “Advisors”) are pleased to offer for sale, 501 Yonge Street (the “Property”), a rare opportunity to acquire an entire city block of fully leased, high-profile retail along Toronto’s world-renowned Yonge Street corridor.

Ideally positioned in the podium of Teahouse Condominiums in one of downtown Toronto’s most dynamic and densely populated neighbourhoods, an area that continues to experience strong residential and commercial growth.

The Property is 100% leased to 10 established and reputable tenants, providing investors with secure, diversified cash flow.

Surrounded by major traffic drivers including Toronto Metropolitan University, the Toronto Eaton Centre, and Yonge-Dundas Square, the property enjoys exceptional exposure, connectivity, and long-term growth potential.

**CBRE**





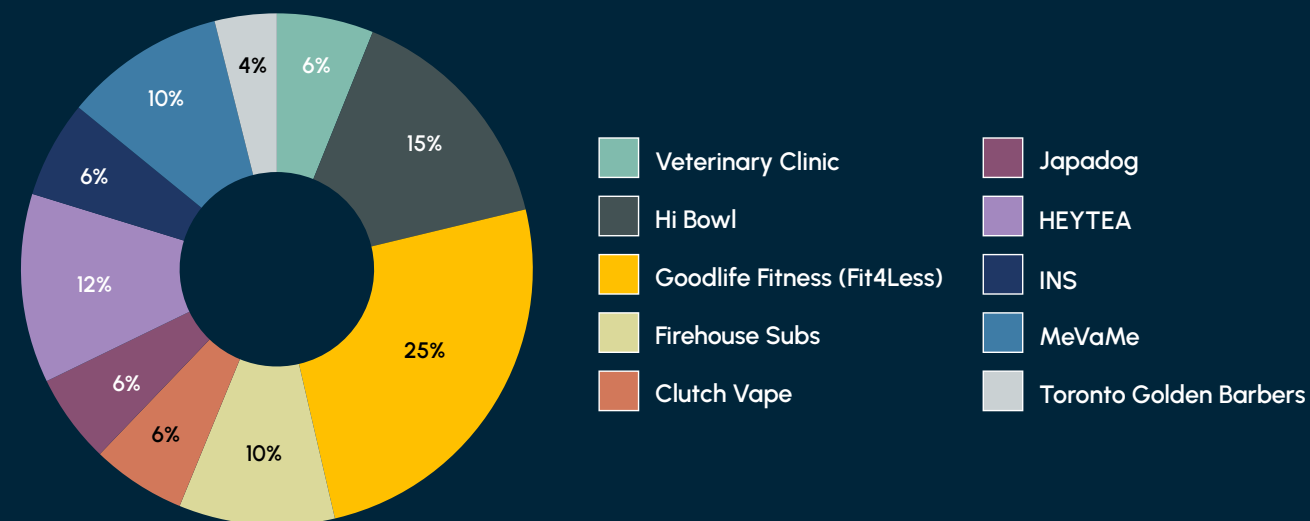


## Property Details

|                    |  |
|--------------------|--|
| Address:           | 501 - 517 Yonge St, 2 & 4 Alexander St, 9 & 11 Maitland St |
| Asking Price:      | \$18,975,000   |
| Total Size:        | 26,548 sq. ft.   |
| Title:             | Freehold   |
| Construction Year: | 2023   |

- 100% leased to a diverse mix of national tenants as well as strong local tenancies
- Yonge Street units are "right sized" and many units are equipped for food uses
- Strong contractual rent growth

## Base Rent by Tenant

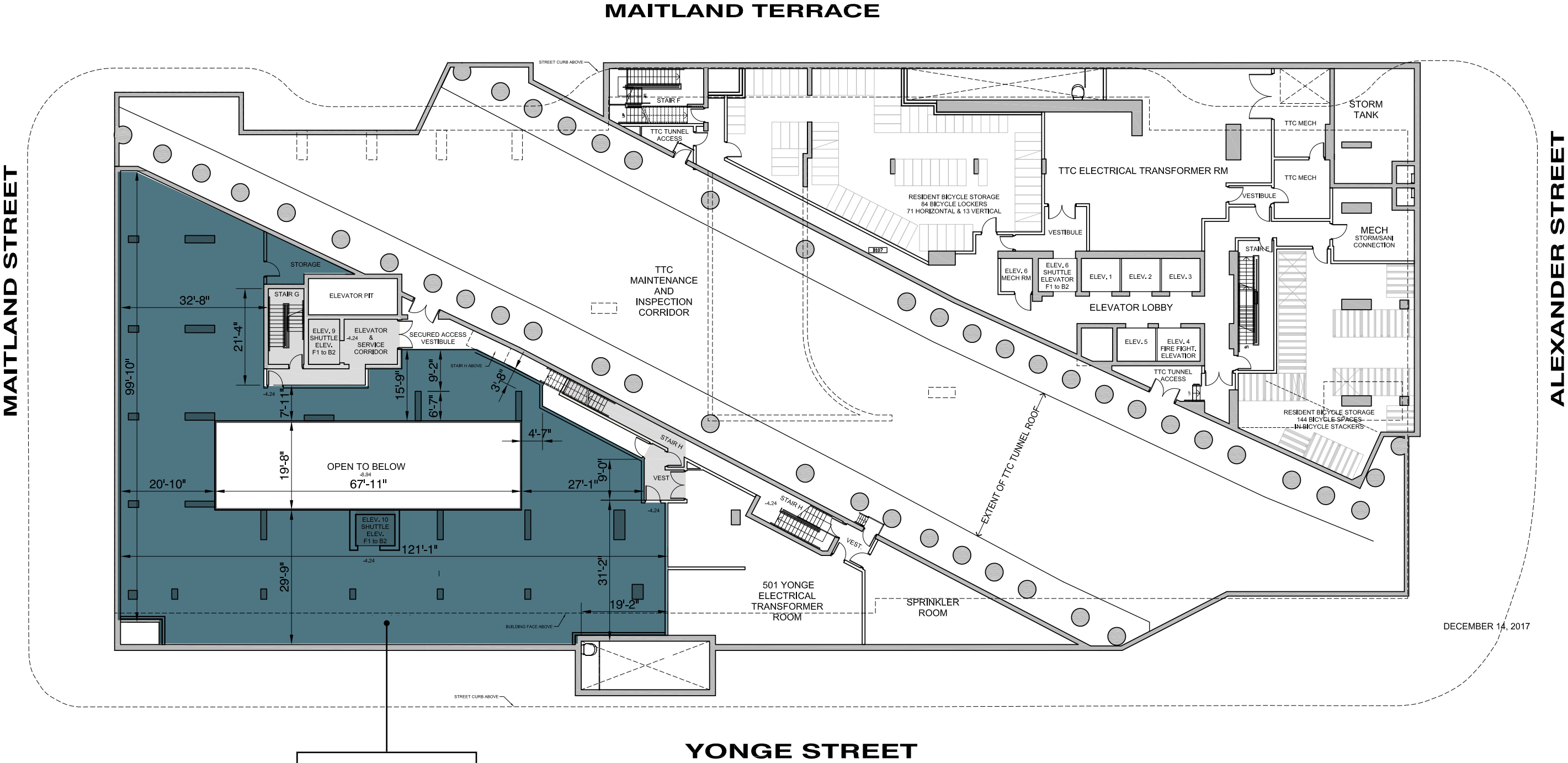






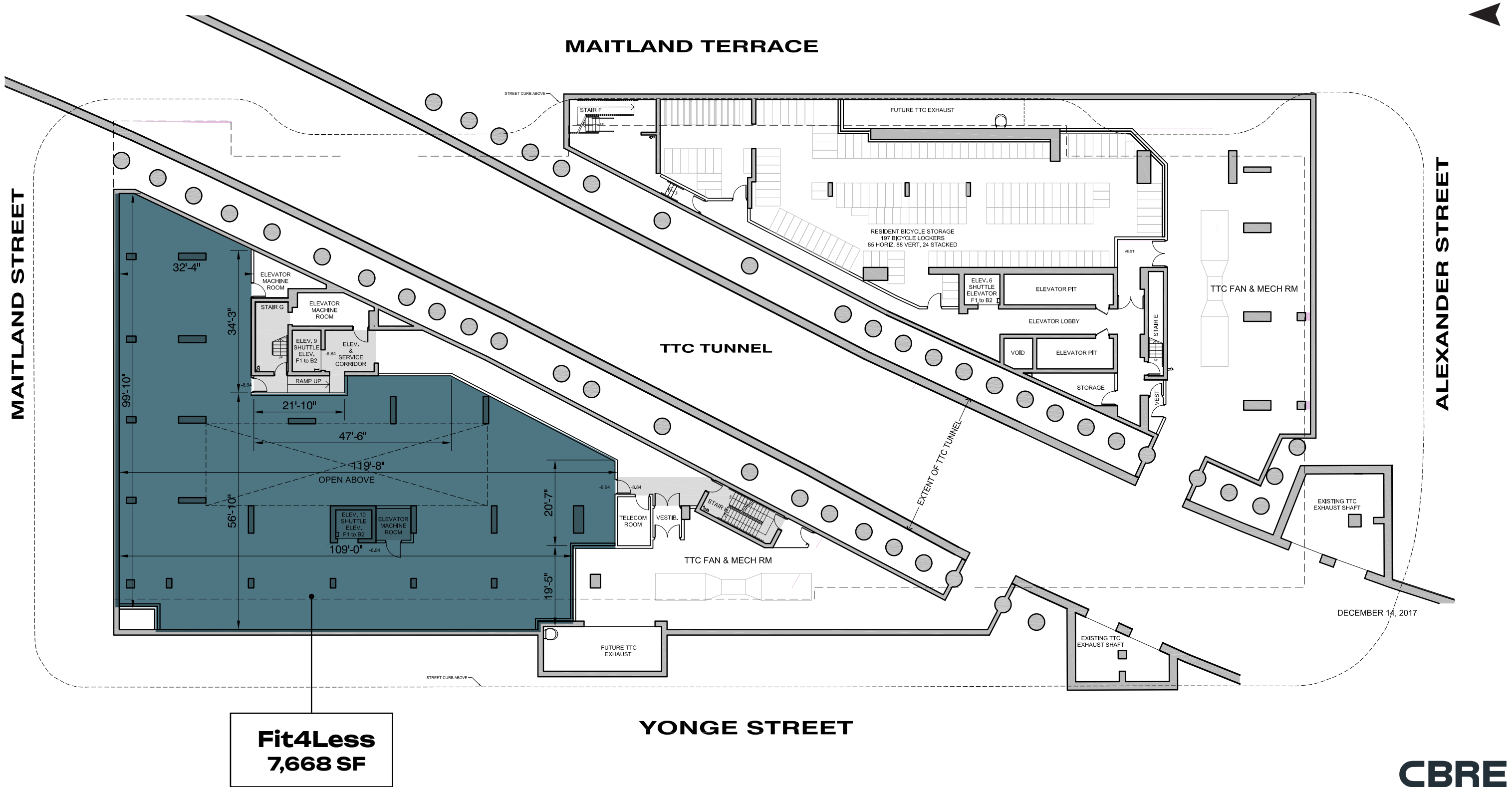


# Floor Plan - Basement Level 1





# Floor Plan - Basement Level 2





## The Location

501 Yonge Street is centrally located in Downtown Yonge, the heart of Toronto's tourist, retail and entertainment scene. It has incredible frontage on Yonge Street, spanning an entire city block between Maitland Street and Alexander Street. The site is well connected, with a one minute walk to both Wellesley and College subway stations as well as the 506 College streetcar line.

The site benefits from its proximity to Yonge-Dundas Square and The Eaton Centre, two of the city's most popular tourist destinations.

Yonge-Dundas Square is often compared to Times Square, drawing nearly 60 million visitors each year. The intersection is home to a large outdoor public square, a 24 multiplex theatre and the Eaton Centre, North America's busiest mall.

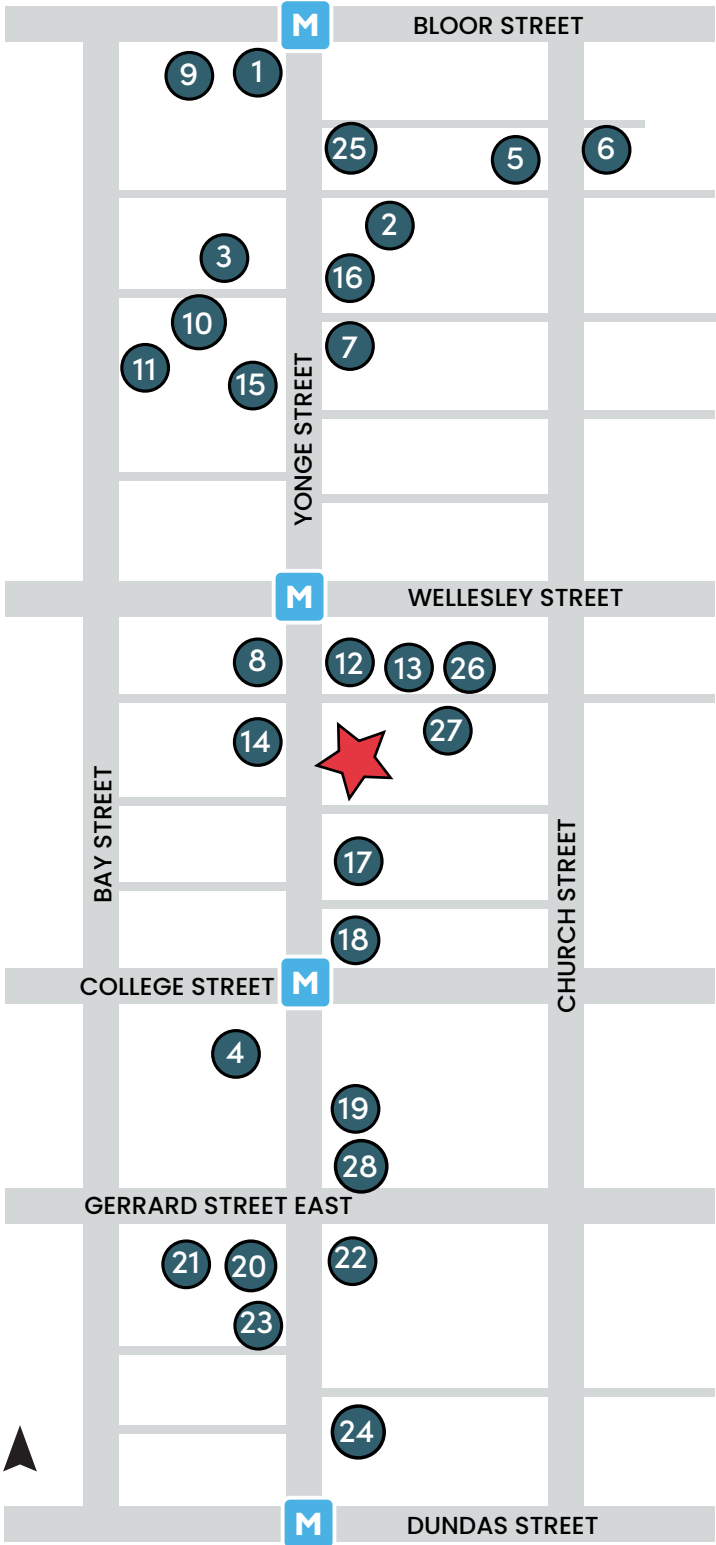
Downtown Yonge is experiencing exponential growth, with the development of a number of high-rise condominiums. There are currently 28 condominiums under construction/proposed along the Yonge Street corridor between Dundas Street and Bloor Street, bringing an additional 21,822 residential units to the area.





# Area Developments

21,822 new units



|       | Address/Name  | # of Units | Status           |
|-------|---------------|------------|------------------|
| 1     | The One       | 505        | Construction     |
| 2     | 15 Charles    | 549        | Pre-Construction |
| 3     | 10 St. Mary   | 465        | Pre-Construction |
| 4     | College Park  | 2,584      | Pre-Construction |
| 5     | The Charles   | 428        | Construction     |
| 6     | 625 Church    | 656        | Pre-Construction |
| 7     | 619 Yonge     | 606        | Pre-Construction |
| 8     | 530 Yonge     | 822        | Pre-Construction |
| 9     | 19 Bloor West | 528        | Pre-Construction |
| 10    | 25 St. Mary   | 1143       | Pre-Construction |
| 11    | 1075 Bay      | 540        | Pre-Construction |
| 12    | 543 Yonge     | 679        | Pre-Construction |
| 13    | 20 Maitland   | 502        | Construction     |
| 14    | 510 Yonge     | 500        | Pre-Construction |
| 15    | 646 Yonge     | 548        | Pre-Construction |
| 16    | 645 Yonge     | 789        | Pre-Construction |
| 17    | 475 Yonge     | 1611       | Pre-Construction |
| 18    | 2 Carlton     | 990        | Pre-Construction |
| 19    | 415 Yonge     | 471        | Pre-Construction |
| 20    | 372 Yonge     | 415        | Pre-Construction |
| 21    | Chelsea Green | 2109       | Pre-Construction |
| 22    | Concord Sky   | 1106       | Construction     |
| 23    | 8 Elm         | 819        | Contruction      |
| 24    | 335 Yonge     | 165        | Pre-Construction |
| 25    | 699 Yonge     | 514        | Pre-Construction |
| 26    | 34 Maitland   | 529        | Pre-Construction |
| 27    | 33 Maitland   | 439        | Pre-Construction |
| 28    | 399 Yonge     | 810        | Pre-Construction |
| Total |               | 21,822     |                  |





# Tenant Overview - Veterinary Office



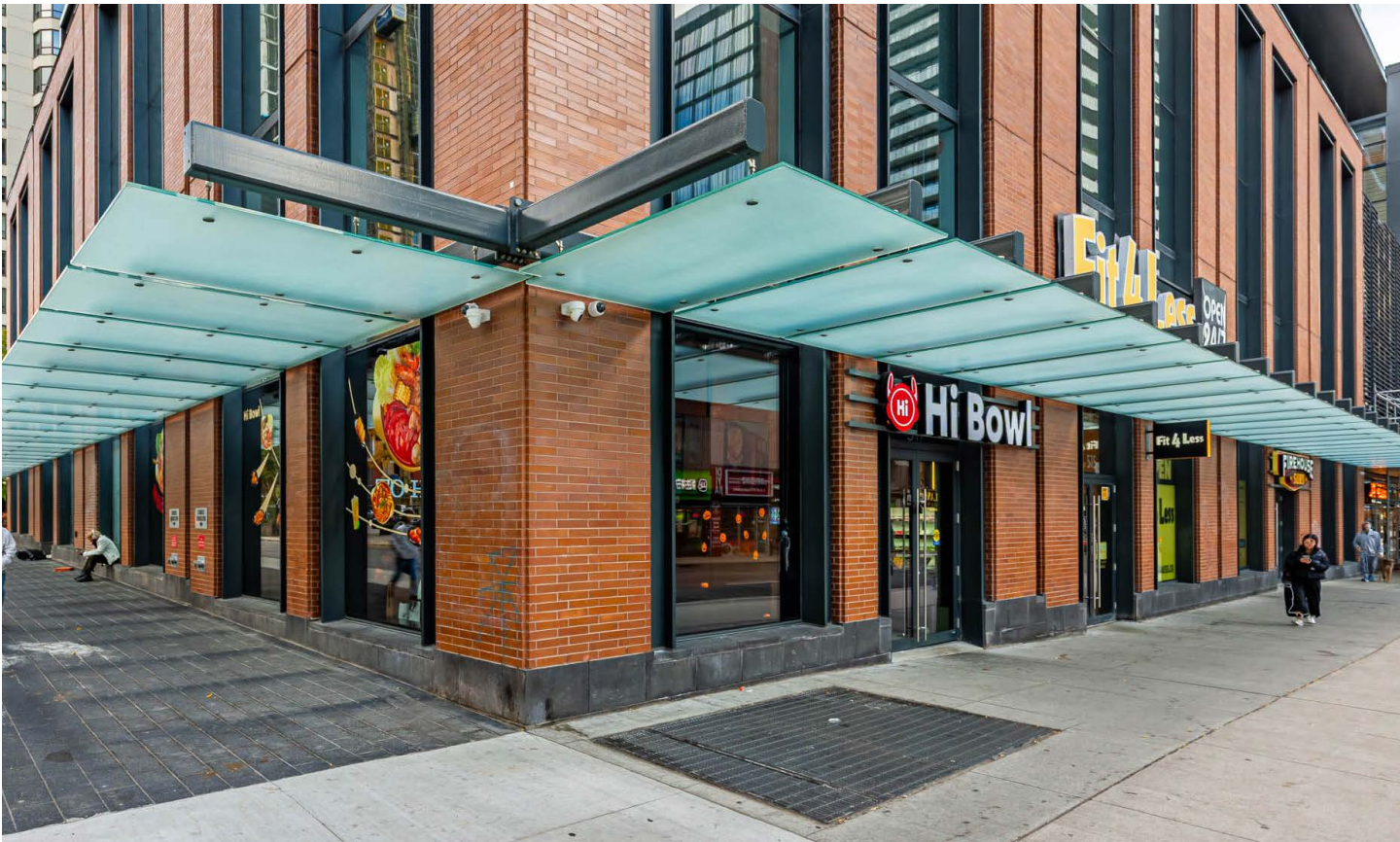
Dr. Pinard is a veterinarian and will be opening an animal oncology clinic in the property in 2026.

| Tenant/Premises |  |
|-----------------|--|
| Tenant Name     | To Be Announced  |
| Legal Entity    | C. Pinard Veterinary Medicine Professional Corporation |
| Address         | Unit 1, 11 Maitland Street                             |
| Premises        | Ground Floor   |
| Rentable Area   | 2,094 SF   |





# Tenant Overview - Hi Bowl



Hi Bowl is a banner under Haidilao Group who are a Chinese Hot Pot inspired restaurant brand with over 1,600 locations across the world. Hi Bowl seeks to provide an in between of a full-service hot-pot and quick, customizable meals. In Canada, Haidilao has established locations across major centres including Toronto, Vancouver, Calgary, Montreal and Ottawa.

| Tenant/Premises |  |
|-----------------|--|
| Tenant Name     | Hi Bowl                                  |
| Legal Entity    | Hai Di Lao Canada Restaurants Group Ltd. |
| Address         | Unit 2, 517 Yonge Street                 |
| Premises        | Ground Floor                             |
| Rentable Area   | 1,914 SF                                 |



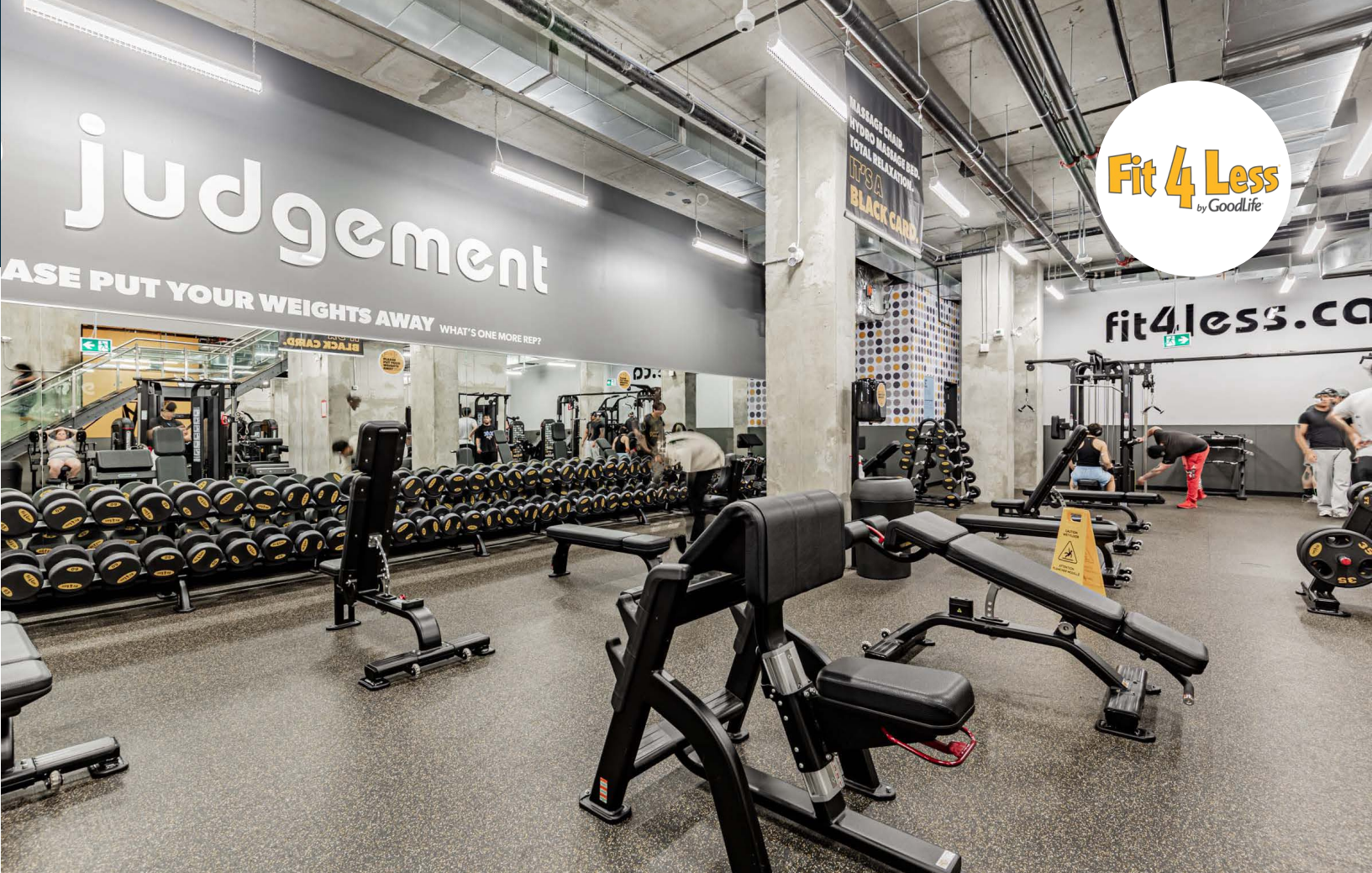


# Tenant Overview - Fit4Less



Fit4Less is the budget-friendly fitness club brand developed and operated by GoodLife Fitness. As a value-oriented option, Fit4Less focuses on giving members 24/7 access to cardio and strength equipment with streamlined services. GoodLife, founded in 1979 in London, Ontario, is Canada's largest fitness-club operator and serves as the parent company of Fit4Less. Fit4Less was first launched in 2011 and has rapidly grown across the country and account for approx. 110 of Goodlife's 450 locations in Canada.

| Tenant/Premises |   |
|-----------------|---|
| Tenant Name     | Fit 4 Less  |
| Legal Entity    | Good Life Corporation   |
| Indemnifier     | Goodlife Fitness Centres Inc.   |
| Address         | Unit 3, B1 & B2, 515 Yonge Street   |
| Premises        | Ground, Basement Level 1 & 2  |
| Rentable Area:  | <b>Total:</b> 15,317<br><b>Ground:</b> 856 SF <b>Basement L1:</b> 6,793 SF <b>Basement L2:</b> 7,668 SF |





# Tenant Overview - Firehouse Subs



Firehouse Subs is a subway sandwich chain founded in 1994 in Jacksonville, Florida by former firefighter brothers Chris and Robin Sorensen. In 2021 the company was sold to Restaurant Brands International for \$1 Billion and now operates approx. 1,200 restaurants around the world including over 100 in Canada.

| Tenant/Premises |                          |
|-----------------|--------------------------|
| Tenant Name     | Firehouse Subs           |
| Legal Entity    | Select Firehousesub Ltd. |
| Address         | Unit 4, 513 Yonge St     |
| Premises        | Ground Floor             |
| Rentable Area   | 1,348 SF                 |





# Tenant Overview - Clutch Vape



Clutch Vape is a Toronto based purveyor of quality smokeless nicotine products. They current operate 4 locations in the downtown core.

| Tenant/Premises |                                     |
|-----------------|-------------------------------------|
| Tenant Name     | Clutch Vape                         |
| Legal Entity    | H & S Elgharably Family Stores Ltd. |
| Address         | Unit 5A, 511 Yonge St               |
| Premises        | Ground Floor                        |
| Rentable Area   | 753 SF                              |





# Tenant Overview - Japadog



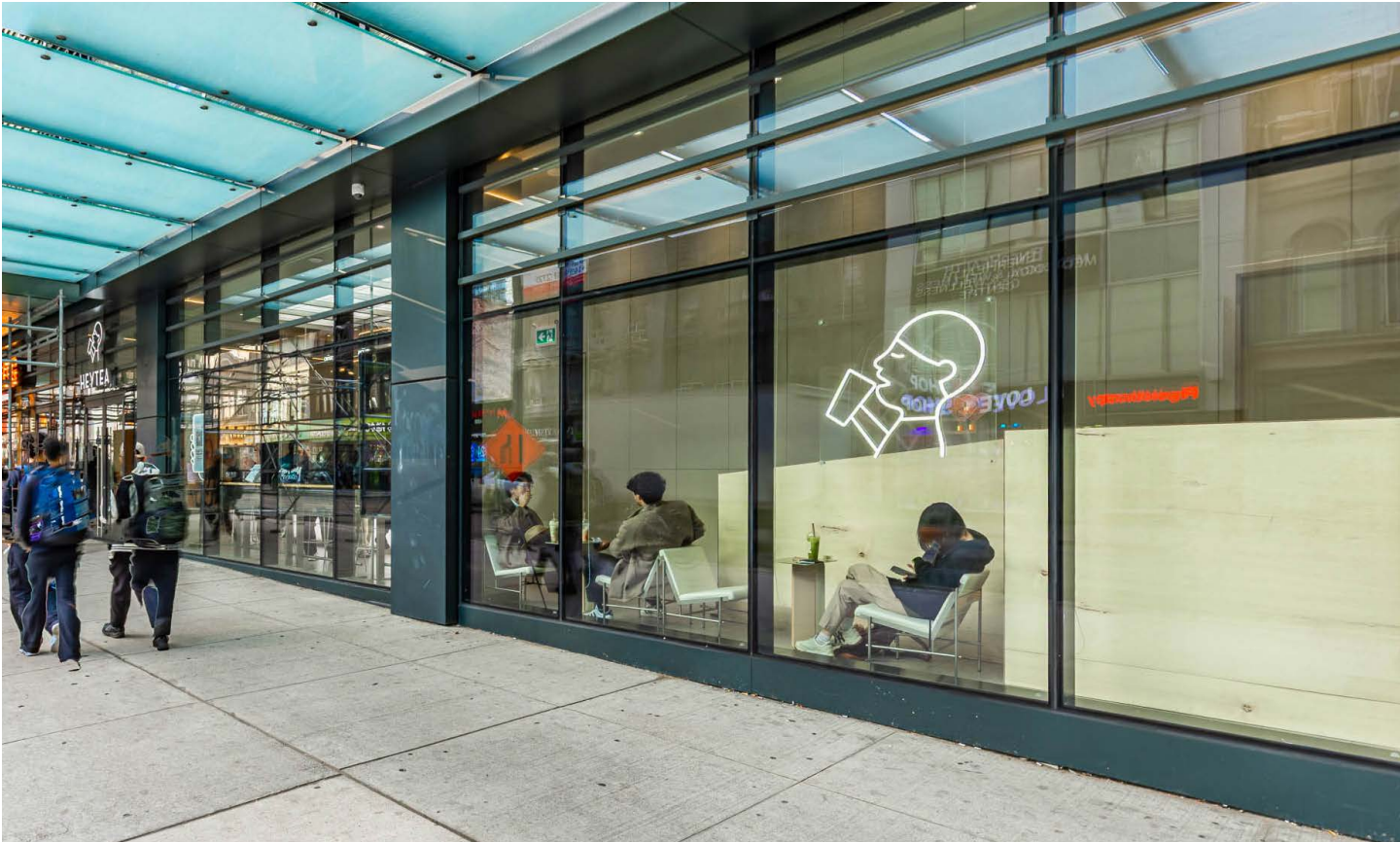
JAPADOG is a Vancouver-originated hot dog brand that fuses Japanese flavours with the North American hot-dog concept. Founded in 2005 as a simple street cart, the chain now has multiple locations in Vancouver and across the GTA including a location in the Food Market of The Well. It's unique fusion concept brings Japanese-style sauces, seaweed, radish, miso, and specialty sausages rather than typical hot-dog toppings.

| Tenant/Premises |                           |
|-----------------|---------------------------|
| Tenant Name     | Japadog                   |
| Legal Entity    | Japadog Canada Inc.       |
| Address         | Unit 5B, 509 Yonge Street |
| Premises        | Ground Floor              |
| Rentable Area   | 796 SF                    |





# Tenant Overview - HEYTEA



HEYTEA is a popular Chinese tea beverage chain founded in 2012. HEYTEA has grown rapidly with over 4,000 stores globally, including markets like Singapore, UK, Australia, Canada, US.

| Tenant/Premises |                          |
|-----------------|--------------------------|
| Tenant Name     | HeyTea                   |
| Legal Entity    | 15783119 Canada Inc.     |
| Indemnifier     | 10859192 Canada Inc.     |
| Address         | Unit 6, 507 Yonge Street |
| Premises        | Ground Floor             |
| Rentable Area   | 1,464 SF                 |





# Tenant Overview - INS Market



INS Market (originally International News) is a Canadian convenience store franchise brand founded in 1994 that aims to serve consumers “on the go” with a broad mix of products: snacks, beverages, lottery, mobile accessories, and more. INS Market has 130+ locations in Canada.

| Tenant/Premises |                              |
|-----------------|------------------------------|
| Tenant Name     | INS Market                   |
| Legal Entity    | Dakin Development Group Inc. |
| Address         | Unit 7, 503 Yonge Street     |
| Premises        | Ground Floor                 |
| Rentable Area   | 790 SF                       |





# Tenant Overview - Me Va Me



Me Va Me was founded in 2000 in Thornhill as a full service restaurant offering East Mediterranean cuisine. The brand has evolved into a fast casual format under the name Me Va Me, focusing on fresh made Mediterranean dishes for take out and dine in. The brand currently has 4 locations across the GTA with continued expansion plans.

| Tenant/Premises |                          |
|-----------------|--------------------------|
| Tenant Name     | Me Va Me                 |
| Legal Entity    | 1000305095 Ontario Inc.  |
| Indemnifier     | Me Va Me Properties Inc. |
| Address         | Unit 8, 2 Alexander St   |
| Premises        | Ground Floor             |
| Rentable Area   | 1,432 SF                 |





# Tenant Overview - Toronto Golden Barbers



Toronto Golden Barbers is a luxury men’s grooming barbershop in Toronto. They offer classic hair-cuts, beard grooming and premium shaving services.

| Tenant/Premises |                            |
|-----------------|----------------------------|
| Tenant Name     | Toronto Golden Barbers     |
| Legal Entity    | Dundas Golden Barbers Inc. |
| Indemnifier     | Danial Shojaei Khahan      |
| Address         | Unit 9, 4 Alexander St     |
| Premises        | Ground Floor               |
| Rentable Area   | 640 SF                     |





## Advisory Team

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