

FOR SALE

635 Danforth Avenue

TORONTO | ON

Core, single-tenant main street asset
with AAA covenant income



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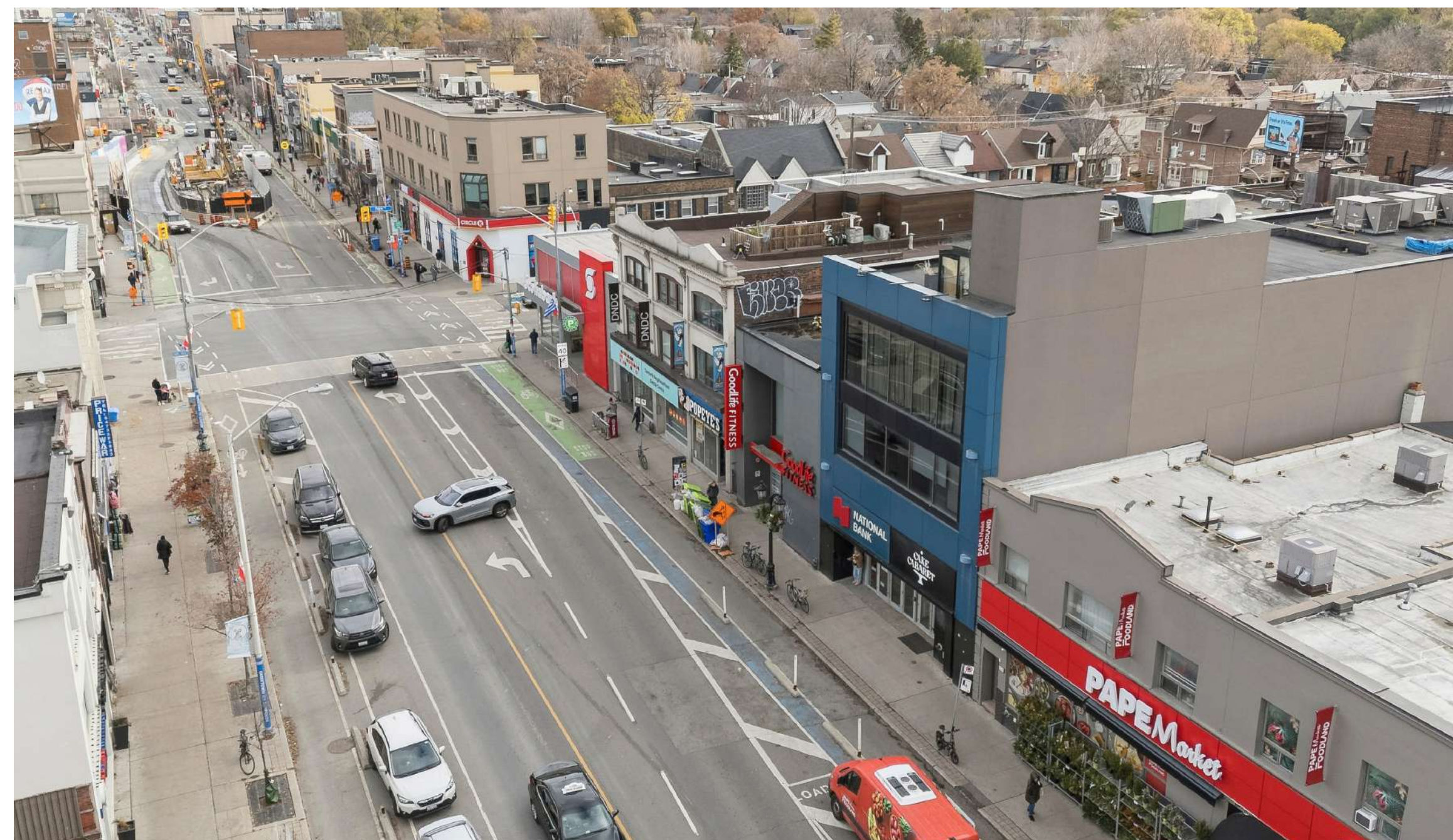
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THE OPPORTUNITY



635 Danforth Avenue offers investors a rare opportunity to acquire a **core, single-tenanted asset** in the heart of Toronto's iconic Greektown, one of the city's most established and high-performing main street corridors. The property is fully leased to a **AAA-covenant tenant**, providing secure and predictable income in a location defined by long-term demand and limited supply.

Positioned along the high-traffic Danforth strip, the asset benefits from exceptional visibility, steady pedestrian activity, and immediate access to TTC transit. This stretch of Danforth is characterized by strong retail fundamentals, dense surrounding residential populations, and a vibrant mix of long-standing businesses that reinforce the corridor's resilience.

The building presents investors with **hands-off ownership** backed by a strong tenant covenant and a proven location. Ownership turnover along this section of the Danforth is exceptionally rare, making this an attractive opportunity for buyers seeking capital preservation, income security, and exposure to one of Toronto's most recognizable urban retail nodes.

Situated within a culturally rich and consistently visited neighbourhood, **635 Danforth Avenue** combines the stability of a long-term lease with the enduring appeal of an irreplaceable main street location.

Please note offers will be considered on a first come first serve basis.

The Opportunity

2

PROPERTY OVERVIEW



635 Danforth Avenue is located within a dynamic and well-established commercial and residential corridor in east-central Toronto, in the heart of Greektown along the Toronto/Danforth strip. The property benefits from strong frontage and visibility on one of the city's most recognizable main streets, with excellent connectivity to transit and the surrounding neighbourhood.

The area is characterized by a dense, walkable urban fabric and consistent pedestrian activity, supported by a mix of retail, service-oriented businesses, and nearby residential uses. This highly trafficked stretch of Danforth has long attracted essential, community-serving tenants, reinforcing the corridor's stability and long-term relevance. The property's location and tenant profile make it well suited for investors seeking secure income within a mature and proven urban market.

DISCOVER

635 Danforth Avenue

LOCATION	Pape and Danforth	STOREYS	3
SITE AREA	15,554 SF	TENANT	GoodLife Fitness
BUILDING AREA	24,110 SF	TAXES (2025)	\$142,226
PROPERTY DESCRIPTION	Commercial / Retail	LEASE TYPES	NNN
ZONING	Commercial Residential 3.0	LISITNG PRICE	Contact Listing Team

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LOCATION OVERVIEW

A Growing and Evolving East-End Corridor



Danforth Avenue is one of Toronto's most established and vibrant urban corridors, extending eastward from the city's downtown core through a series of well-connected and culturally rich neighbourhoods.

Known for its strong main-street character, **635 Danforth** offers subway lines, multiple bus routes, and a highly walkable streetscape that supports steady pedestrian activity throughout the day. The area features a diverse mix of residential and commercial uses, with mid-rise apartments, independent retailers, professional services, and an extensive selection of restaurants contributing to a dynamic, community-oriented environment.

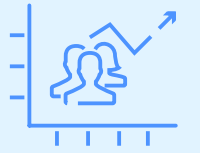
635 Danforth is home to a blend of long-established families, young professionals, and newcomers, creating a socially and economically balanced population with above-average household income and high rates of education and employment.

Overall, **635 Danforth Avenue** combines excellent transit access, a dense and diverse consumer base, and a lively commercial landscape, making it one of Toronto's most desirable districts for businesses, residents, and visitors alike.



1,551,802

2025 TOTAL
POPULATION



1,608,257

2030 PROJECTED
TOTAL POPULATION



\$166,057

AVERAGE HOUSEHOLD
INCOME



37

MEDIAN
AGE



958,346

WORKFORCE
POPULATION



91.8%

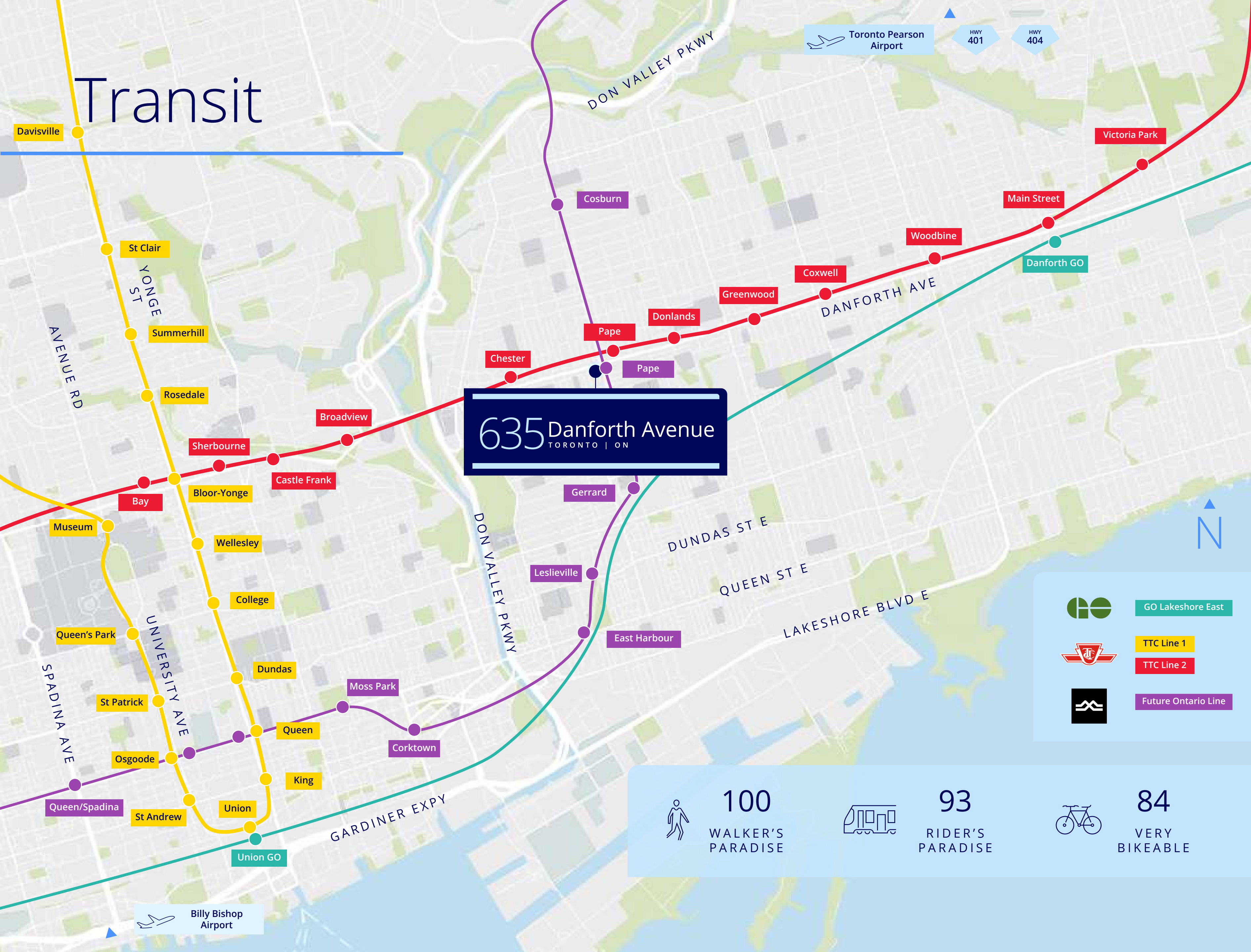
EMPLOYMENT
RATE

SOURCE:

COLLIERS | HYDRA 2025

2025 RESULTS WITHIN 10KM RADIUS

Transit



TTC SUBWAY

Pape Ave at Danforth Ave | 1 min walk
Pape Ave at Harcourt Ave | 2 min walk
Pape Station | 2 min walk
Pape Ave at Wroxeter Ave | 5 min walk
Chester Station | 7 min walk



COMMUTER RAIL

Danforth GO Station | 7 min drive
Union GO Station | 11 min drive
UP Pearson Express | 12 min drive
Exhibition GO | 16 min drive



AIRPORTS

Billy Bishop Toronto City Airport | 19 min drive
Toronto Pearson International Airport | 35 min drive



HIGHWAYS

Don Valley Parkway | 14 min drive
Highway 407 | 25 min drive
Highway 427 | 36 min drive
Highway 401 | 45 min drive
Highway 410 | 48 min drive

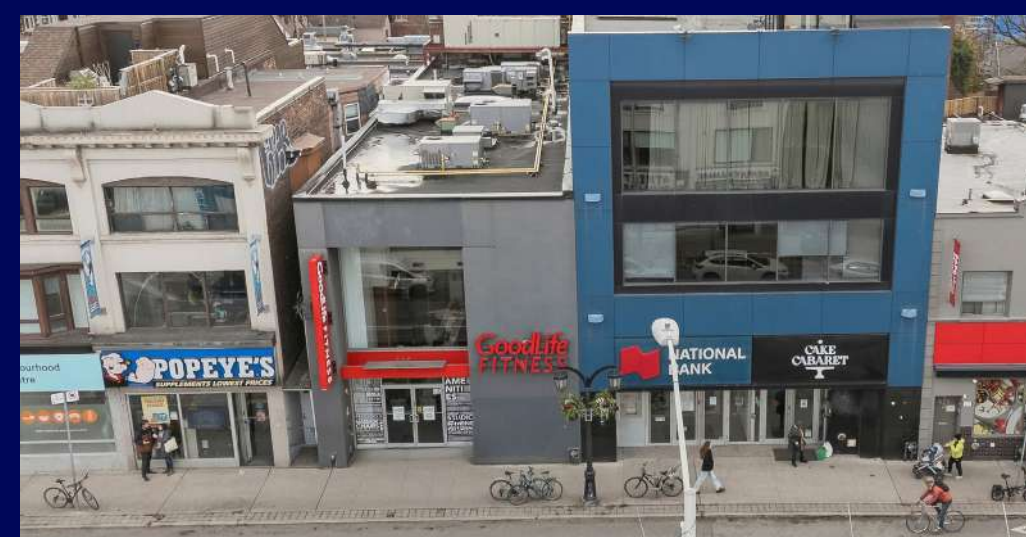


SURROUNDING CITIES

Downtown Toronto | 20 min drive
Etobicoke | 28 min drive
Markham | 29 min drive
Vaughan | 37 min drive
Oshawa | 46 min drive
Mississauga | 48 min drive
Brampton | 48 min drive

A Community at Your Doorstep

635 Danforth Avenue
TORONTO | ON



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SERVICES



4

BANKS



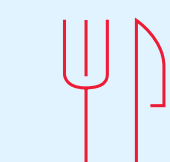
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MEDICAL



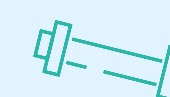
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GAS
STATION



45+

RESTAURANTS
& CAFES



7

GYM &
RECREATION



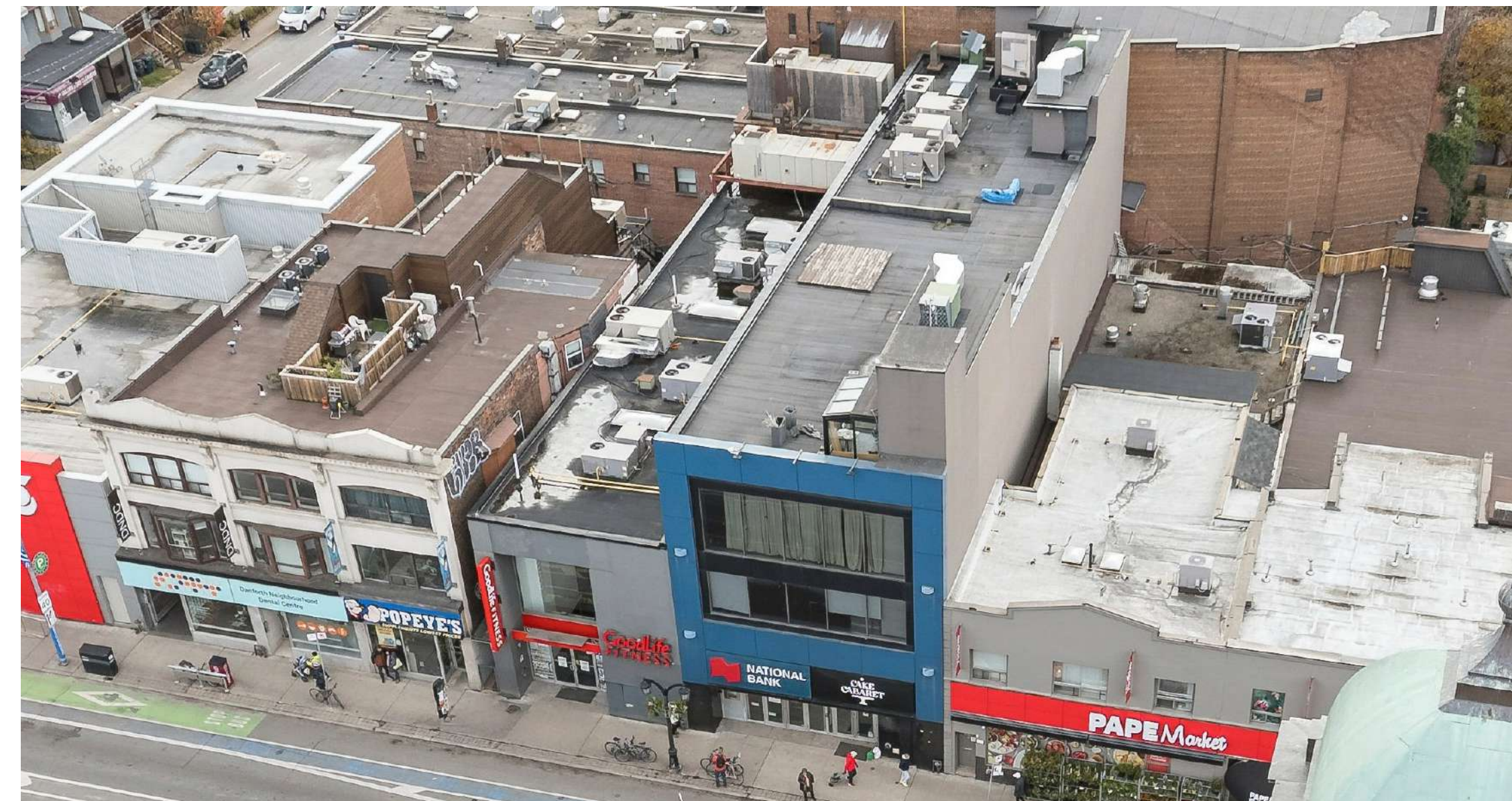
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GROCERY &
MARKETS

4 GALLERY



Gallery



5 CONTACT



635 Danforth Avenue

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For more information on this exclusive sale opportunity and pricing details, reach out to:

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CONFIDENTIALITY AGREEMENT

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