

3080 YONGE STREET



3080 Yonge Street

Toronto, ON

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3080 Yonge Street

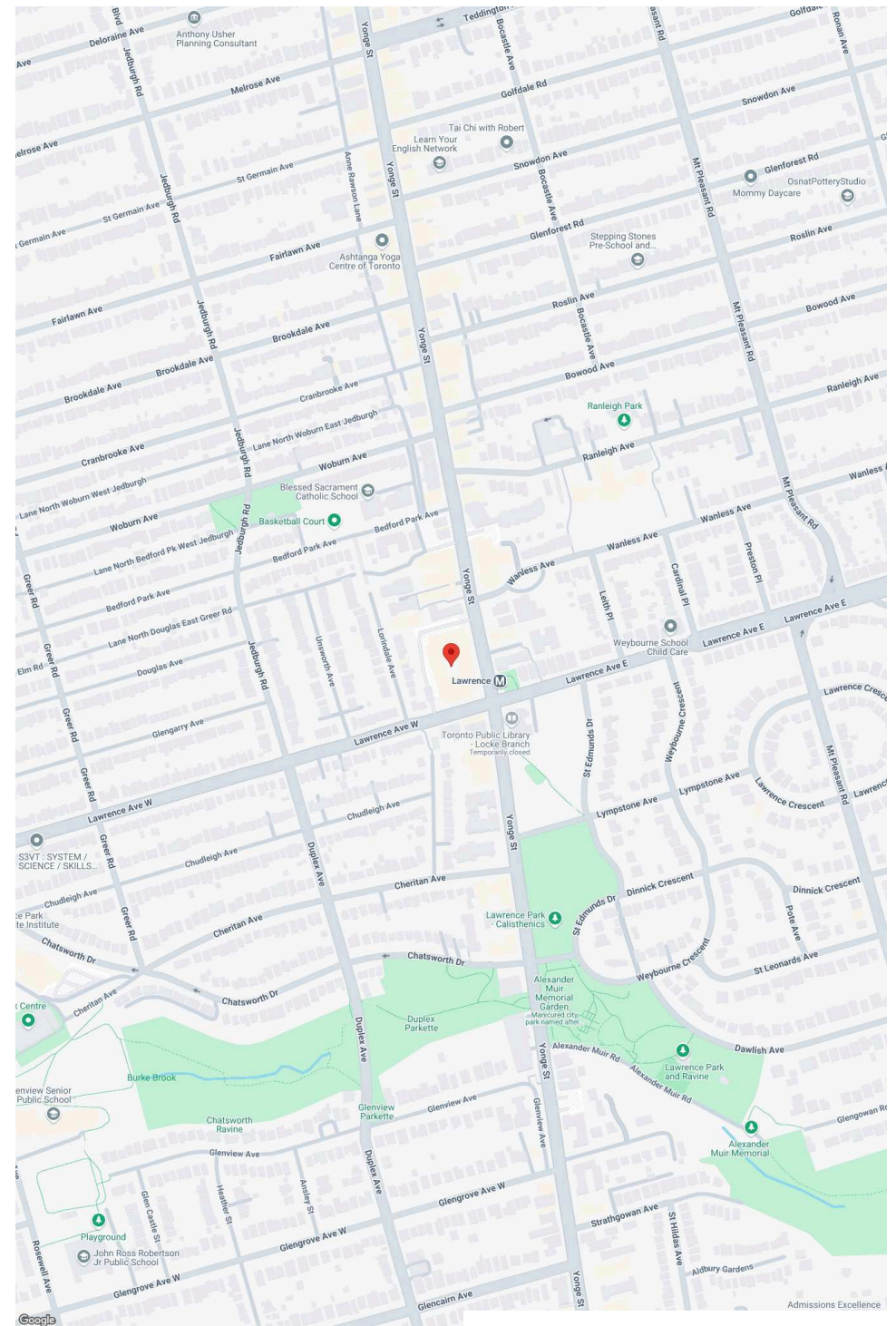
Toronto, ON

sf: 219,780

Newly redeveloped, 3080 Yonge Street is nestled in the heart of Bedford Park – one of Toronto's most affluent and sought-after communities. Geared towards young families and professionals, this Uptown Toronto neighbourhood has household incomes averaging \$240,000.

Located at the bustling intersection of Yonge Street and Lawrence Avenue (54,796 AADDT), 3080 Yonge Street is easily accessible for all types of commuters – direct access to TTC's Lawrence subway station (25,000 daily average passengers), five minutes to Hwy 401, and a twenty-minute drive to Toronto's downtown core. Featuring modern aesthetics and urban flavour, this mixed-use property offers 2 levels of retail, and 4 levels of professional office space with below-grade parking. Along with its modern new design and feel, 3080 Yonge Street features FCR's public art installation, "In n Out" - massive steel balloons floating under the entranceway.

3080 Yonge Street is anchored by a brand new 25,500 sf Loblaws City Market, offering the convenience of a full-service grocery store, with a distinctive market-style layout appealing to the local urban demographic. 3080 Yonge Street is an exciting opportunity that will open up new possibilities for the future of your business!



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Demographics



Traffic Count

Yonge St / Lawrence Ave W : 54,796






Walk Score

96

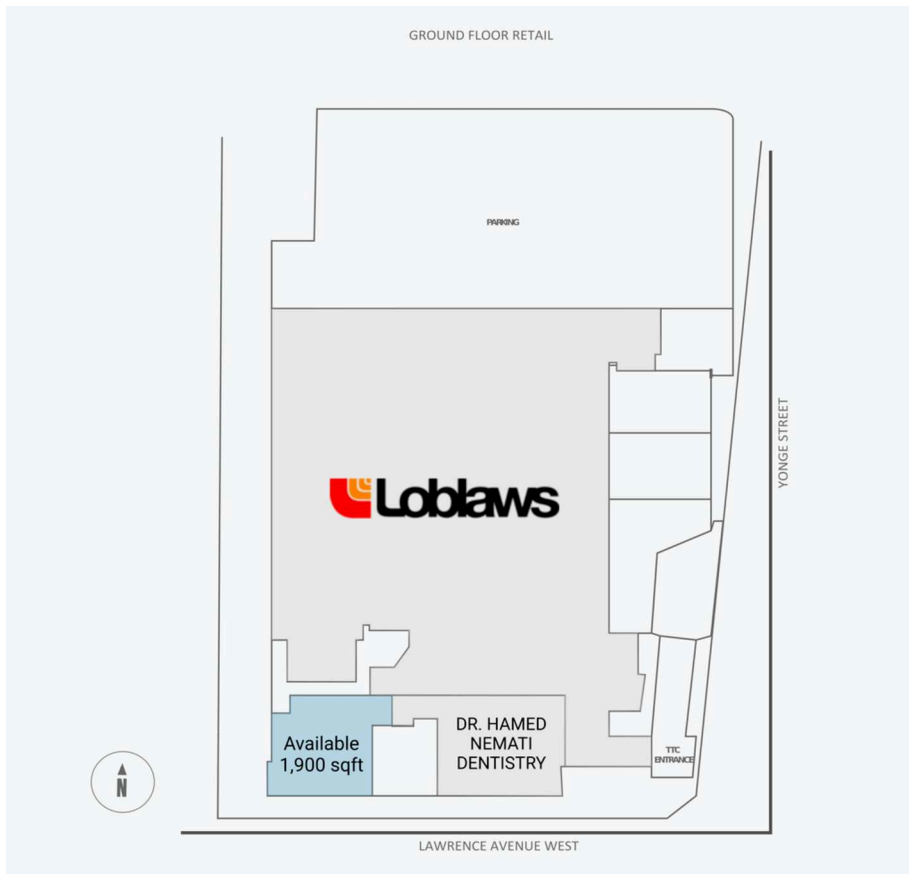


Transit Score

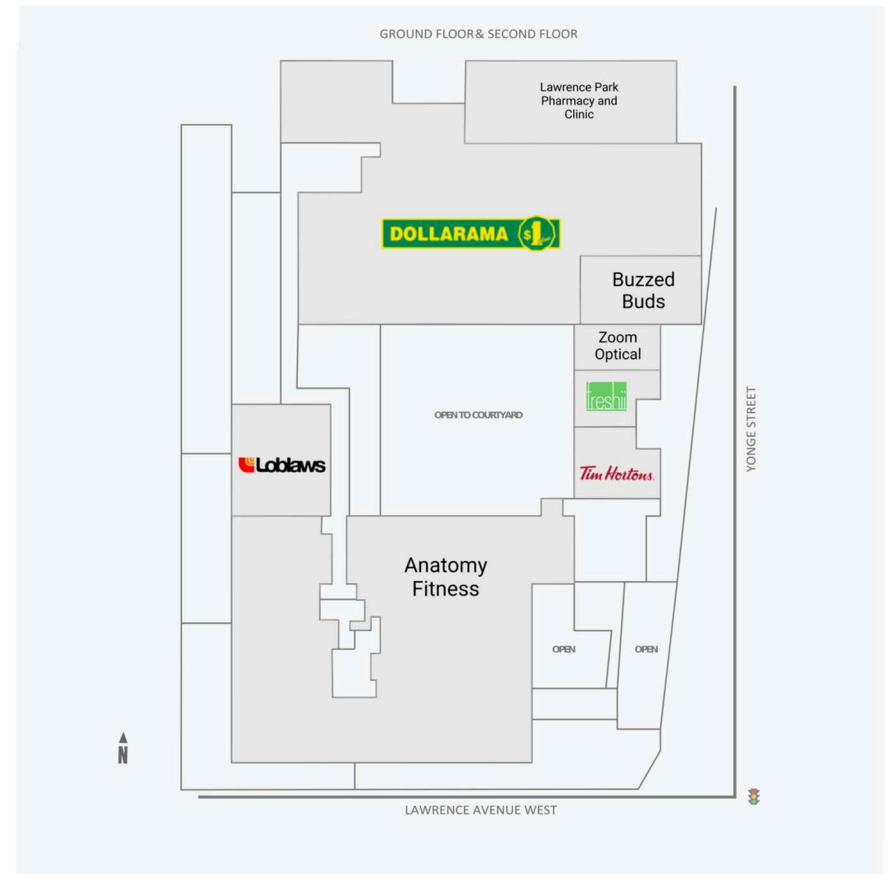
93

	1km	3km	5km
 Household Income	\$307,022	\$251,341	\$209,323
 Households	7,983	66,565	179,732
 Population	20,365	155,444	413,053

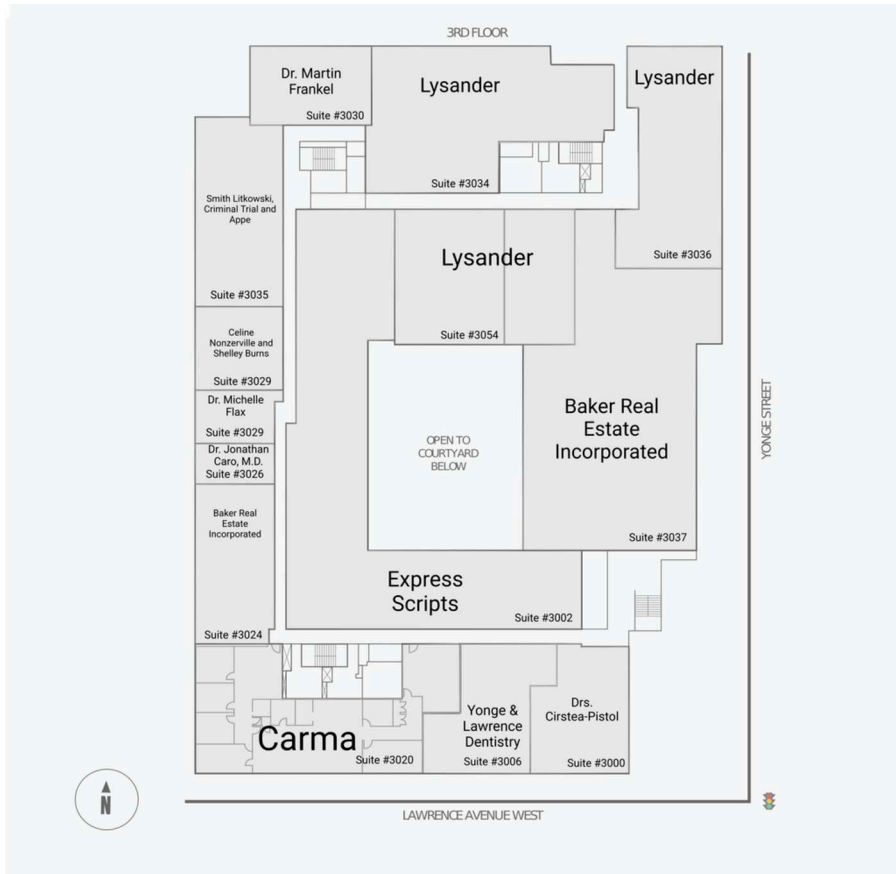
Ground Floor



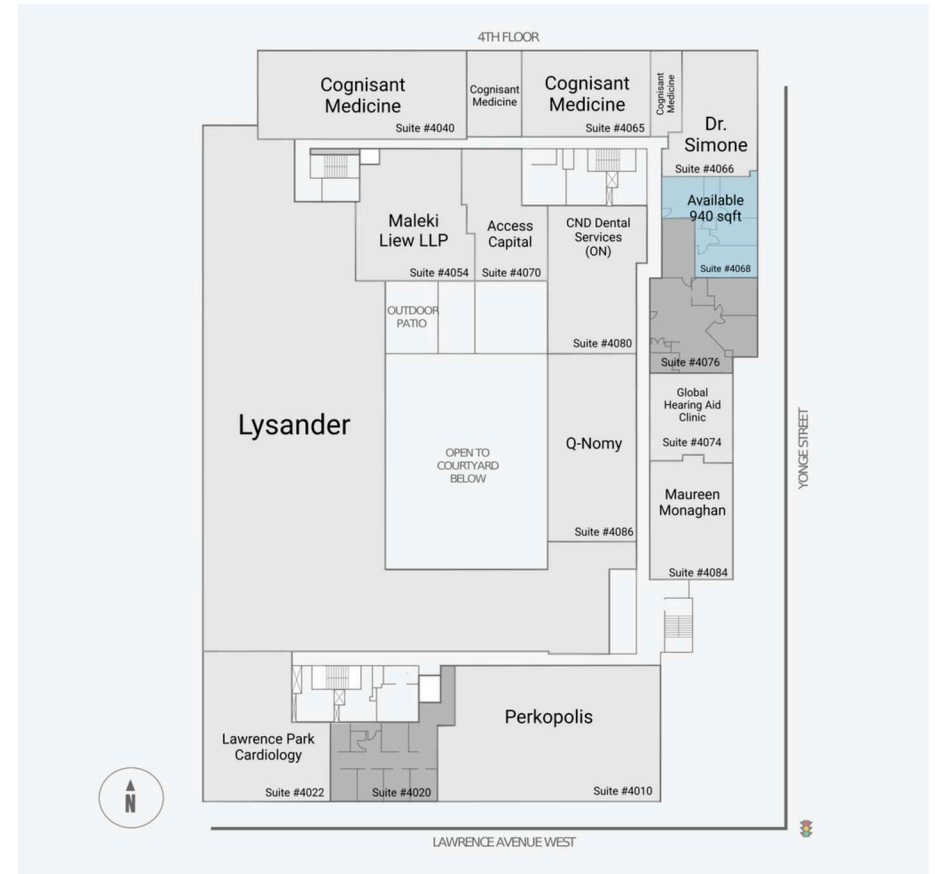
Ground Floor & Second Floor



3rd Floor



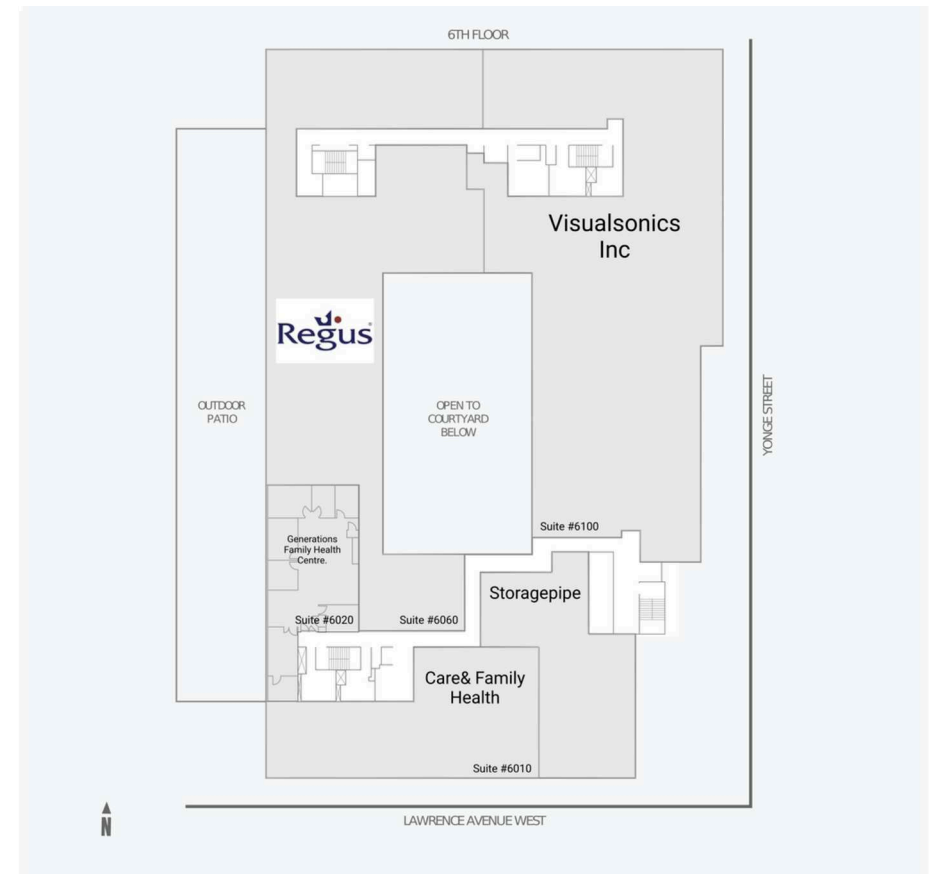
4th Floor



5th Floor



6th Floor



Current Tenants

Loblaws
Dentix 24 Dental Clinic
DR. HAMED NEMATI
DENTISTRY
Tim Hortons
Freshii
Zoom Optical
Buzzed Buds
Dollarama
Lawrence Park Pharmacy and
Clinic
Anatomy Fitness
Drs. Cirstea-Pistol
Express Scripts
Yonge & Lawrence Dentistry
Carma
Baker Real Estate Incorporated

Dr. Jonathan Caro, M.D.
Dr. Michelle Flax
Celine Nonzerville and Shelley
Burns
Smith Litkowski, Criminal Trial
and Appe
Dr. Martin Frankel
Lysander
Lawrence Park Cardiology
Perkopolis
Cognisant Medicine
OceanMD
Maleki Liew LLP
VMF Structures Ltd
Dr. Simone
Video Experts Group
Access Capital

CND Dental Services (ON)
Global Hearing Aid Clinic
MACNICOL & ASSOCIATES
ASSET MANAGEMENT
Maureen Monaghan
Q-Nomy
Kids Physio Group Toronto
Dr. M. Bennett & Dr. A. Li
Iris Galerie
Iris Galerie Canada Inc
EllisDon
Fairlawn Eye Care
Toronto Psychology & Wellness
NexJ Health Inc.
FCR Management Services
Robert Agouri
JobSearch Canada

Fish Recruit Inc
Urospot
FCR TENANT
BOARDROOM(50909)
Boost Motor Group Inc
Langmaids Asset Management
M Smith Accounting
Professional Corp.
Elisa Benayon Psychotherapy
First Canadian Health
Management Corp.
Loring Consulting Engineers
The R.W. Development
Corporation
Yoannou & Associates
Dr. Sheldon Hoppe
Dr. Ivan Li

Dr. Sherri Taras
Storagepipe
Care& Family Health
Generations Family Health
Centre.
Generations Family Health
Clinic
Unavailable
Regus
Visualsonics Inc
MTS Allstream Inc
Beanfield Technologies
Lawrence Park Premium Dry
Cleaner
Sleep Country Canada
Dr. Robert Nevin



Current Availability

1,900 sf	20860-A01002B	906 sf	20860-AO5009A
1,507 sf	20860-A05019A	1,364 sf	20860-AO5021A
940 sf	20860-AO4007A	3,070 sf	20860-AO5022A

1,806 sf	20860-AO5027A
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Contact



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