

3080 YONGE STREET



**3080 Yonge Street**

Toronto, ON

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# 3080 Yonge Street

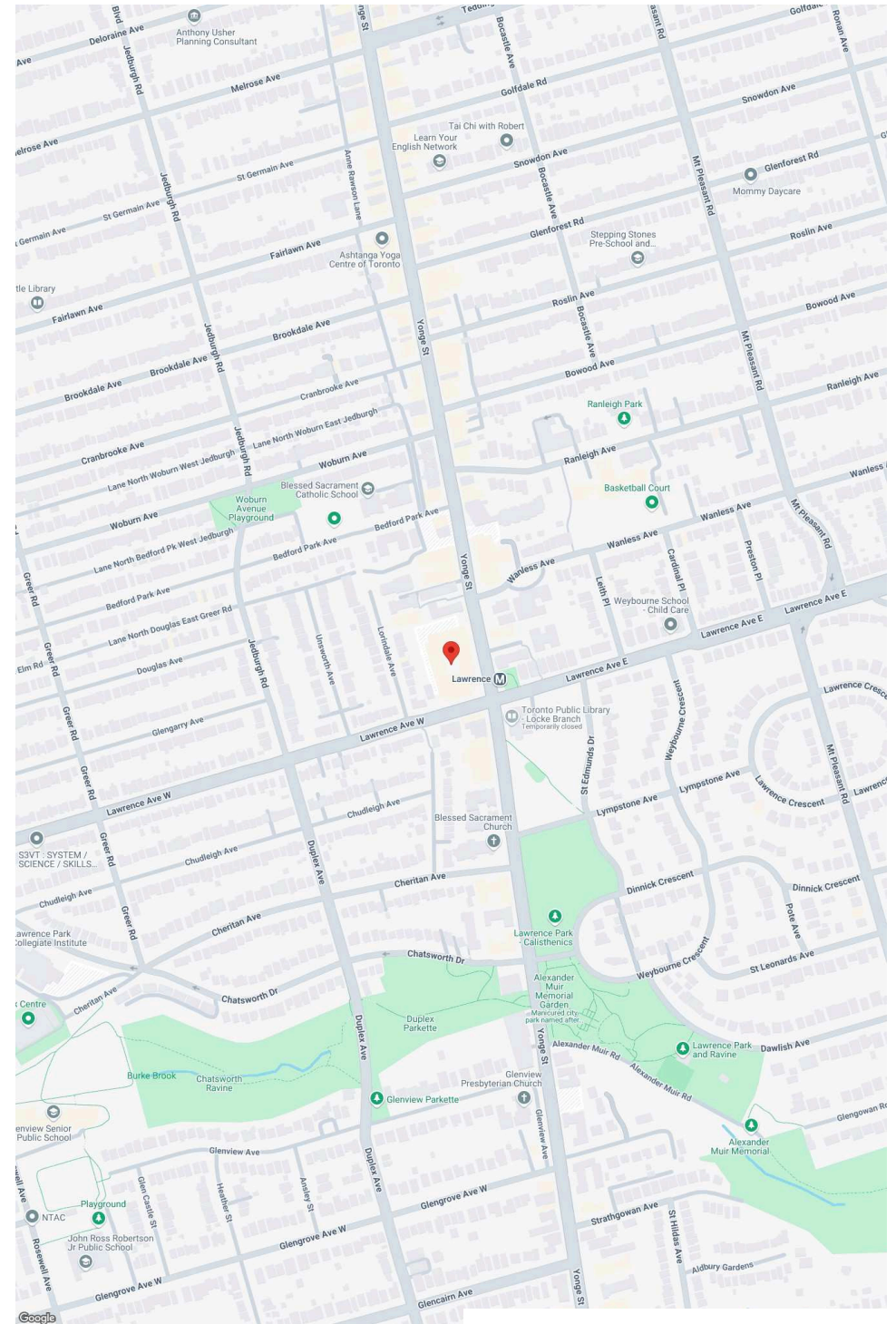
Toronto, ON

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!



3080 Yonge Street



# 3080 Yonge Street

## Demographics



Traffic Count

Yonge St / Lawrence Ave W : 54,796






Walk Score

96

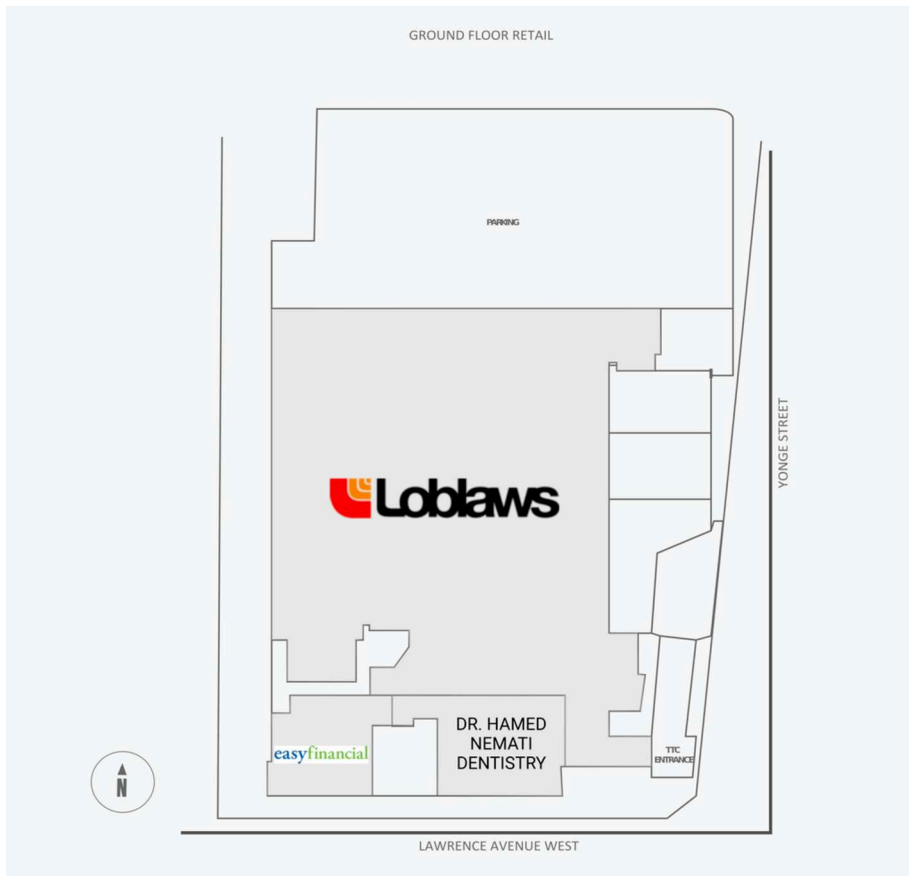


Transit Score

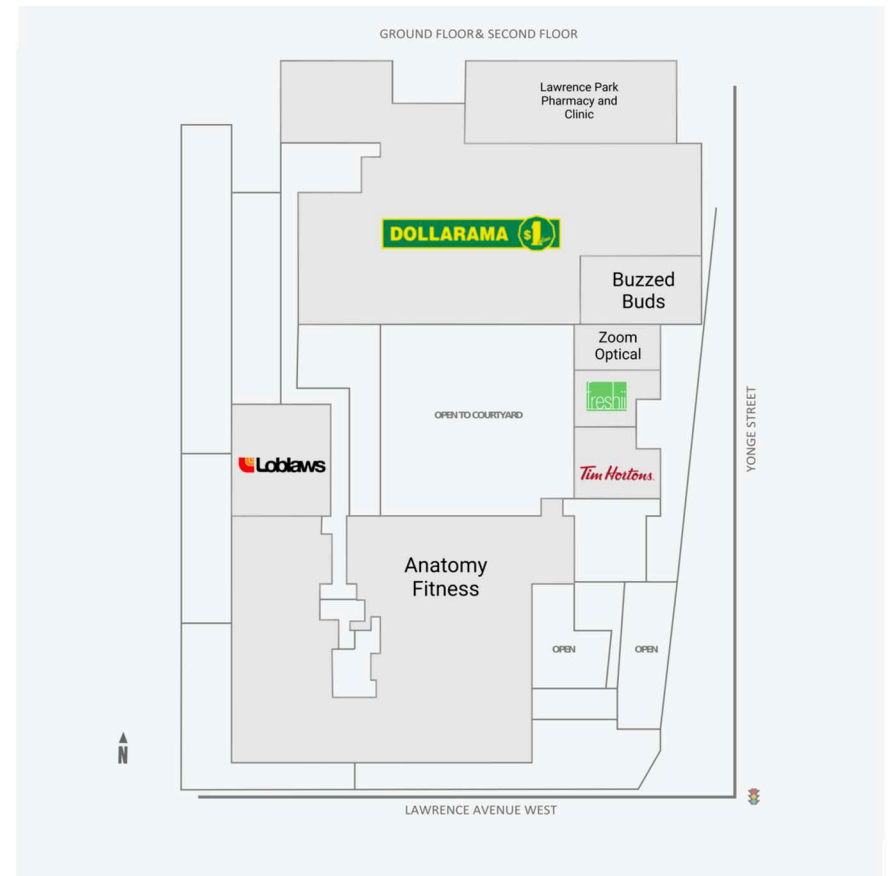
93

	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

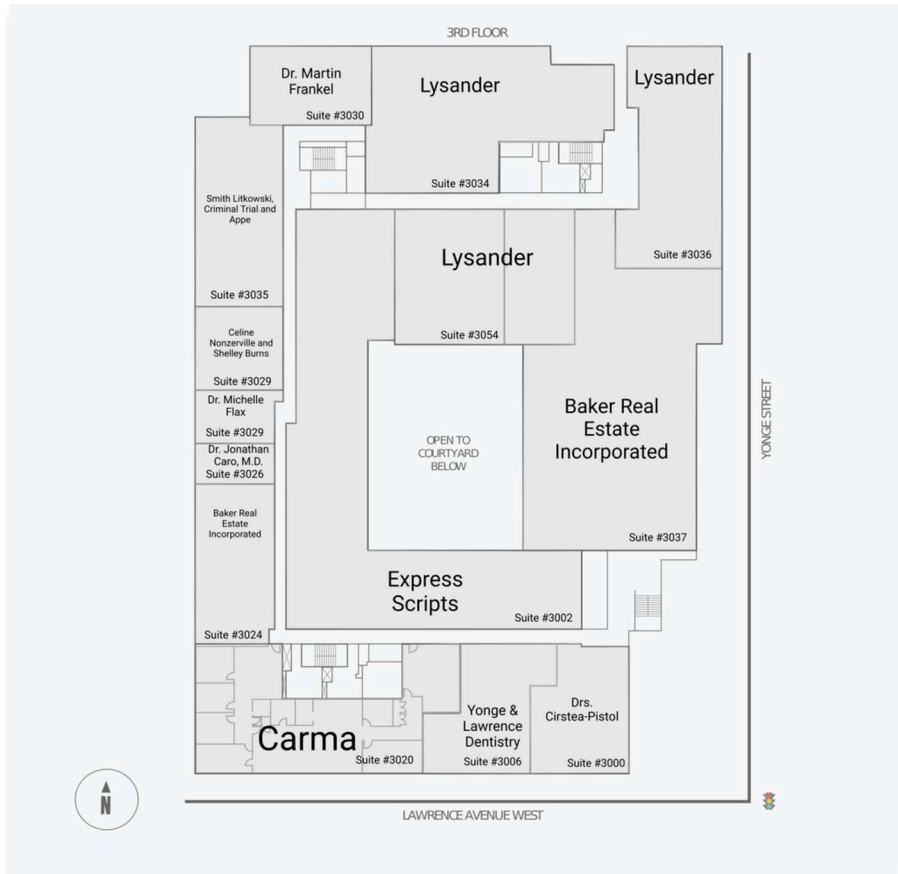
Ground Floor



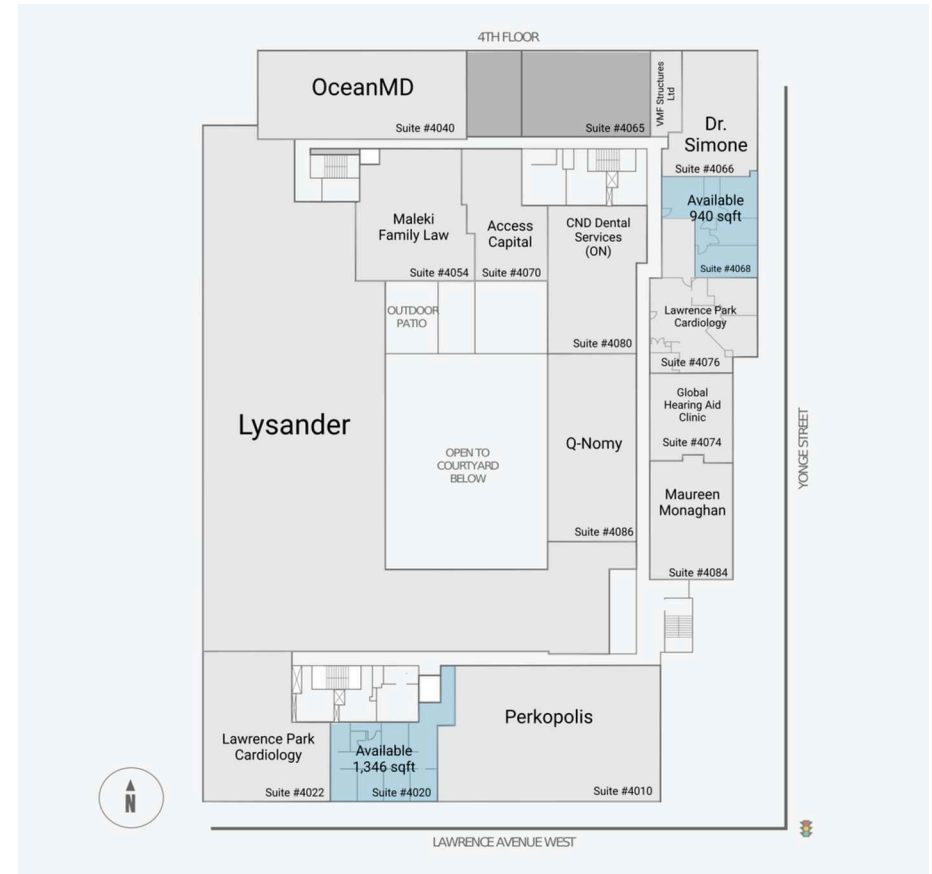
Ground Floor & Second Floor



3rd Floor



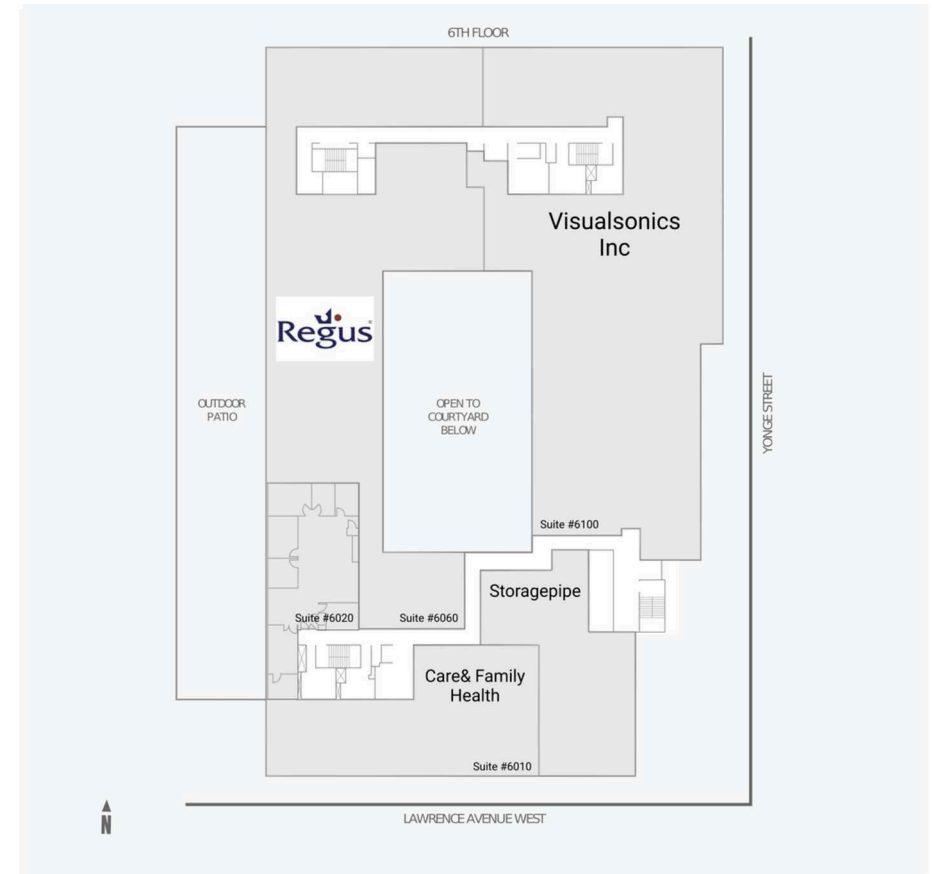
4th Floor



5th Floor



6th Floor



## Current Tenants

Loblaws  
Easyfinancial  
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  
Perkopolis  
Lawrence Park Cardiology  
OceanMD  
Maleki Family Law  
VMF Structures Ltd  
Dr. Simone

Access Capital  
CND Dental Services (ON)  
Global Hearing Aid Clinic  
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  
Clinic  
Unavailable  
Regus  
Visualsonics Inc  
MTS Allstream Inc  
Beanfield Technologies  
Lawrence Park Premium Dry  
Cleaner  
Sleep Country Canada  
Dr. Robert Nevin



## Current Availability

1,507 sf	20860-A05019A	1,922 sf	20860-AO4009C	1,364 sf	20860-AO5021A
1,346 sf	20860-AO4001B	2,378 sf	20860-AO5005A	3,070 sf	20860-AO5022A
940 sf	20860-AO4007A	906 sf	20860-AO5009A	1,807 sf	20860-AO5027A

## Contact



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