

3080 YONGE STREET



**3080 Yonge Street**

Toronto, ON

Leasing Manager  
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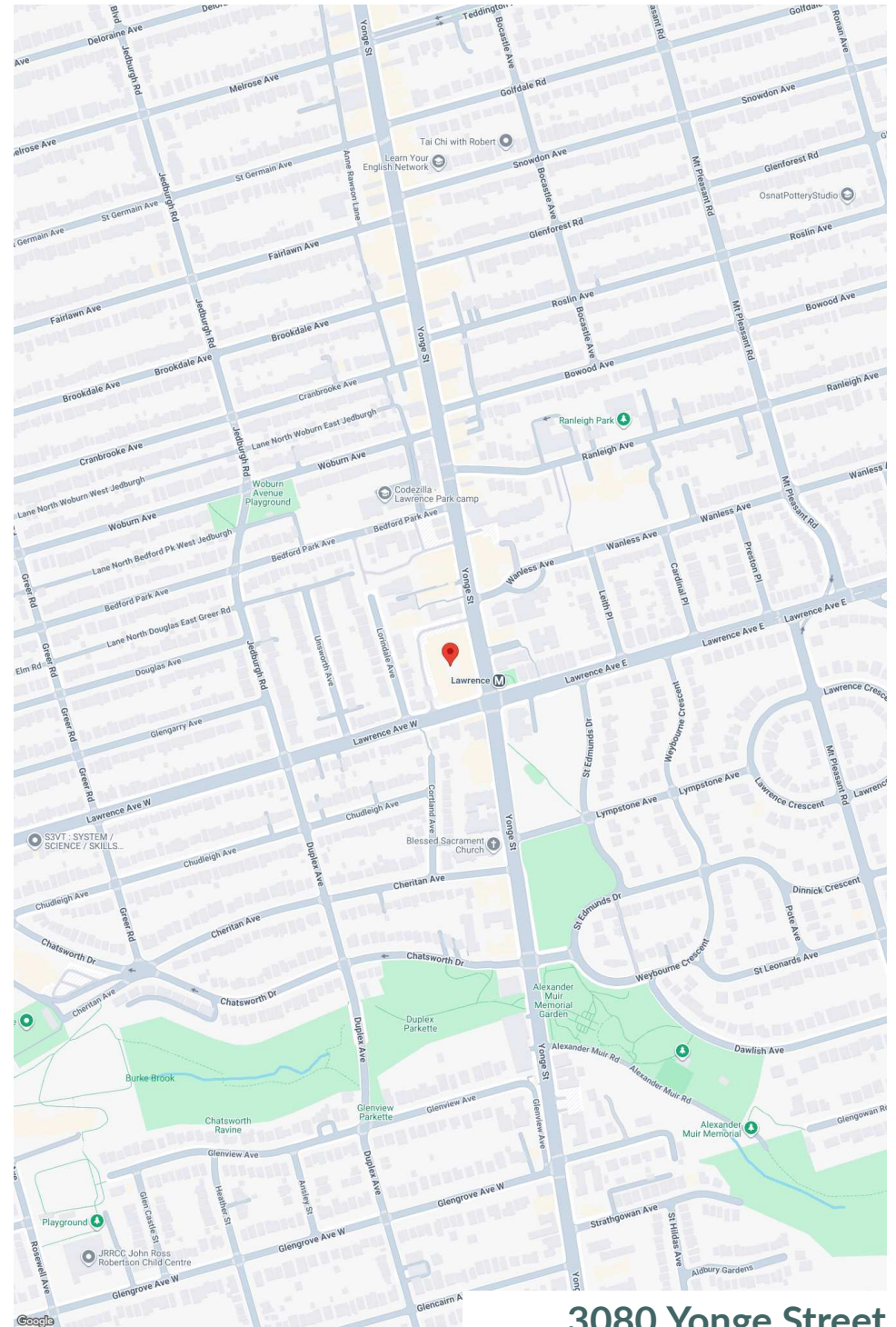
# 3080 Yonge Street

Toronto, ON

sf: 219,780

3080 Yonge Street is a newly redeveloped building in Bedford Park, one of Toronto's most desirable and high-income neighbourhoods. Located at the busy corner of Yonge Street and Lawrence Avenue, it offers direct access to Lawrence subway station, is five minutes from Highway 401, and just twenty minutes from downtown. The building features two levels of retail, four levels of office space, and underground parking. It's anchored by a 25,500 SF Loblaws City Market and includes a striking public art piece called "In n Out." With strong foot traffic, high visibility, and a modern design, 3080 Yonge Street is a great place to grow your business.

**Availability:** 906 - 5,053 sf



**3080 Yonge Street**



# 3080 Yonge Street

## Demographics



Traffic  
Count

Yonge St / Lawrence Ave W  
: 54,796



Walk  
Score

96

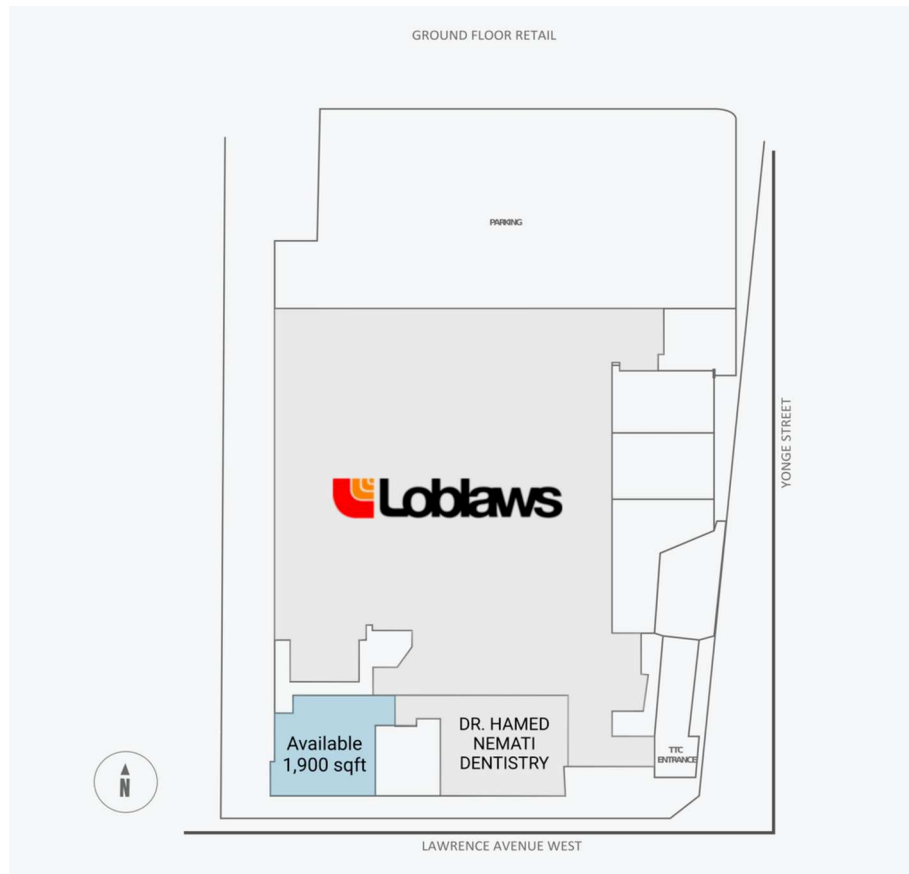


Transit  
Score

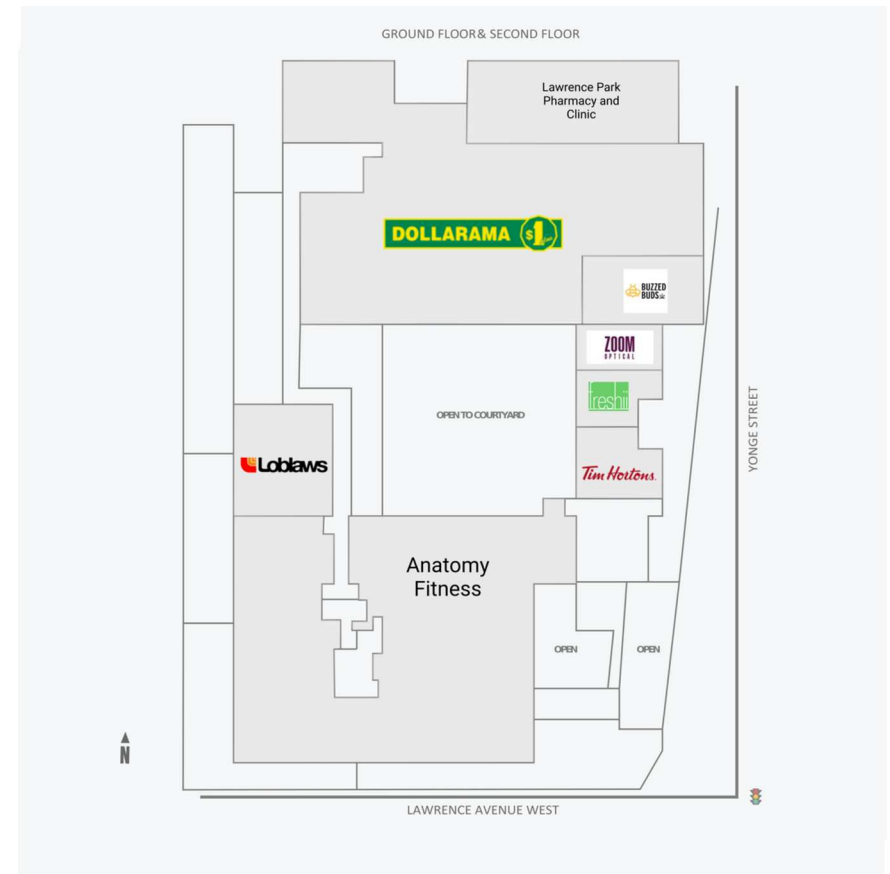
93

|                                                                                                      | 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   |

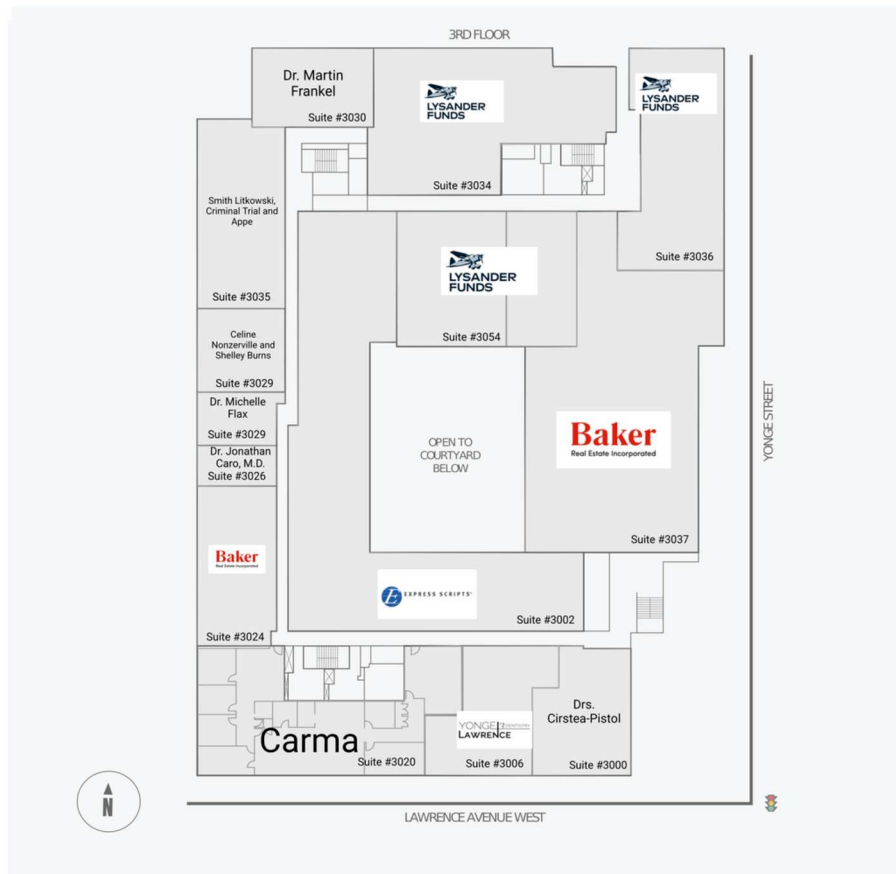
Ground Floor



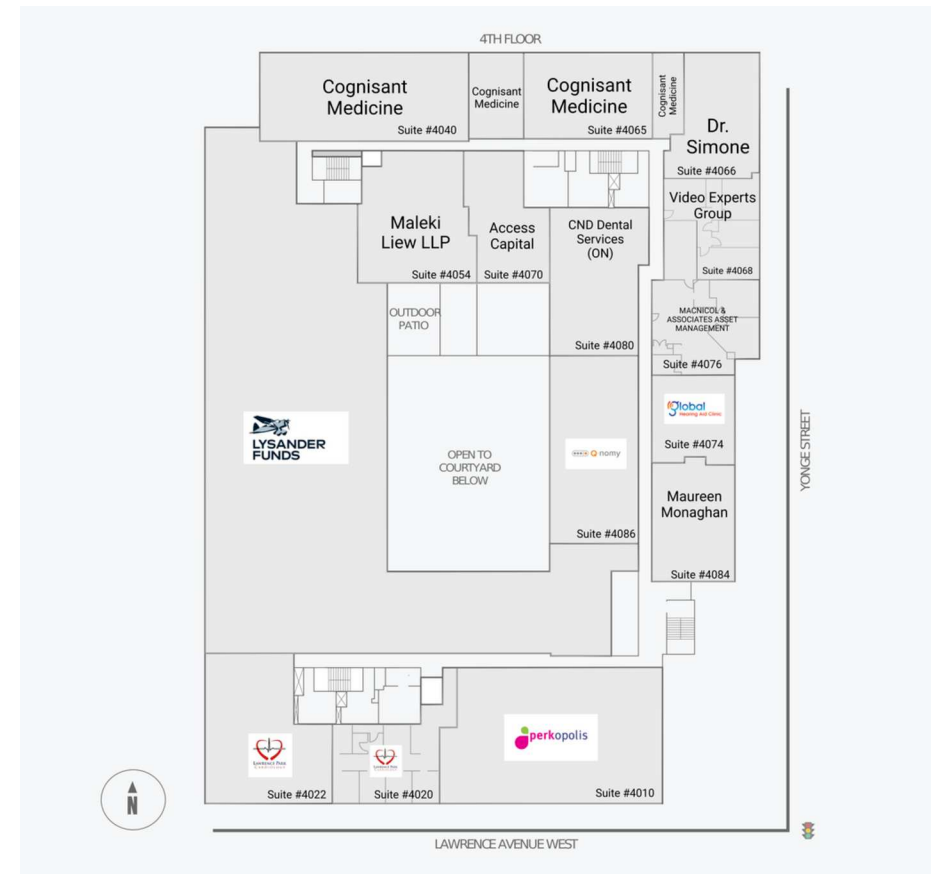
Ground Floor & Second Floor



### 3rd Floor



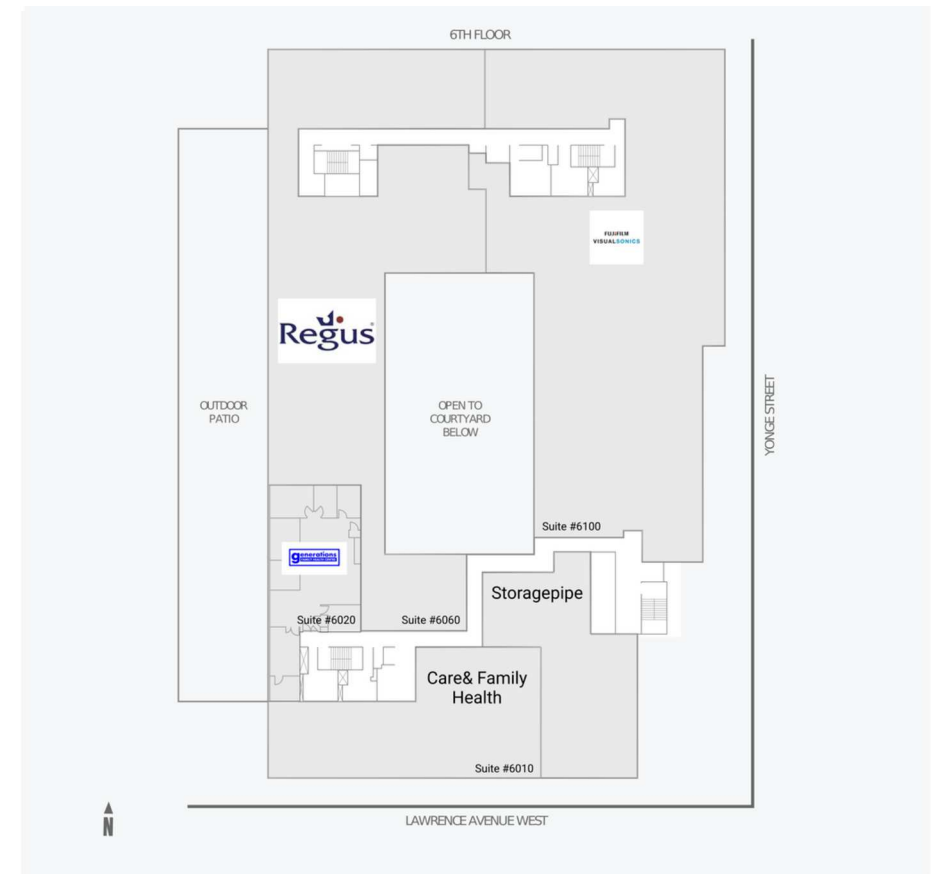
## 4th Floor



5th Floor



6th Floor



## Current Tenants

Loblaws  
 Dentix 24 Dental Clinic  
 DR. HAMED NEMATI  
 DENTISTRY  
 Tim Hortons  
 Freshii  
 Zoom Optical  
 Buzzed Buds  
 Dollarama  
 Lawrence Park Pharmacy and  
 Clinic  
 Anatomy Fitness  
 Leased  
 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  
 Boost Motor Group Inc  
 Langmaids Asset Management  
 M Smith Accounting  
 Professional Corp.  
 Elisa Benayon Psychotherapy  
 First Canadian Health  
 Management Corp.  
 Loring Consulting Engineers  
 St. Clairwest Physiotherapy  
 Yoannou & Associates  
 Dr. Sheldon Hoppe  
 Dr. Ivan Li  
 North Toronto RMT Clinic  
 Dr. Sherri Taras

Storagepipe  
 Care& Family Health  
 Generations Family Health  
 Centre.  
 Generations Family Health  
 Clinic  
 Unavailable  
 Regus  
 Visualsonics Inc  
 MTS Allstream Inc  
 Beanfield Fibre 1 L.P.  
 Lawrence Park Premium Dry  
 Cleaner  
 Sleep Country Canada  
 Dr. Robert Nevin



FIRST  
CAPITAL

3080 Yonge Street

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Current Availability

## Current Availability

|          |               |          |               |
|----------|---------------|----------|---------------|
| 1,900 sf | 20860-A01002B | 906 sf   | 20860-AO5009A |
| 940 sf   | 20860-AO4007A | 1,364 sf | 20860-AO5021A |

|          |               |
|----------|---------------|
| 3,740 sf | 20860-AO5022A |
| 5,053 sf | 20862-A01001A |

## Contact



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