

5250 YONGE UPPER MARKET

High Profile Retail Leasing Opportunity in North York

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5250 YONGE | UPPER MARKET

DEVELOPMENT OVERVIEW

Upper Market is located on the second-floor of 5250 Yonge, a brand-new mixed-use development in North York's vibrant core, offering prime retail and office opportunities on Yonge Street.

- 5250 Yonge is a dynamic, 1.65-acre development designed to reflect the vibrancy, diversity, and energy of North York. Upper Market is located on the second floor.
- Ideally positioned along the bustling Yonge Street corridor, the project brings together a vibrant mix of retail, office, and residential spaces, supported by a daytime population of approximately 350,000 people in a 3km radius.
- The development features over 109,000 square feet of modern office space atop a retail podium offering 79,000 square feet of premium shopping and dining.
- 5250 Yonge is built to Tier 2 Toronto Green Standards, prioritizing energy efficiency, water conservation, and sustainable building practices to promote long-term environmental performance.



309 Units

Residential



~360 Stalls

Parking Available for Retail



21+ ft

Floor to Underside Height



330 ft

Yonge Street Frontage



79,516 sf

Total Retail Space



118,944 sf

Total Office Space

Property Highlights – Upper Market

Wide Column Spacing

With generous ~22-foot column spacing, the floor plate is designed for maximum flexibility. The minimal interior obstructions allow tenants to optimize layout configurations, support open-concept retail environments, and enhance customer circulation.



21' Clear Height

Featuring soaring 21-foot clear ceiling heights, Upper Market can accommodate large-format retail displays. A rare offering in this node, this presents a unique opportunity for retailers to bring bold, experiential concepts to life.



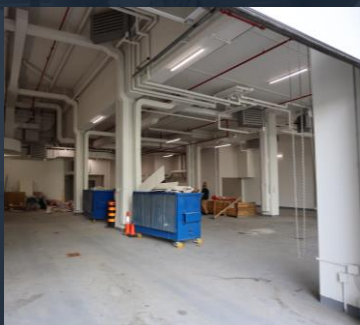
Ease of Access

A prominent ground level lobby offers direct access to the second floor via two dedicated passenger elevators and a feature escalator. Over 360 dedicated underground parking spaces are available for commercial customers at 5250 Yonge.



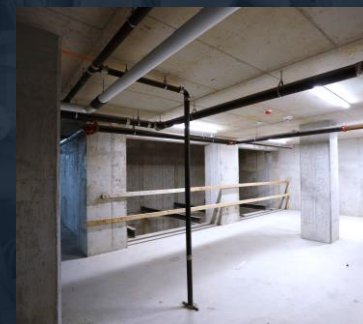
Double Drive In Bay Doors

Two ground-level drive-in bay doors accommodate 53-foot trailers and connect to a loading bay with 16-foot clear heights, supporting a wide range of shipping and receiving needs. The loading area provides direct access to Upper Market's through the cargo elevator.



Cargo Elevators

Two high-volume cargo elevators provide direct access from the second floor to the loading bay. This rare offering in the urban retail market makes second-floor tenancy an attractive option, accommodating the needs of a wide range of modern retailers.



5250 YONGE UPPER MARKET



PROPERTY INFORMATION

AVAILABLE SPACE: 51,637 SF

Address:	5250 Yonge Street, North York, ON
Project:	5250 Yonge
Developer:	G Group Development Corp.
Cross Street:	Yonge Street / Ellerslie Ave
Asking Rent:	Please contact for more information
Leasable Area:	51,637 sq. ft second floor
TMI:	± \$31.05 estimated
Possession Date:	Immediate





**5250
YONGE** | **UPPER
MARKET**

Welcome to Yonge-Doris

Situated along Yonge Street in the heart of the North York corridor, 5250 Yonge offers a highly central location within one of Toronto's most vibrant hubs. The property provides exceptional walkability and immediate access to public transit, major highways, airports, and a wide range of amenities, including dining, entertainment, retail, and cultural attractions — making it effortless to connect to everything the city has to offer.



Location Highlights



Accessibility to Highway

Conveniently located near Highways 401, 404, the DVP, and Allen Road, with direct access to Highway 401 via Yonge provides maximum accessibility for travel across the Greater Toronto Area



Prime High-Traffic Location

Positioned along Yonge in North York's most dynamic hub offers exceptional visibility and captures high traffic. With over 300 ft of frontage on Yonge, the building design ensures maximum visibility



Public Transit

Located directly above TTC Line 1 (Finch) offers unparalleled convenience and accessibility for customers and commuters, extending retail market reach across the Greater Toronto Area



Traffic Count

High traffic north & south arterial node, with over 2,000 vehicles per hour during peak periods highlighting the area's continuous activity



Thriving Residential Community

Situated in a neighborhood with over 46,000 residents within a 1-km radius provides a substantial local customer base for many retail uses



Ongoing Urban Intensification

5250 Yonge benefits from continuous urban development driving increased demand for retail services and promising long-term growth.



WALK SCORE 96

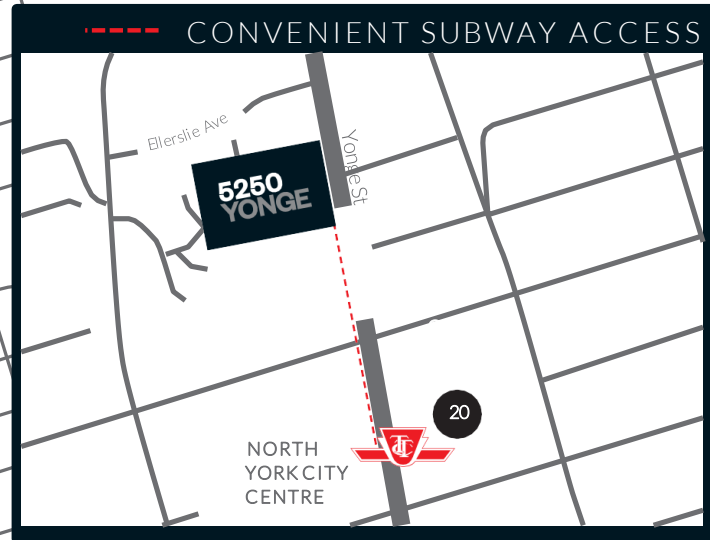
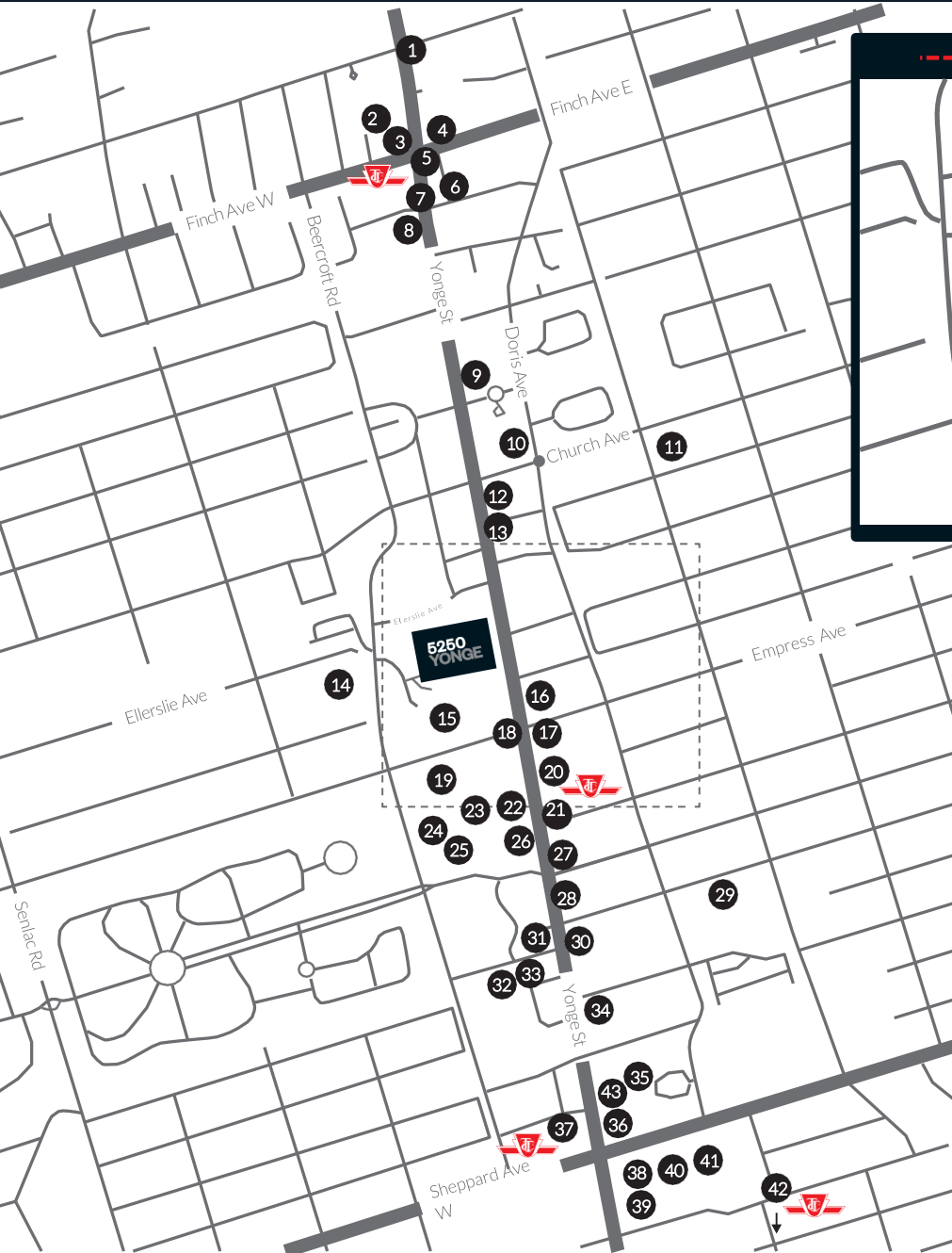
- 2 3 minutes to North York Centre Subway Station
- 2 3 minutes to Empress Walk
- 2 5 minutes to Mel Lastman Square
- 3 12 minutes to Sheppard Square
- 3 12 minutes to Sheppard - Yonge Subway Station

DRIVE

- 5 11 minutes to Yorkdale Mall
- 4 7 minutes to Bayview Village
- 6 25 minutes to Pearson International Airport
- 8 30 minutes to Billy Bishop Airport
- 7 25 minutes to the Financial District

TRANSIT SCORE 92

- 7 30 minutes to Union Subway / Train Station
- 1 9 minutes to Finch Subway Station / GO Bus Terminal
- 3 3 minutes to Sheppard - Yonge Subway Station



TTC/GO Transit

- 5 Finch Subway Station/
GO Bus Terminal
- 20 North York Centre
Subway Station
- 37 Sheppard - Yonge
Subway Station
- 42 York Mills Subway Station

Banks

- 1 Royal Bank
- 3 TD Canada Trust
- 4 Scotiabank
- 8 Bank of Montreal
- 21 Scotiabank
- 22 Bank of Montreal
- 27 Royal Bank
- 35 TD Canada Trust
- 38 Royal Bank

Grocery Stores

- 7 M2M Asian Foods
- 10 Metro
- 12 H Mart
- 17 Loblaws
- 39 Whole Foods

Restaurants

- 13 St. Louis Bar & Grill
- 16 Kinton Ramen
- 28 Jack Astor's Bar &
Grill
- 30 Mezza Notte
Trattoria/
Symposium Café/
Bâton Rouge
- 33 Moxie's Bar & Grill
- 34 Sushi Moto
- 40 Kinka Izakaya

Coffee

- 6 Tim Hortons
- 9 Tim Hortons
- 18 Aroma Espresso Bar
- 23 Starbucks
- 31 Tim Hortons
- 41 Tim Hortons

Hotel

- 19 Novotel Toronto

Parks

- 11 Mitchell Field Park
- 14 Dempsey Park
- 15 Gibson Park
- 29 Willowdale Park

Malls

- 26 Empress Walk Mall
- 36 Sheppard Centre

Other

- 25 North York City Centre
/ Mel Lastman Square

Fitness

- 2 Goodlife Fitness
- 24 Fit4Less
- 32 Goodlife Fitness
- 43 LA Fitness



Nearby Developments

● Under Construction

● Pre Construction

Address	Developer	# of Units
1 40-48 Hendon Ave	Matrix Development Group	148
2 30-36 Hendon	Trolleybus Urban Development	443
3 50 Finch Ave E	5052 Finch Development	67
4 5576 Yonge	Golfour Property Services	608
5 36 Olive Ave	Capital Developments	379
6 35 Holmes	Kingsdale Development	154
7 26 Hounslow Ave	Mattamy Homes	305
8 5400 Yonge St	Fieldgate Urban	533
9 5318-5334 Yonge St	Bento Developments	963
10 5294-5306 Yonge St	Mirabella Developments	437
11 5205 Yonge St	Inmino Developments	329
12 5051-6061 Yonge St	Sevoy Developments	365
13 4949 Yonge St	Conservatory Group	478
14 4800 Yonge St	Menkes Developments	498
15 53-63 Sheppard Ave W	Fieldgate Urban	415
16 45-47 Sheppard East	Lev Living	2386
17 110 Sheppard Ave E	Streamliner Properties	1313
18 181 East	Stafford, Greybook Realty	185
19 4696 Yonge St	Skale Developments	536
20 36-40 Avondale	1001081495 Ontario Inc	504
21 48 Avondale	Mattamy Homes	1238
Total Units		12,284

Second Level Floor Plan

-  Elevators
-  Escalators
-  Freight Elevator



Yonge Street Frontage

Demographics

Population

5km radius

356,602

Median Age

5km radius

40.7

Children

0-19 years

19%

Adult

20-54 years

42%

Pre-Retirement

55-64 years

26%

Seniors

65+ years

17%

Household Income

5km households

\$136,270

Population

Earning Above \$100k

50,905

Consumer Spending

Household

\$93,235

Aggregate Spending

\$13,145,944,334

Households around 5250 Yonge Street spend an average of \$93,235 annually, contributing to over \$13.1 billion in total consumer spending across the area. This level of spending is notably higher than the Canadian national average, which is approximately \$70,000 per household.



337,179

Daytime population



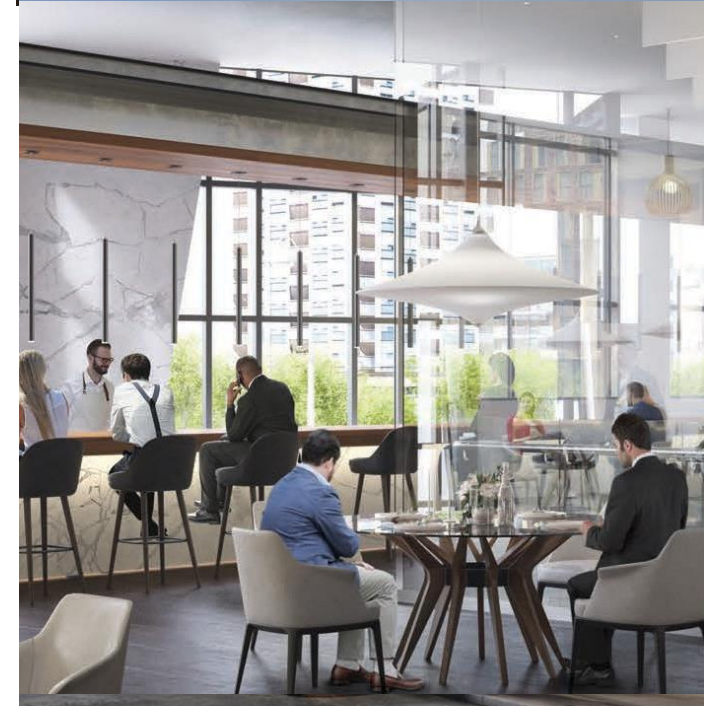
87/100

Transit Score



98/100

Walk Score







Contact for More Information

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