

FLAGSHIP RESTAURANT OPPORTUNITY

# 1913 YONGE STREET

YONGE & DAVISVILLE · TORONTO

OCCUPANCY SPRING 2027





# THE OFFERING

A rare three-level flagship restaurant opportunity at the base of a new twin-tower development on Yonge Street. Ground floor, second floor and lower level combine with a licensed patio terrace, all fronting one of Midtown’s busiest pedestrian corners.

|                 |                       |
|-----------------|-----------------------|
| Ground Floor    | 3,202 SF              |
| Second Floor    | 2,033 SF              |
| Lower Level     | 2,777 SF              |
| Patio – Terrace | 1,032 SF              |
| Rent            | Contact Listing Agent |
| Occupancy       | Spring 2027           |

9,044 TOTAL SF INCL. PATIO

## ADJACENT PROJECT OVERVIEW

# 1951 YONGE STREET

A two-tower residential community rising directly beside the site, delivering a built-in customer base at the restaurant's door alongside the existing Yonge Street trade area.

**815**

Residential Units

**85**

Retail Parking Spaces

**1,000+**

Bicycle Parking

**2027**

Estimated Completion



TORONTO MIDTOWN

# YONGE & DAVISVILLE

A dynamic, transit-connected community known for its thriving mix of restaurants, cafés, boutiques and everyday amenities. Surrounded by established residential neighbourhoods, office space and green space including the Beltline Trail, this highly walkable area offers exceptional convenience and a strong, affluent customer base.

DEMOGRAPHICS

1 KM RADIUS

41,149

Population

42,047

Daytime Population

\$161,867

Average Household Income

37.4

Median Age

65.7%

University Educated

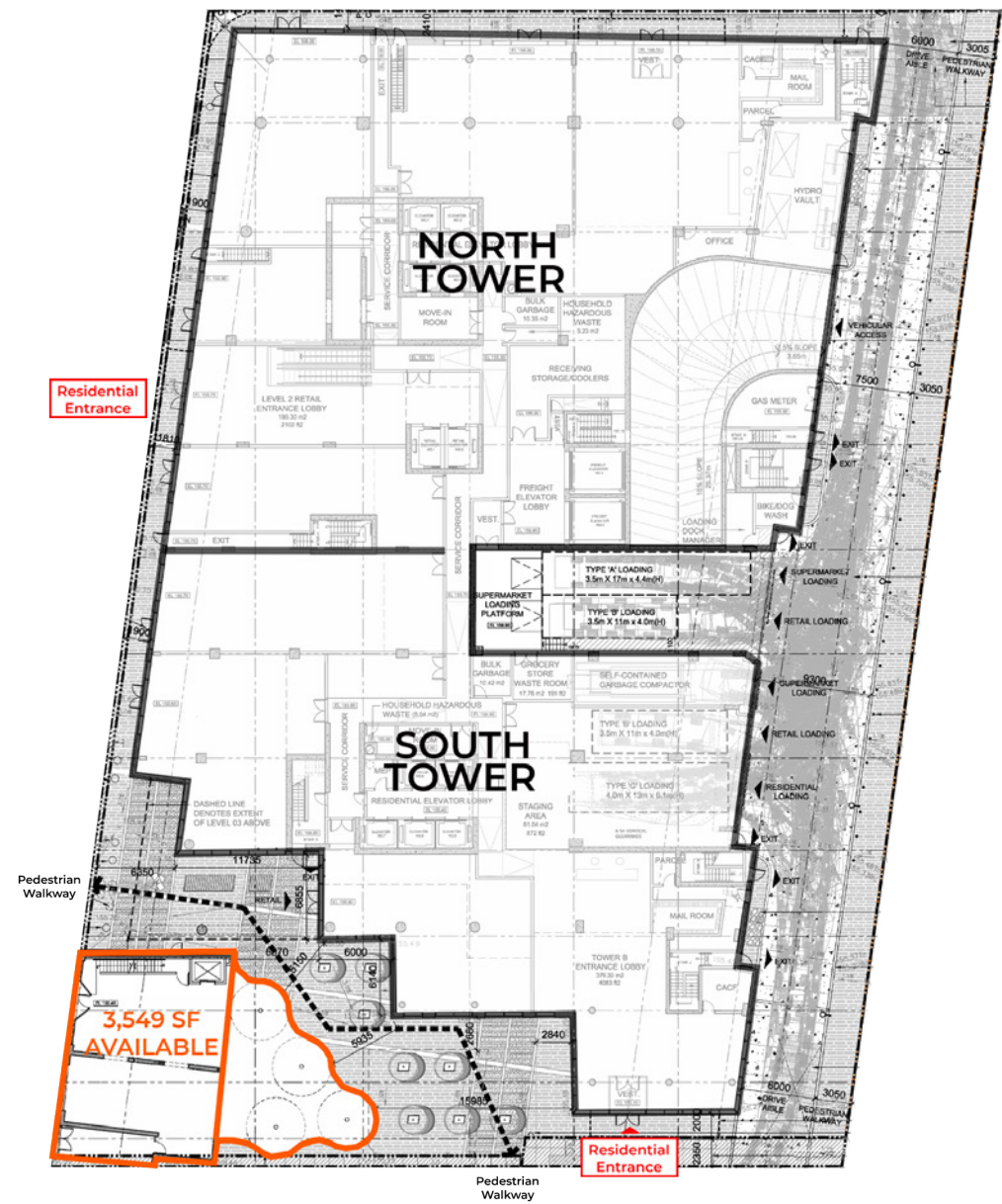
1913 YONGE STREET



# SITE PLAN

|                 |          |
|-----------------|----------|
| Ground Floor    | 3,202 SF |
| Second Floor    | 2,033 SF |
| Lower Level     | 2,777 SF |
| Patio – Terrace | 1,032 SF |

Demised area outlined in orange. The 3,549 SF callout on the architect's plan is gross area including service and circulation; leasable ground floor area is 3,202 SF. All areas are approximate and subject to final measurement.



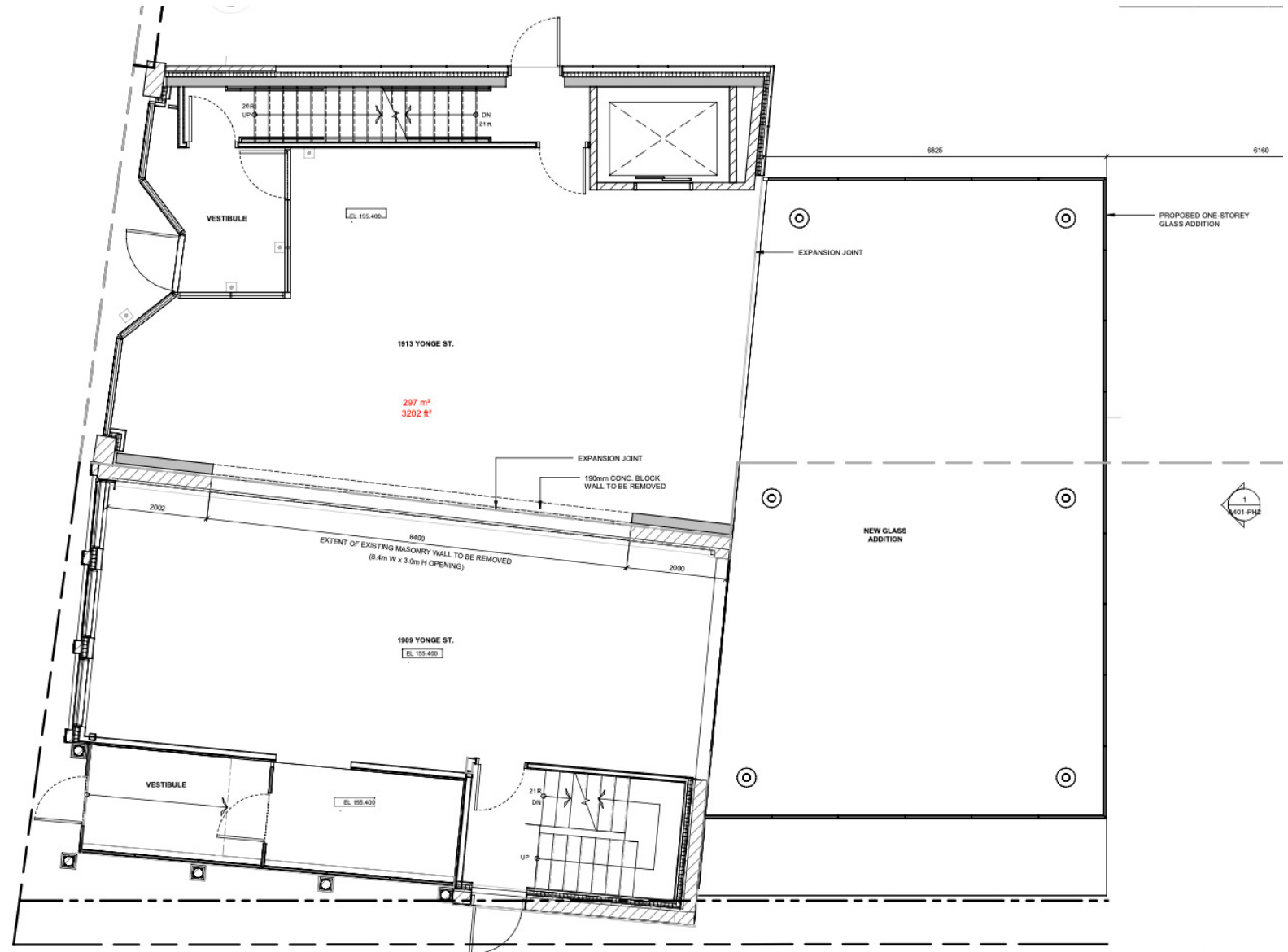
FLOOR PLAN

# GROUND FLOOR

3,202 SF

1913 & 1909 YONGE STREET

Two storefronts combined into one flagship room by removing the party wall, with a new one-storey glass addition to the rear.



FLOOR PLAN

# SECOND FLOOR

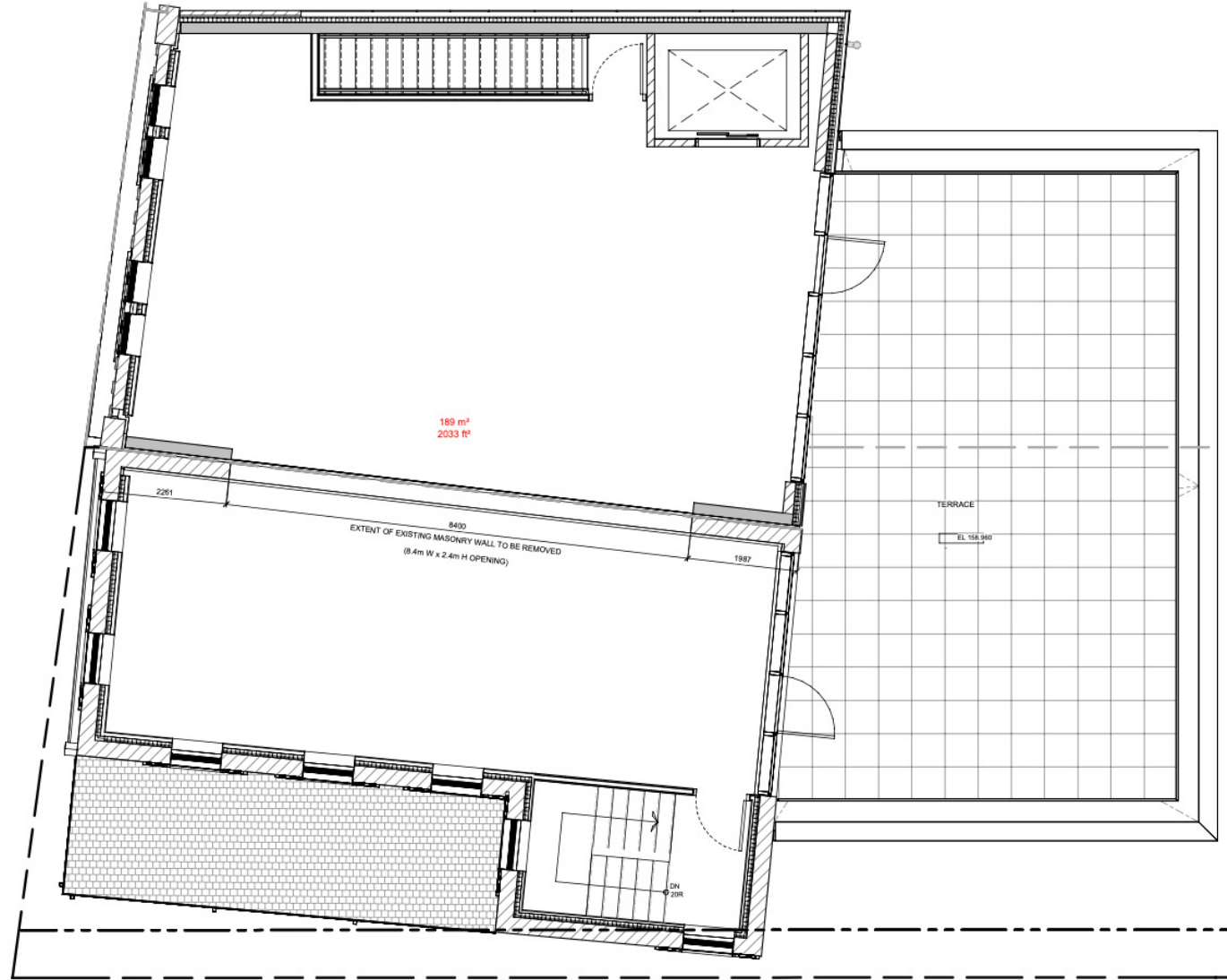
2,033 SF

DINING ROOM

1,032 SF

PATIO – TERRACE

Second level opens directly onto a private terrace over the rear addition, served by stair and elevator from grade.



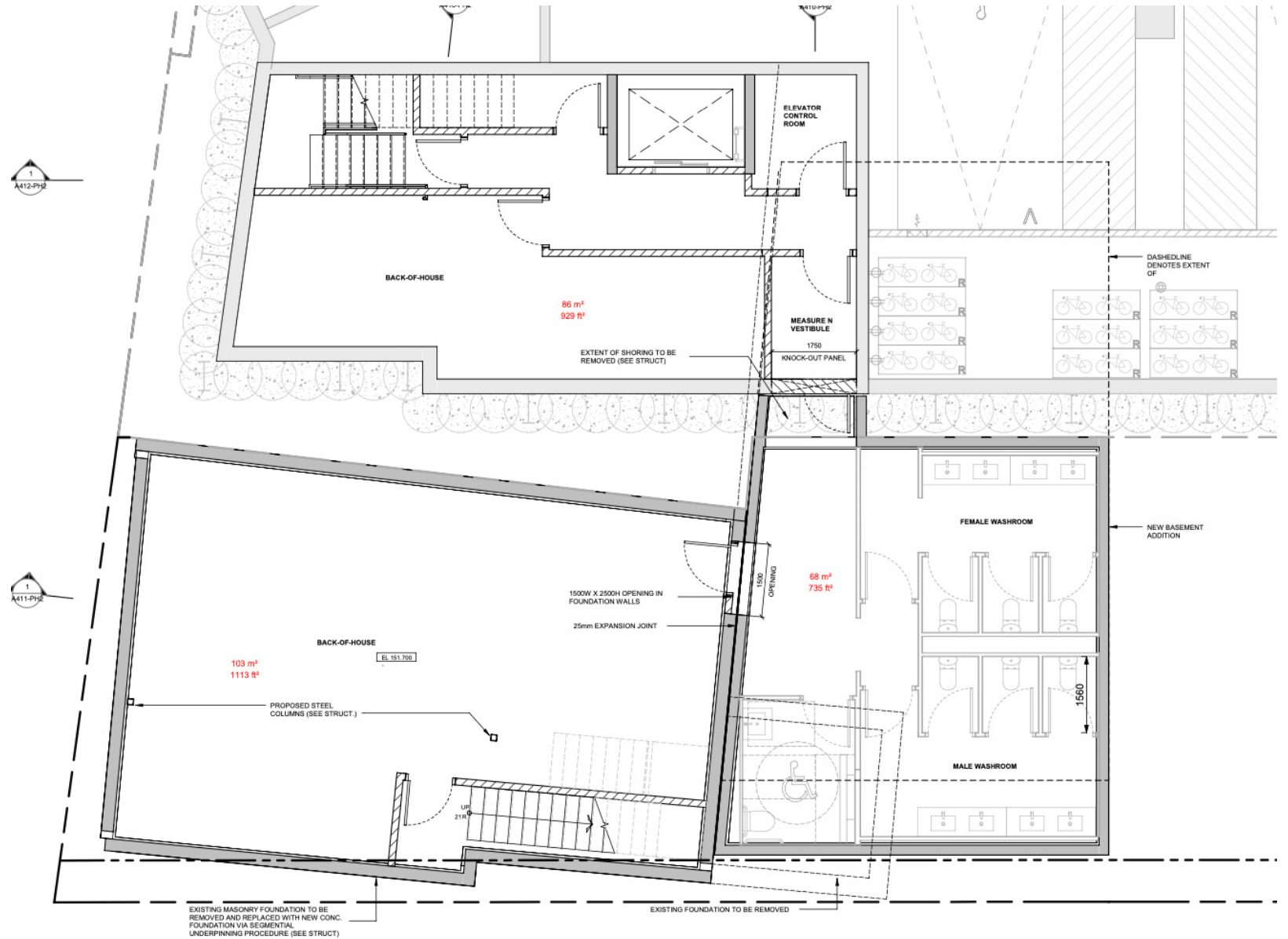
## FLOOR PLAN

# LOWER LEVEL

## 2,777 SF

### BACK-OF-HOUSE & WASHROOMS

New basement addition with male and female washrooms, prep and storage, connected to grade by stair and elevator.





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