



# 5803

## YONGE STREET

FULL FLOOR OPPORTUNITY

**ABOVE GRADE RETAIL/OFFICE**  
For Lease & For Sale



**6,003 SF WITH SIGNAGE**

Directly Above Flagship H Mart Grocery Anchor

# 5803 YONGE ST

## 3RD FLOOR COMMERCIAL

### FULL FLOOR RETAIL / OFFICE OPPORTUNITY

5801 Yonge Street — 6,003 SF | Full Floor, Divisible

A rare full-floor opportunity on one of North York's most trafficked Yonge Street addresses. 6,003 SF of bright, flexible space available immediately — lease the full floor or divide to suit.

#### The Building

Anchored by H Mart on the ground floor, 5801 Yonge draws consistent daily foot traffic from the surrounding Newtonbrook community. A dedicated commercial entrance and private commercial elevators provide separate access from the residential lobby. Prominent building signage available.

#### The Location

Steps from Finch Station; TTC subway, GO Transit, and YRT/Viva all converge here, making this one of the best-connected addresses north of Sheppard. The Yonge North subway extension and wave of approved mid-rise development along this corridor signal what's coming: more residents, more density, more foot traffic.



# PROPERTY DETAILS

**LOCATION:** Yonge Street, just north of Finch

## SIZE:

6,003 SF (divisible)

## NET RENT:

\$29.00 / SF

## ADDITIONAL RENT:

\$21.50 / SF (2026)

## AVAILABILITY:

Immediate

## SALE PRICE:

Contact Listing Agent

## TERM:

5-10 Years

# HIGHLIGHTS

- New construction full floor opportunity with in place services and HVAC
- High pedestrian and auto traffic
- Anchored by flagship H-Mart supermarket on ground floor
- Designated Loading Area
- Freight Elevator Access
- Commercial parking available
- 550 m from Finch TTC Subway Station

# DEMOGRAPHICS



## TOTAL POPULATION

182,696  
3km radius



## DAYTIME POPULATION

178,182  
3km radius



## AVE. HOUSEHOLD INCOME

\$121,687  
3km radius



## MEDIAN AGE

53 YEARS  
3km radius



## VEHICULAR TRAFFIC COUNT

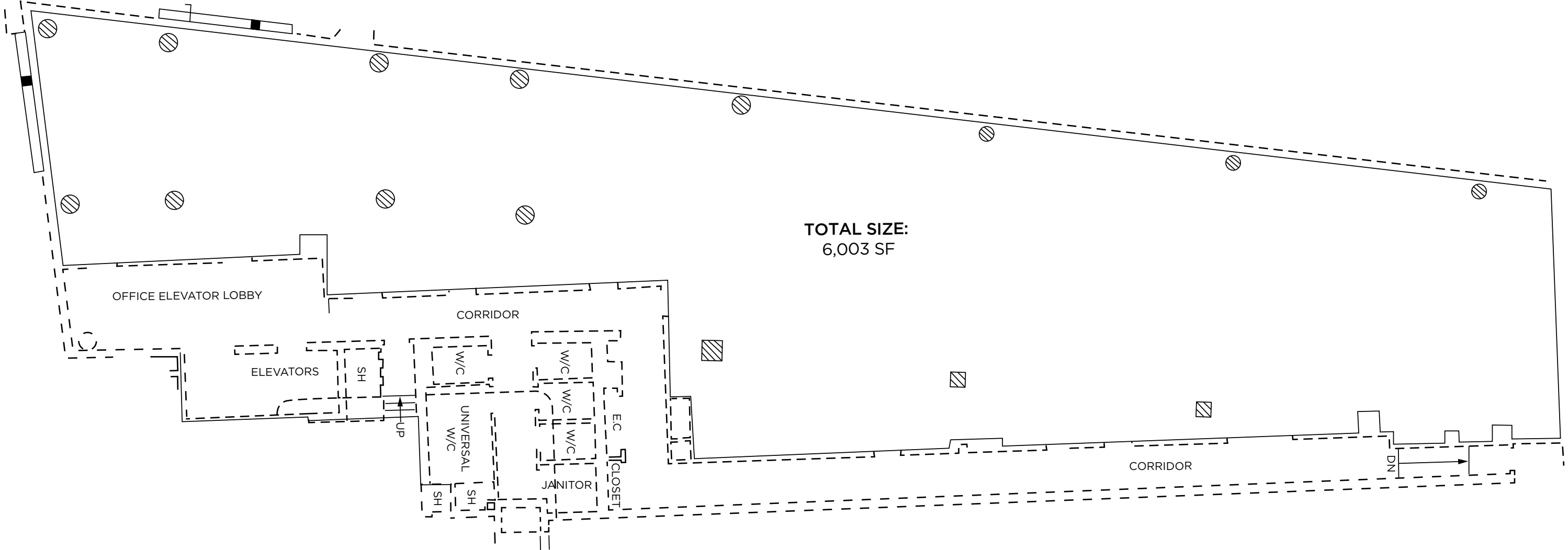
35,000- 45,000/DAY  
3km radius



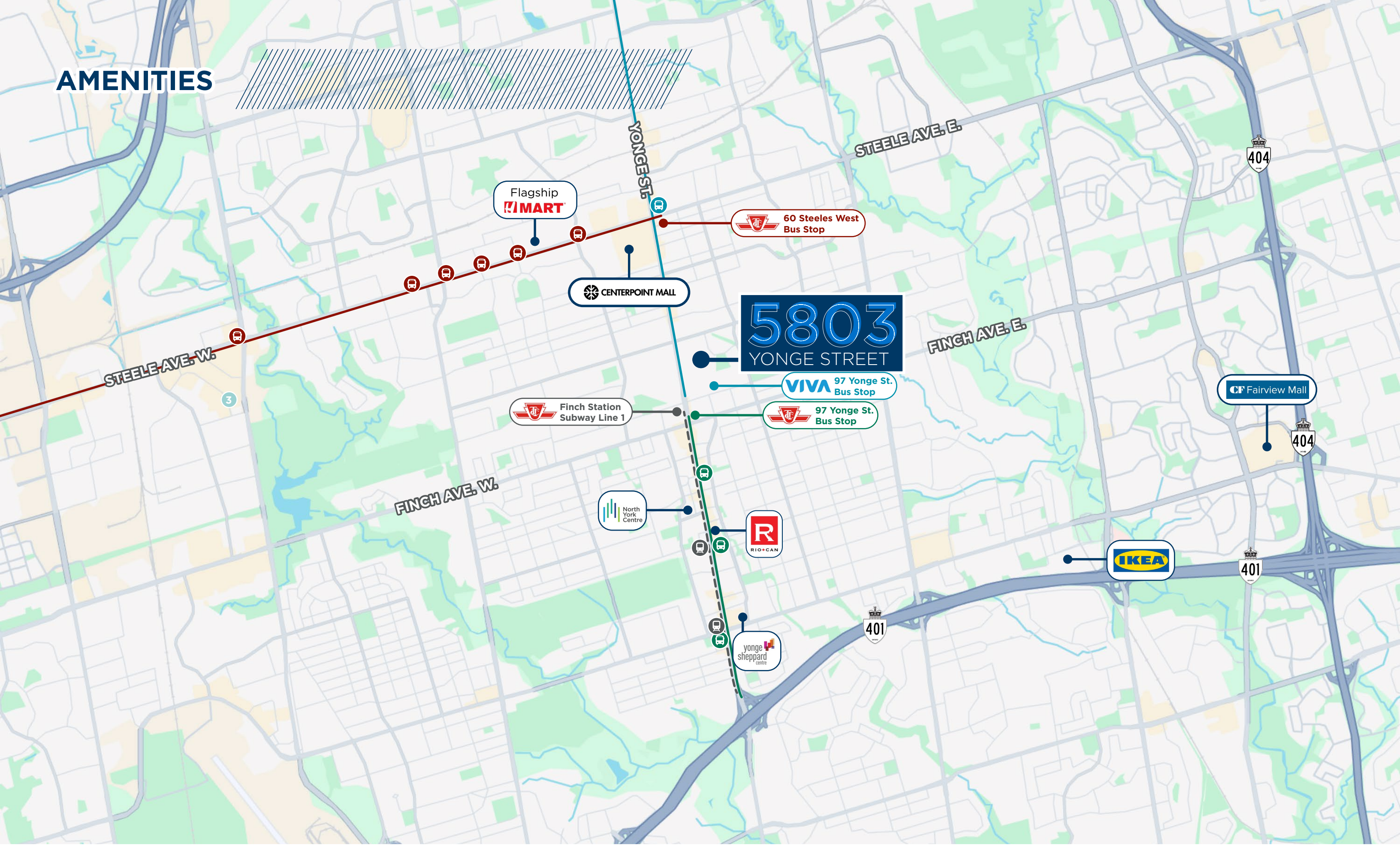
## PEDESTRIAN TRAFFIC COUNT

25,000 - 35,000/DAY  
3km radius

# FLOOR PLAN



AMENITIES





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