

ELEVATE YOUR EVERYDAY

PEARL PLACE | YONGE & SHEPPARD



4951 YONGE STREET, TORONTO | NEW COMMERCIAL UNITS FOR LEASE



PROPERTY SPECIFICATIONS

4951 YONGE STREET	
Total Commercial GLA	+/- 90,000 Sq. Ft.
Total Area Per Commercial Floor Plate	+/- 30,000 Sq. Ft.
No. of Floors (Commercial)	3
Visitor Parking	258 spaces (P1 & P2)
Completion Date	Q4 2024
Retail Occupancy	Q3 2025
Residential Occupancy	Q4 2024 – Q1 2025 (478 units)
Property Highlights	<ul style="list-style-type: none"> • Prime exposure on Yonge street in a highly dense node • Steps away from Sheppard Subway Station in the heart of North York City Centre • Amazing frontage, large windows, and ample exposure that provides the perfect space for the retail business to flourish for both, local and national retailers • Parking available for commercial component of development



PROPERTY HIGHLIGHTS



HIGH TRAFFIC COUNT

Pearl Place is ideal for businesses catering to both local population and to the 54,313 people driving along Yonge Street and Upper Madison Avenue everyday.



PERFECT UNIT SIZES FOR ALL TYPES OF USES

The retail units are conveniently sized for all kind of commercial uses ranging from approximately 600 Sq. Ft. - 3,500 Sq. Ft.



BRAND NEW DEVELOPMENT

Pearl Place embodies the very essence of perfection in every square inch of the building's modern form. Glass, steel and concrete combine to create a place of remarkable richness and prestige for this new development.



LOCATED NEAR MAJOR TRANSIT HUBS

Pearl Place is located minutes away from major transit stations, including Sheppard Subway Station and North York Centre Station.



PRIME SIGNAGE OPPORTUNITY

Prime signage opportunity Yonge Street offering high visibility and exposure for all the commercial businesses.



RETAIL FOR LEASE

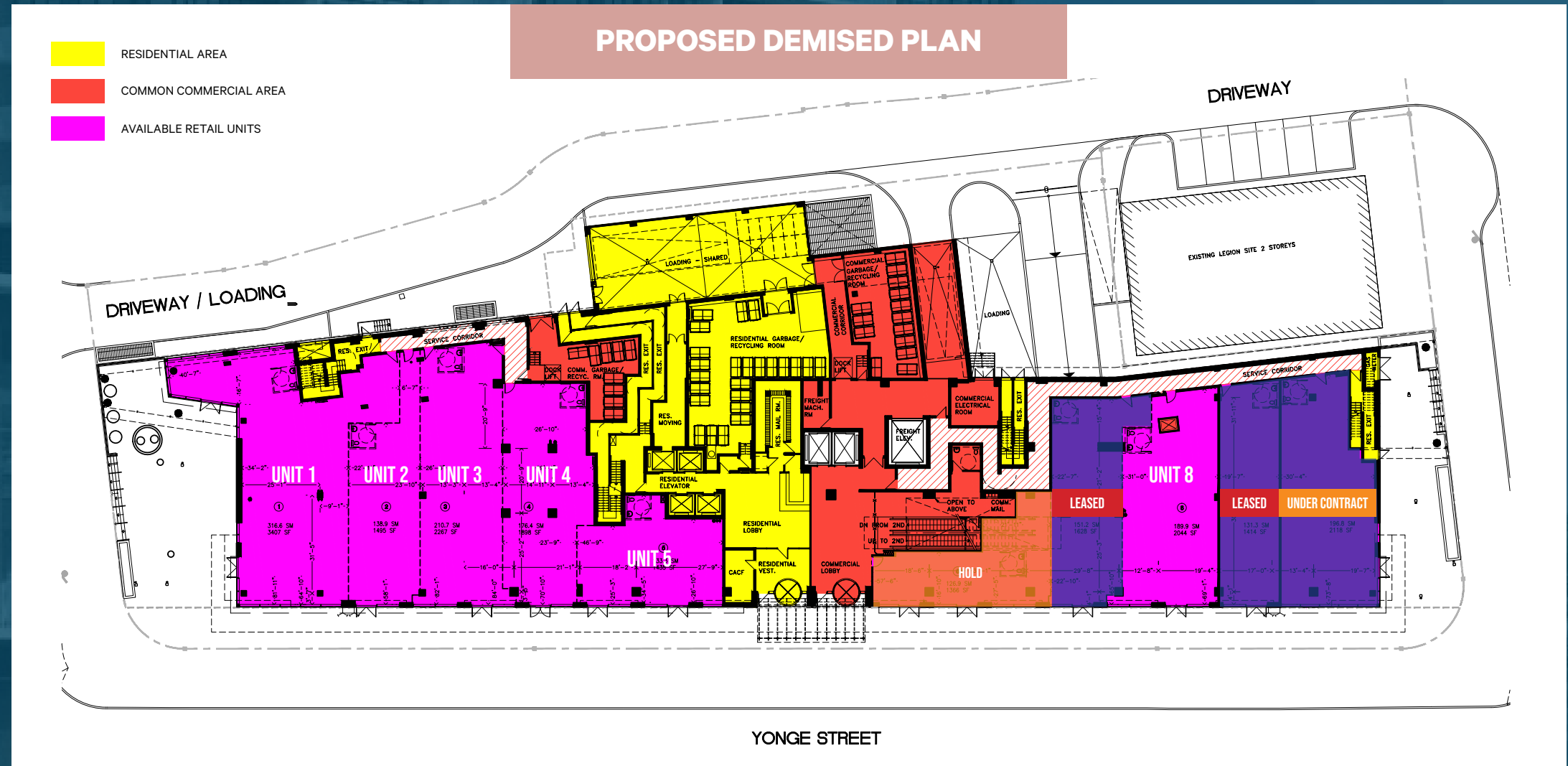
GROUND FLOOR	
Available Retail Units	Unit 1, 2, 3, 4, 5, 8
Total Usable Area	19,043 Sq. Ft.
Available Unit Size Range	1,435 Sq. Ft. - 3,407 Sq. Ft. (can be combined)
Net Rent	Contact Listing Agent
Estimated TMI (2024)	\$25.00 Per Sq. Ft.
Ceiling Height	19.2 Ft.
Possession Date	February 2026

SECOND FLOOR	
Available Retail Units	Unit 2A, 2B, 3
Total Usable Area	31,837 Sq. Ft.
Available Unit Size Range	14,916 Sq. Ft. (can be demised)
Net Rent	Contact Listing Agent
Estimated TMI (2024)	\$19.50 Per Sq. Ft.
Ceiling Height	14.9 Ft.
Possession Date	February 2026

THIRD FLOOR	
Total Usable Area	32,031 Sq. Ft.
Available Unit Size Range	32,031 Sq. Ft. (can be demised)
Net Rent	Contact Listing Agent
Estimated TMI (2024)	\$19.50 Per Sq. Ft.
Ceiling Height	19.0 Ft.
Possession Date	Immediate

GROUND FLOOR

UNIT	TOTAL USABLE SPACE	GROSS UP% APPROX.	TOTAL RENTABLE SPACE
1	3,407 Sq. Ft.	17%	3,986 Sq. Ft.
2	1,495 Sq. Ft.	17%	1,749 Sq. Ft.
3	2,267 Sq. Ft.	17%	2,652 Sq. Ft.
4	1,898 Sq. Ft.	17%	2,221 Sq. Ft.
5	1,435 Sq. Ft.	17%	1,679 Sq. Ft.
6	1,366 Sq. Ft.	17%	1,598 Sq. Ft.
7	1,628 Sq. Ft.	LEASED 17%	1,905 Sq. Ft.
8	2,044 Sq. Ft.	17%	2,392 Sq. Ft.
9	1,414 Sq. Ft.	LEASED 17%	1,654 Sq. Ft.
10	2,118 Sq. Ft.	UNDER CONTRACT 17%	2,478 Sq. Ft.



*subject to size adjustments

SECOND FLOOR

FLOOR PLAN

- RESIDENTIAL AREA
- VOID
- AVAILABLE RETAIL UNIT
- LEASED UNIT



Total Area
31,837 Sq. Ft.

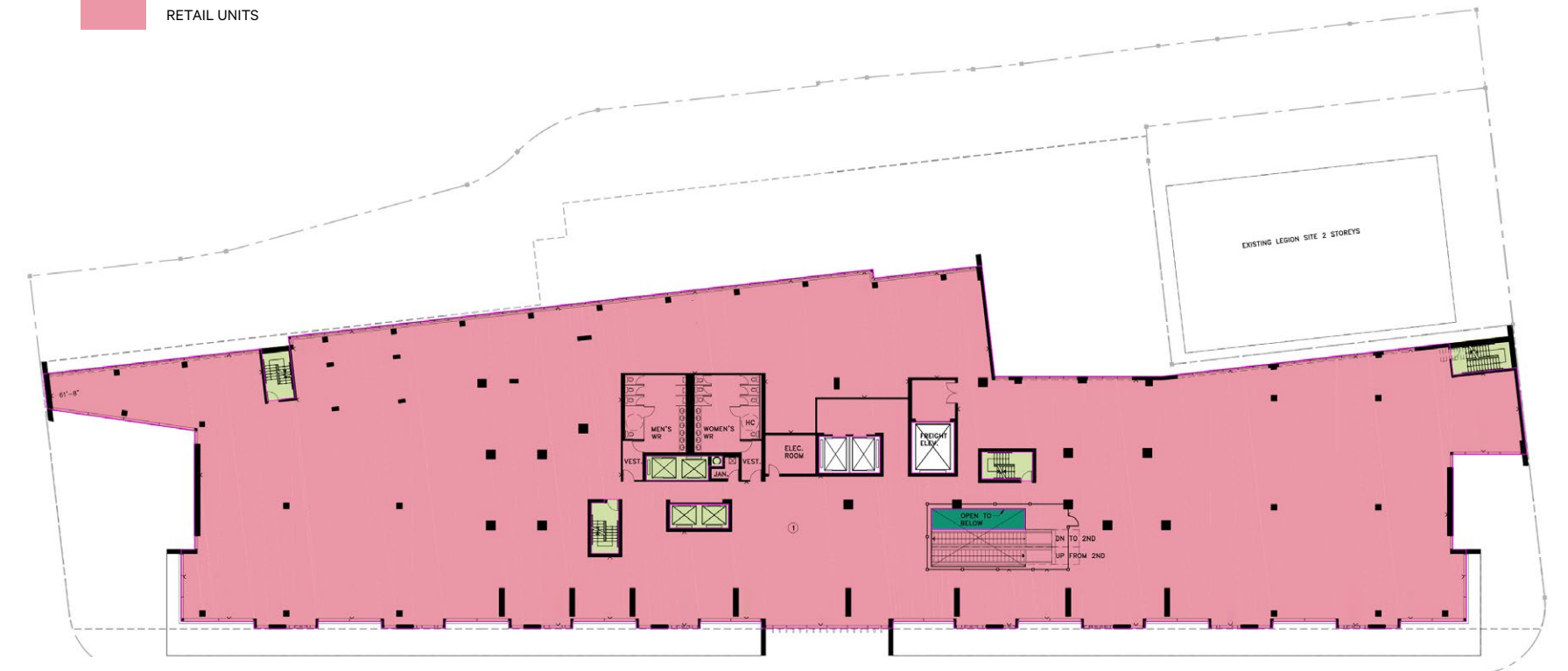
FLOOR	TOTAL USABLE SPACE	GROSS UP% APPROX.	TOTAL RENTABLE SPACE	AVAILABLE AREA
2nd	31,837 Sq. Ft.	20.00%	34,193 Sq. Ft.	14,916 Sq. Ft.

**subject to size adjustments*

THIRD FLOOR

FLOOR PLAN

- RESIDENTIAL AREA
- VOID
- RETAIL UNITS



Total Area
32,031 Sq. Ft.

FLOOR	TOTAL USABLE SPACE	GROSS UP% APPROX.	TOTAL RENTABLE SPACE
3rd	32,031 Sq. Ft.	20.00%	34,401 Sq. Ft.

**subject to size adjustments*

LOCATION & AMENITIES

RIDE TIMES



2 MINUTES TO
NORTH YORK CENTRE
SUBWAY STATION



1 MINUTE TO
SHEPPARD SUBWAY STATION



WALK
SCORE ¹

99



TRANSIT
SCORE ¹

89



TRAFFIC
COUNT ¹

54,313

Cars Per Day
Yonge Street
Cross Street:
Upper Madison Avenue

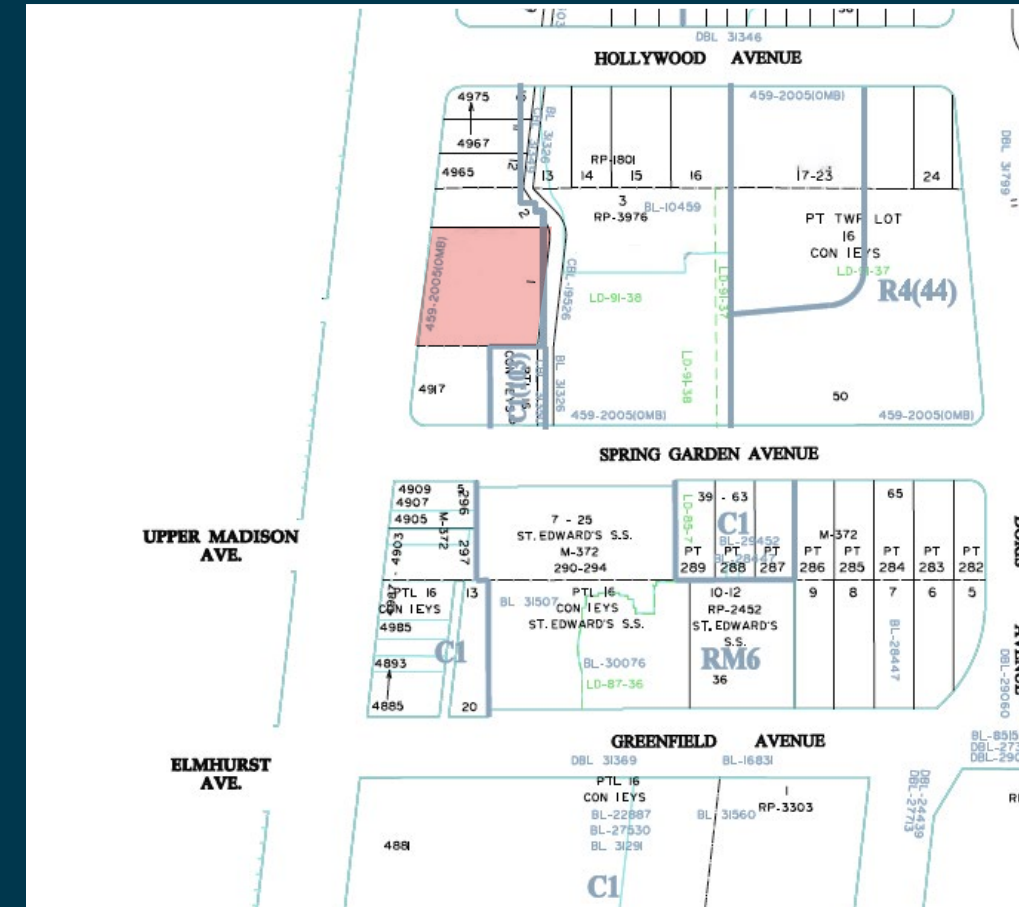
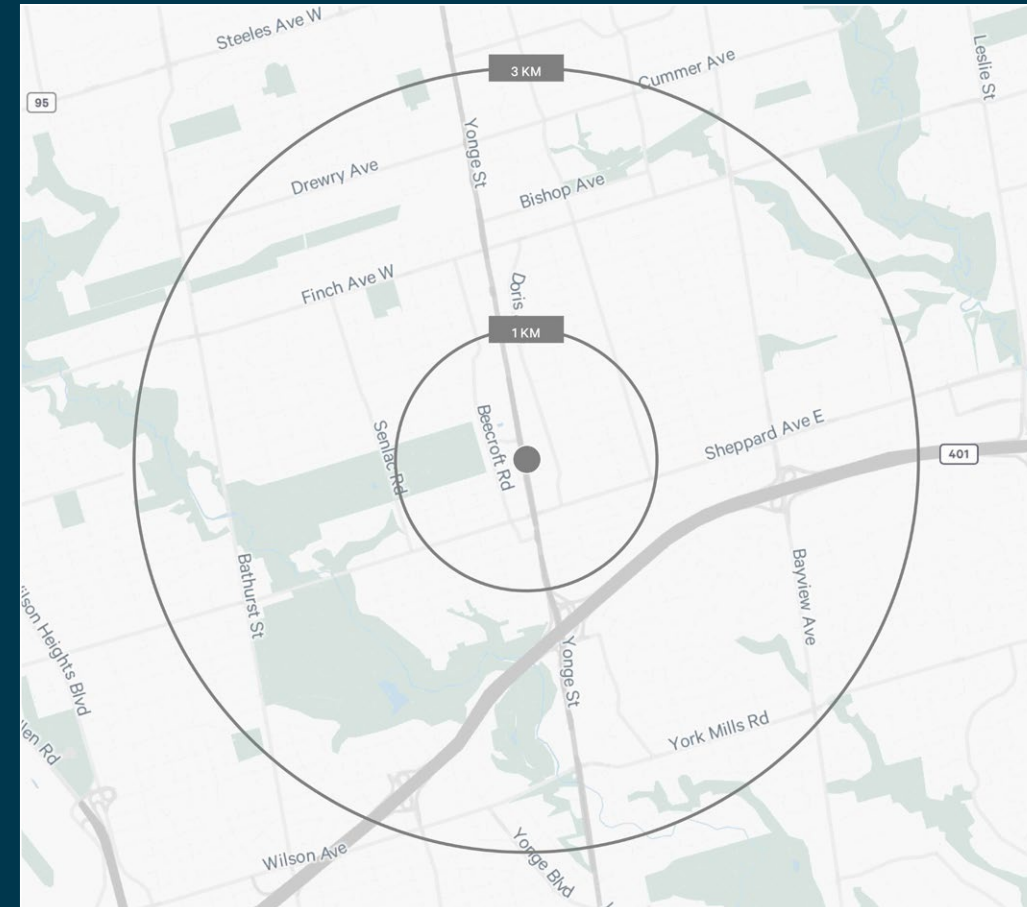
1. Walk Score, walkscore.com/score/4969-yonge-st-toronto-on-canada



DEMOGRAPHICS

ZONING & PERMITTED USES

	1 KM	3 KM
Total Population 2025	44,647	169,692
Daytime Population 2025	60,956	166,936
Population Growth 2025 - 2030	3.9%	3.8%
Household Income 2025	\$114,230	\$144,259



CITY OF TORONTO | ROSEDALE BY LAW 459-2005 / 214-2019

PERMITTED USES INCLUDING BUT NOT LIMITED TO:

- Accessory uses
- Art galleries
- Automatic laundry shops
- Automatic teller machines
- Banquet halls (restricted to 2nd & 3rd floors)
- Billiard parlours
- Bowling alleys (restricted to 2nd & 3rd floors)
- Business and professional offices (restricted to 2nd & 3rd floors except for real estate offices, travel agencies)
- Car rental agencies
- Cinemas (restricted to 2nd & 3rd floors except for entrances)
- Clubs (restricted to 2nd & 3rd floors)
- Commercial galleries
- Commercial recreation facilities (restricted to 2nd & 3rd floors)
- Commercial and private schools (restricted to 2nd & 3rd floors)
- Custom workshops making articles or products to be sold at retail on the premises
- Day nurseries (restricted to 2nd & 3rd floors)
- Dry-cleaning and laundry collecting establishments
- Financial institutions including banks (restricted to 2nd & 3rd floors except for one institution at grade)
- Fitness centers (restricted to 2nd & 3rd floors)
- Outdoor cafes
- Personal service shops
- Pinball and video games arcades
- Professional medical offices (restricted to 2nd & 3rd floors except for walk-in clinics)
- Recreational uses (restricted to 2nd & 3rd floors)
- Restaurants including take-out
- Retail stores
- Service shops
- Social facilities (restricted to 2nd & 3rd floors)
- Studios
- Theatres (restricted to 2nd & 3rd floors except for entrances)

[CLICK TO VIEW ZONING BY-LAW](#)

2. Demographics, sitewise.tetrad.com/main?id=3.2.0.97

NEW DEVELOPMENT WITHIN 3KM RANGE

	ADDRESS	STATUS	NO. OF UNITS	NO. OF PEOPLE PER HOUSEHOLD	TOTAL NO. OF NEW RESIDENTS
● 1	5220 Yonge Street, Toronto, Ontario, M2N 5P6	Under Construction	309	2.39	739
● 2	5840 Yonge St, Toronto, Ontario, M2M 3T3	Under Construction	407	2.47	1,005
● 3	5915 Yonge St, Toronto, Ontario, M2M 3T9	Under Construction	496, 342, 279	2.48	2,770
● 4	700 Sheppard Avenue W., Toronto, Ontario	Under Construction	128	2.49	319
● 5	53-63 Sheppard Ave W, Toronto, Ontario, M2N 1M4	Under Construction	352, 9	2.37	856
● 6	4800 Yonge St, Toronto, Ontario, M2N 5M9	Under Construction	498	2.36	1,175
● 7	179-181 Sheppard Avenue E., Toronto, Ontario, M2N 3A6	Under Construction	185	2.33	431
● 8	625 Sheppard Ave E, Toronto, Ontario, M2K 1B5	Under Construction	239	2.39	571
● 9	5061 Yonge Street, Toronto, Ontario, M2N 5P2	Pre-Construction	365	2.37	865
● 10	5203 Yonge St, Toronto, Ontario	Pre-Construction	329	2.39	786
● 11	5300 Yonge St, Toronto, Ontario, M2N 0E3	Pre-Construction	395	2.40	948
● 12	5320 Yonge St, Toronto, Ontario, M2N 5P9	Pre-Construction	506, 356, 17	2.40	2,110
● 13	5400 Yonge St, Toronto, Ontario, M2N 2N1	Pre-Construction	533	2.42	1,290
● 14	5576 Yonge St, Toronto, Ontario, M2N 5S2	Pre-Construction	352, 256	2.42	1,471
● 15	50 Finch Ave E, Toronto, Ontario, M2N 4R3	Pre-Construction	67	2.40	161
● 16	5800 Yonge St, Toronto, Ontario, M2M 3T3	Pre-Construction	394, 387, 363, 340, 12	2.47	3,695
● 17	2901 Bayview Avenue, Toronto, Ontario, M2K 2S3	Pre-Construction	685, 345	2.35	2,421
● 18	589 Sheppard Ave East, Toronto, Ontario, M2K 1B4	Pre-Construction	160	2.36	378
● 19	500 Sheppard Ave E, Toronto, Ontario, M2K 3C8	Pre-Construction	1,072	2.34	2,508
● 20	461 Sheppard Ave E, Toronto, Ontario, M2N 3B3	Pre-Construction	526	2.33	1,226
● 21	105 Sheppard Ave E, Toronto, Ontario, M2N 3A3	Pre-Construction	58	2.32	135
● 22	145 Sheppard Avenue East, Toronto, Ontario	Pre-Construction	55	2.33	128
● 23	23 Poyntz Ave, Toronto, Ontario, M2N 1H9	Pre-Construction	41	2.37	97
● 24	110 Sheppard Avenue West, Toronto, Ontario	Pre-Construction	30	2.38	71
● 25	245 Sheppard Ave W, Toronto, Ontario, M2N 1N3	Pre-Construction	103, 9	2.43	272
● 26	325 Bogert Avenue, Toronto, Ontario	Pre-Construction	1,765	2.44	4,307
● 27	4926 Bathurst Street, Toronto, Ontario, M2R 1N2	Pre-Construction	349	2.49	869
● 28	4050 Yonge St, Toronto, Ontario, M2P 2G2	Pre-Construction	506, 191	2.49	1,736
			TOTAL: 13,811		TOTAL: 33,340

● Under Construction
● Pre Construction

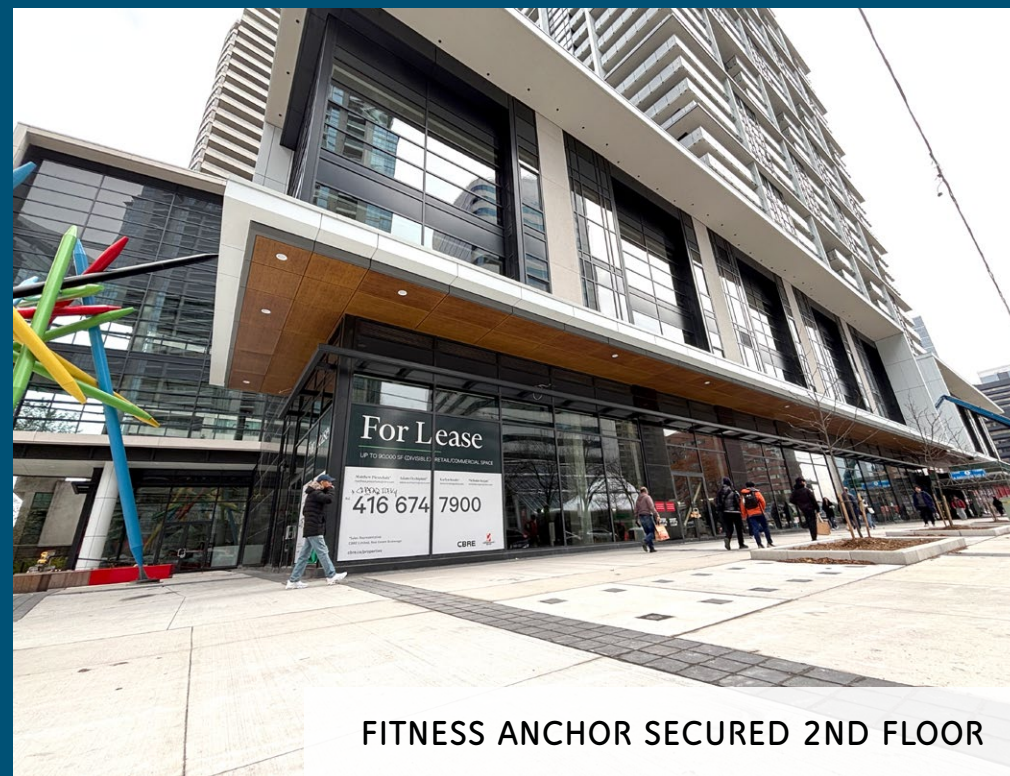


★ 4951 Yonge Street, Toronto

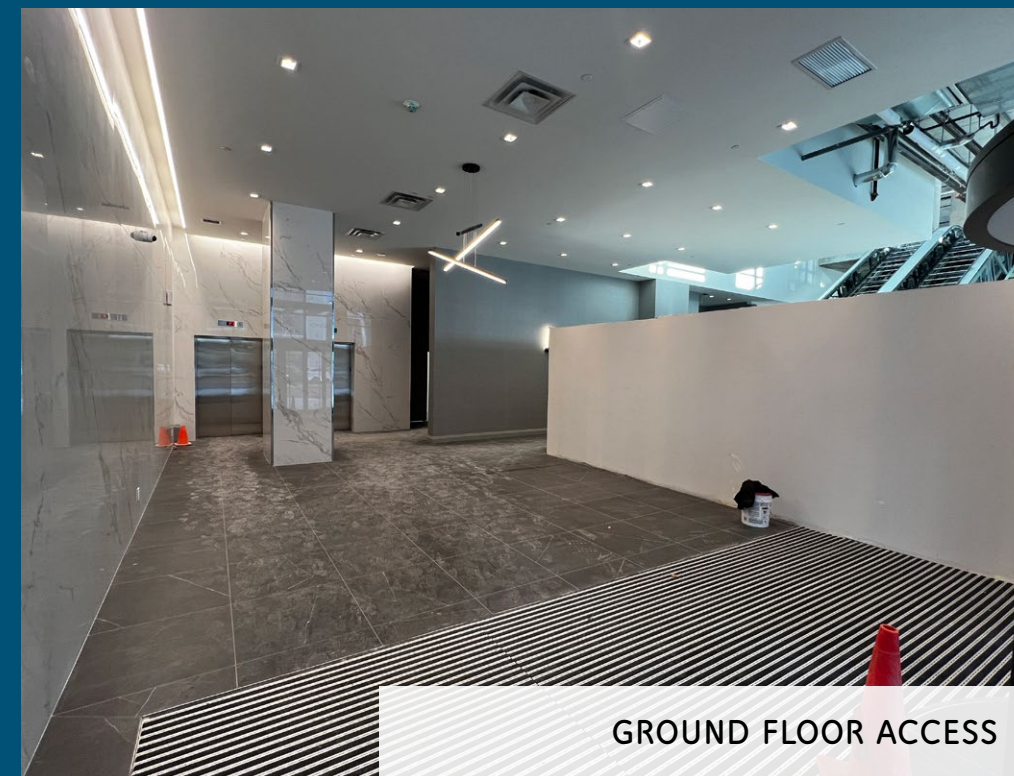
PROJECT UPDATE - DECEMBER 2025



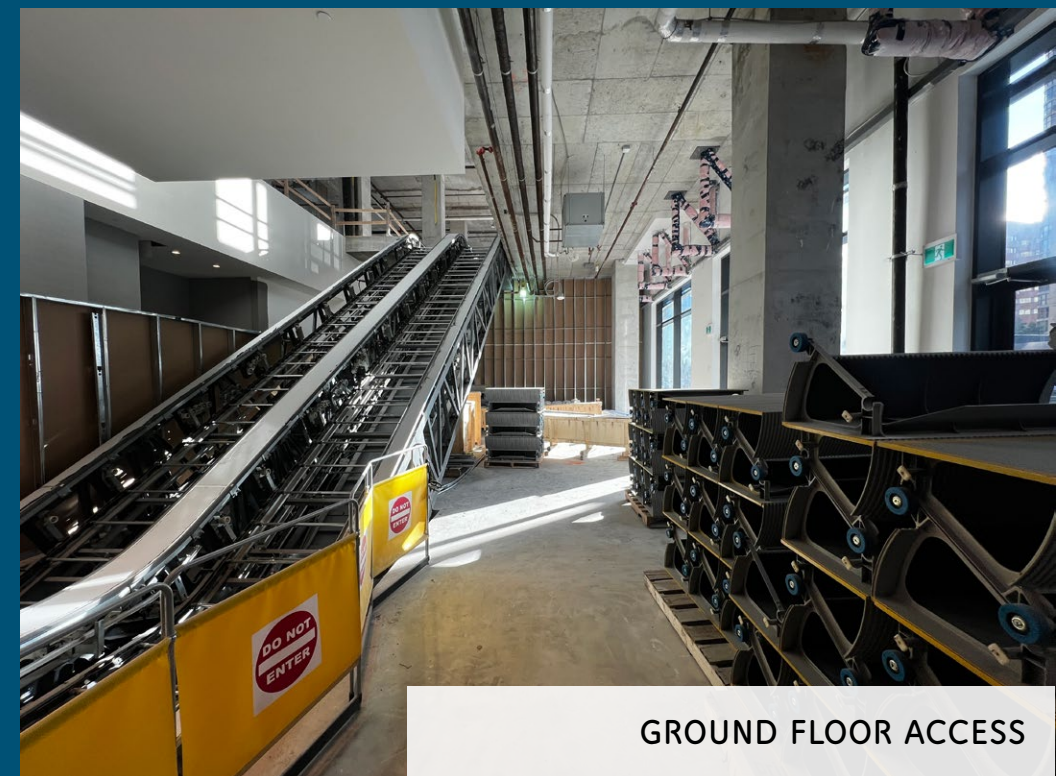
SIDEWALK OPEN



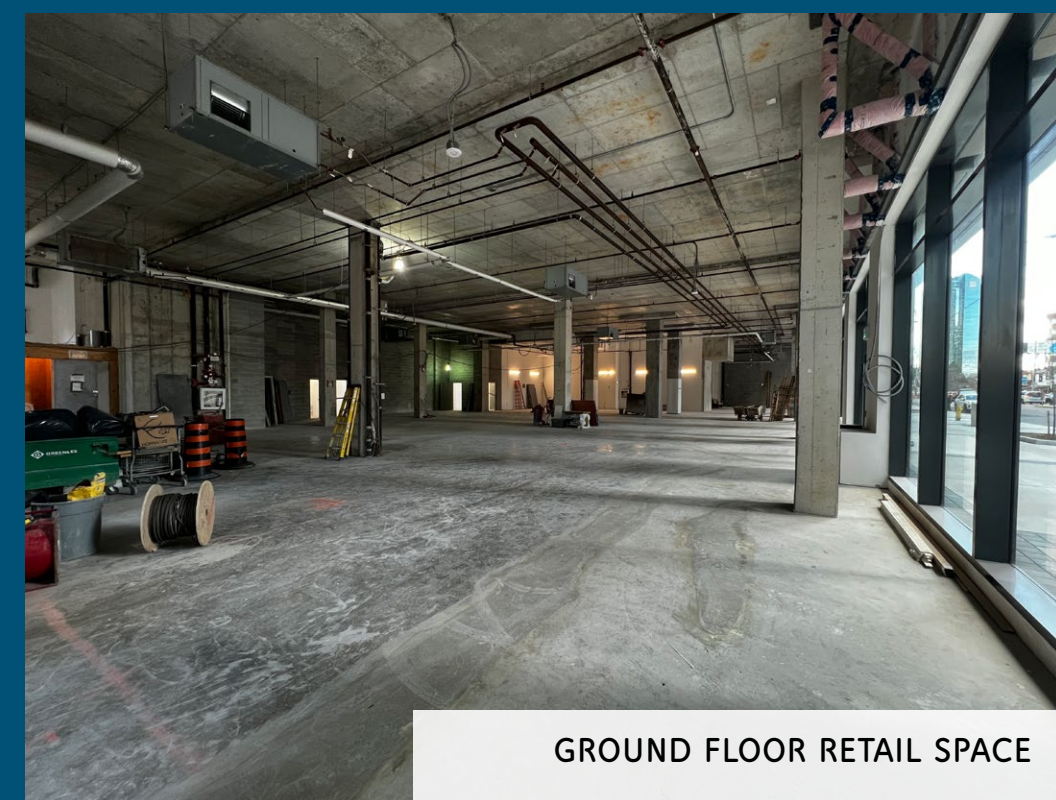
FITNESS ANCHOR SECURED 2ND FLOOR



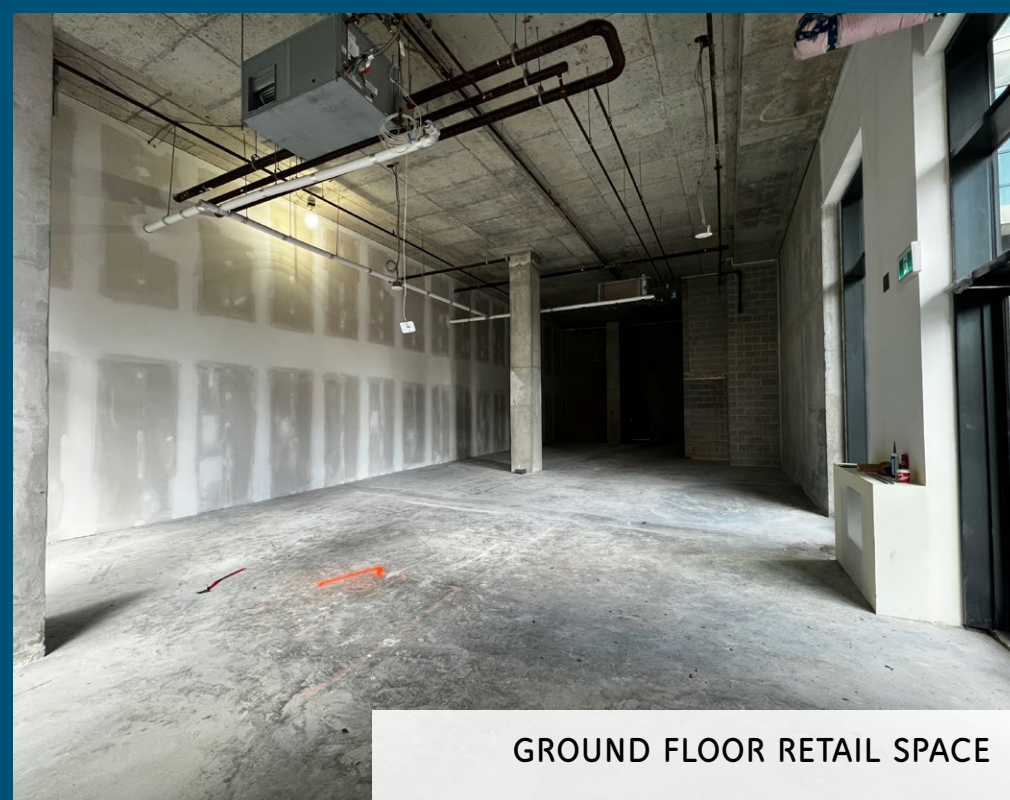
GROUND FLOOR ACCESS



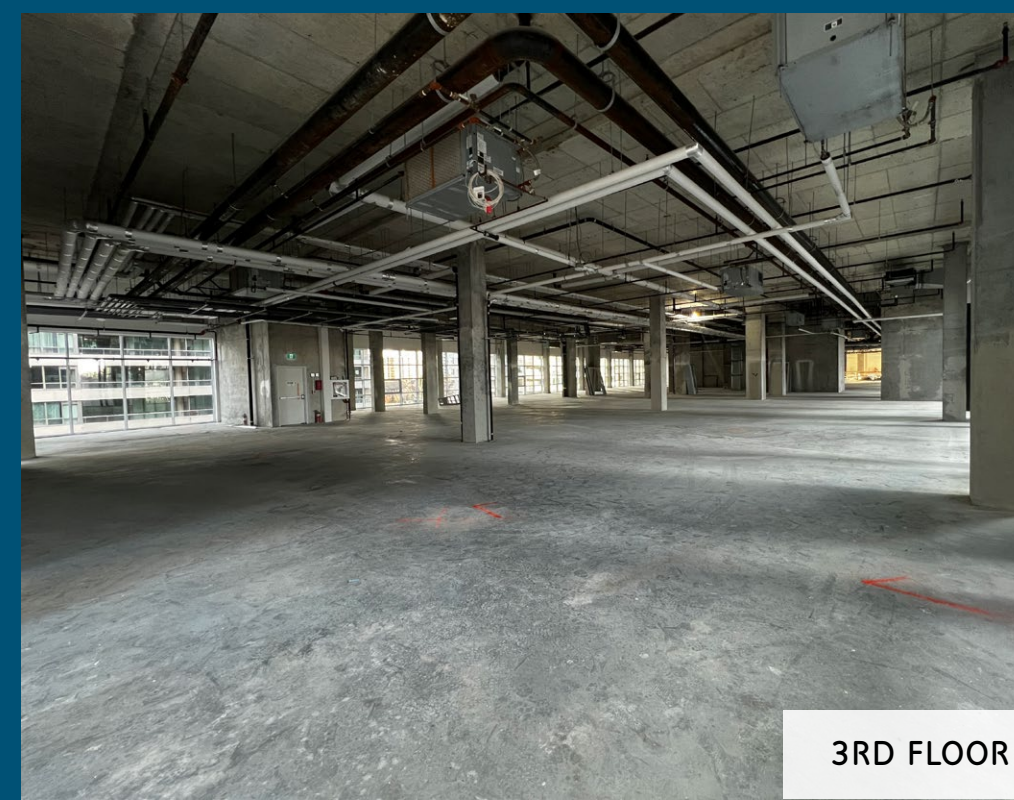
GROUND FLOOR ACCESS



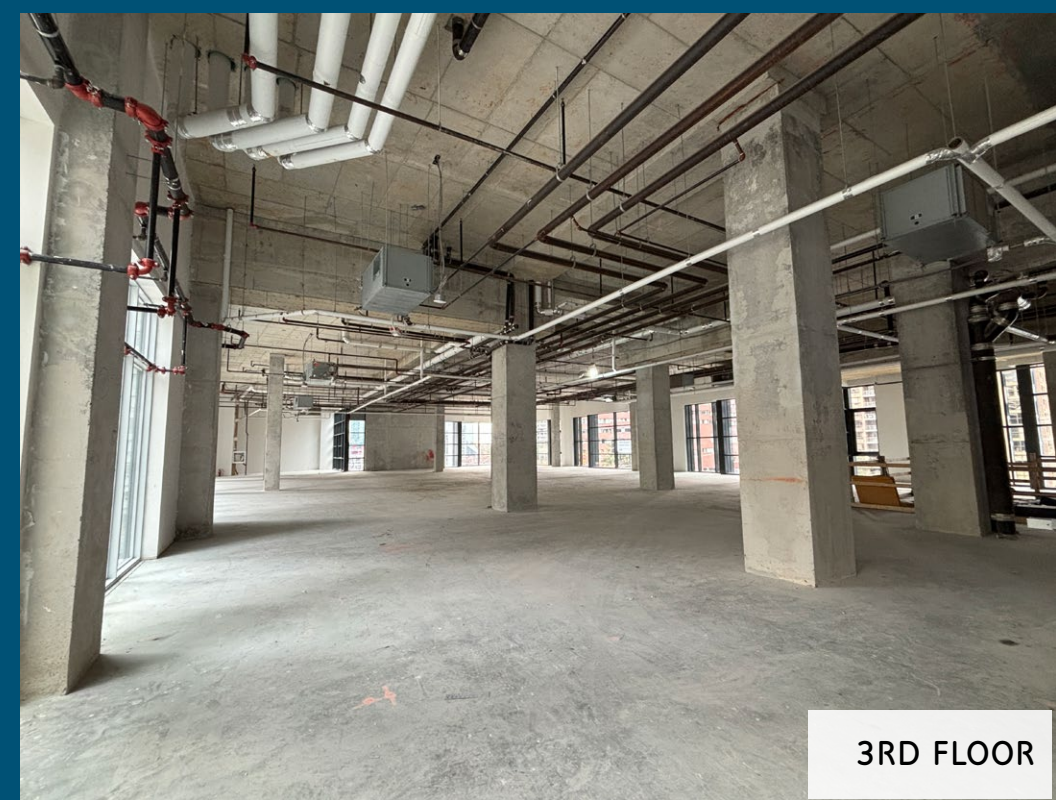
GROUND FLOOR RETAIL SPACE



GROUND FLOOR RETAIL SPACE



3RD FLOOR



3RD FLOOR



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