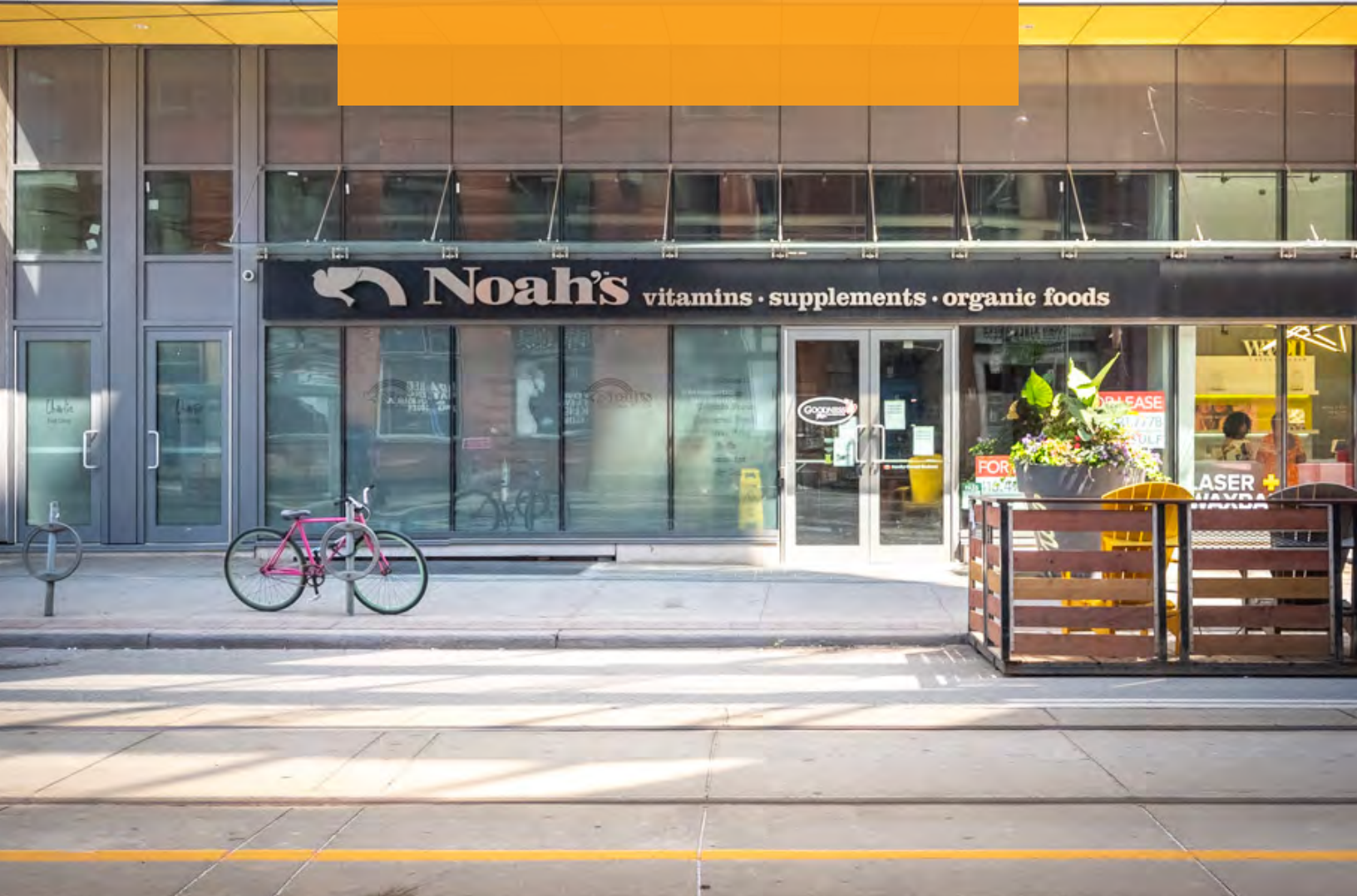




# 430

## KING STREET WEST

RETAIL FOR LEASE





# Premium Entertainment District Retail

430 King Street West is an opportunity to lease retail space in Toronto's booming Entertainment District, just east of the King & Spadina intersection. The Charlie Condos features **314** residential units and **2,098** square feet of available retail space over the ground floor in one of Toronto's hottest neighbourhoods. The retail benefits from ample ceiling heights, generous King Street frontage, a dedicated garbage room and direct access to shipping and receiving.



**2,098\* SF**  
Retail Space

**314**  
Residential Units

**+/-30 FT**  
King West Frontage

\* Subject to 10% gross-up.

# Area Overview

Toronto's Downtown West is one of Canada's fastest growing submarkets. The area is popular with young urban professionals who desire a downtown 'live, work, and play' lifestyle. Bolstered by the most active office and residential market in the country, Downtown West has experienced exponential growth the past decade with ample mixed used development projects under construction in the immediate area. The area is the city's tech hub and features some of the top tech talent in the country including Shopify's Toronto headquarters.

 **20,319**  
Population

 **15%**  
Growth Rate  
Next 5 Years

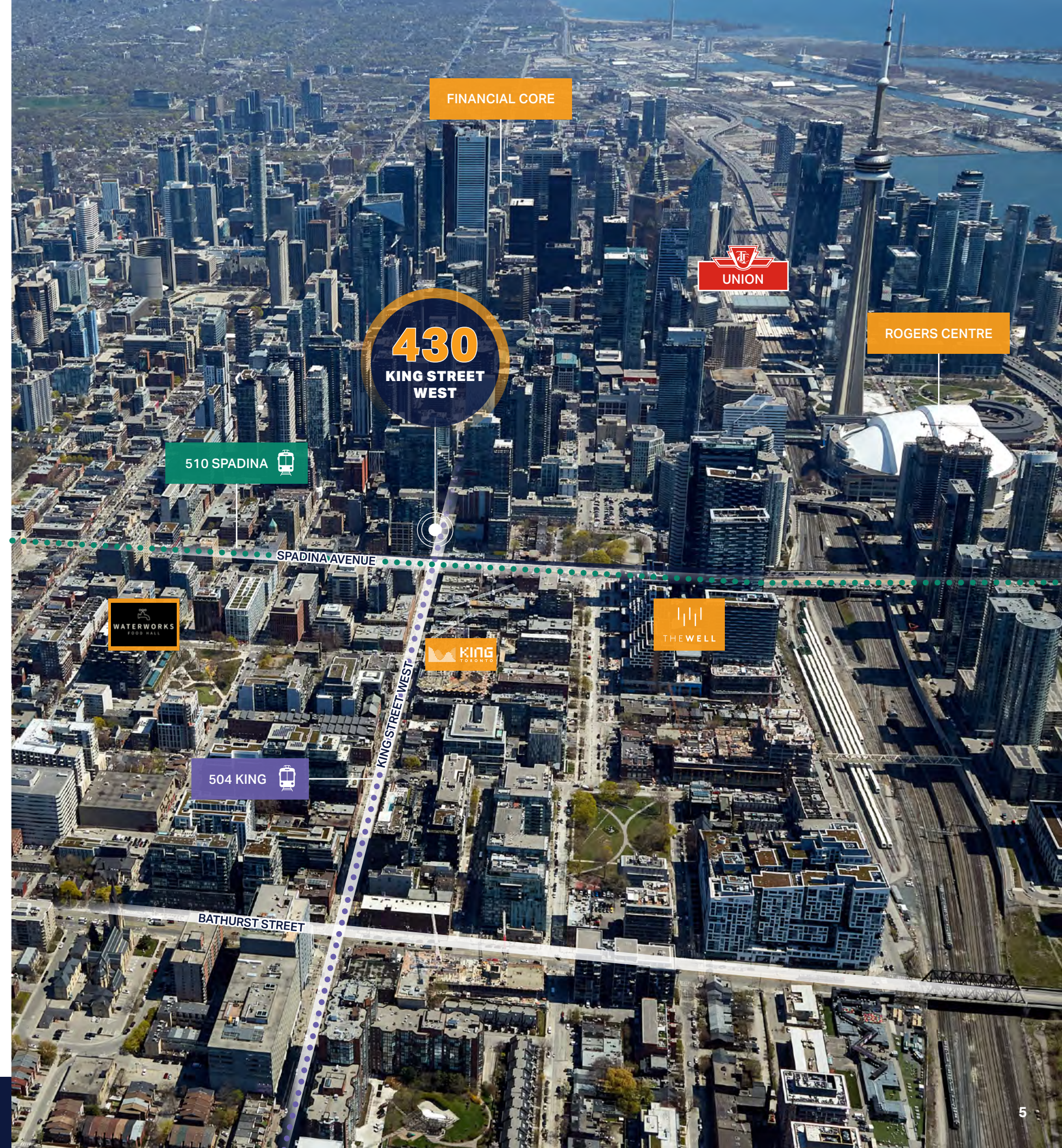
 **41,817**  
Daytime Population

 **\$132,632**  
Average HH Income

 **32.3**  
Median Age

 **13,299**  
Total Households

Source: Statistics Canada, 2023; 0.5 km radius.

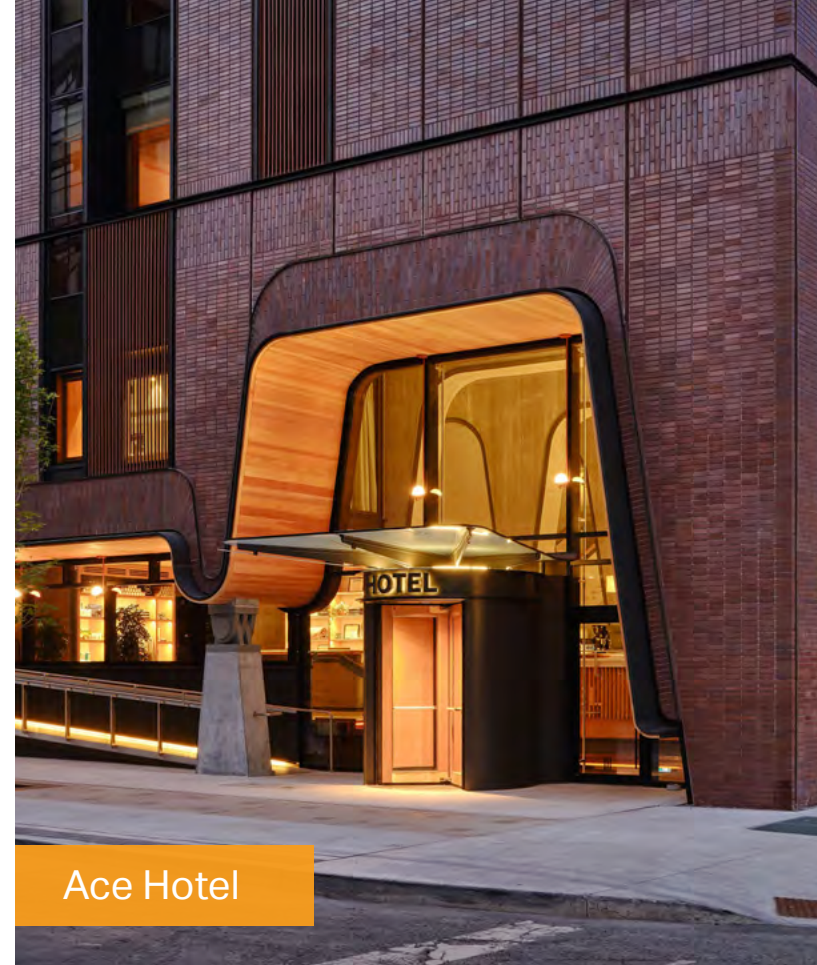


# Notable Area

## Retailers & Landmarks



Rogers Centre/CN Tower



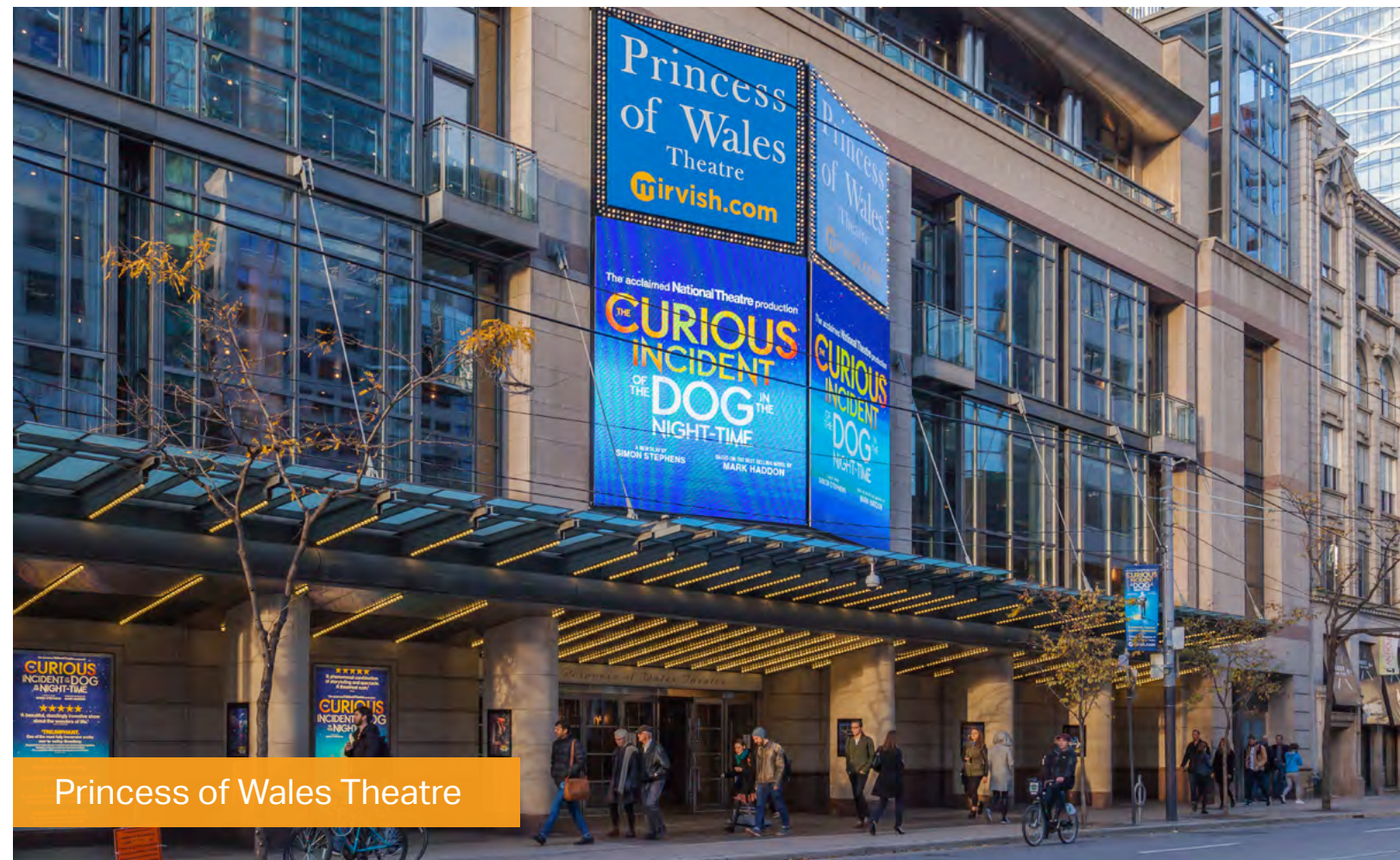
Ace Hotel



Aloette



Jacobs & Co.



Princess of Wales Theatre

# Property Details

**Ground Floor:** 2,098 SF\*  
\*Subject to 10% gross-up

**Available:** Immediately

**Term:** 5-10 years

**Net Rent:** Please Contact Listing Agents

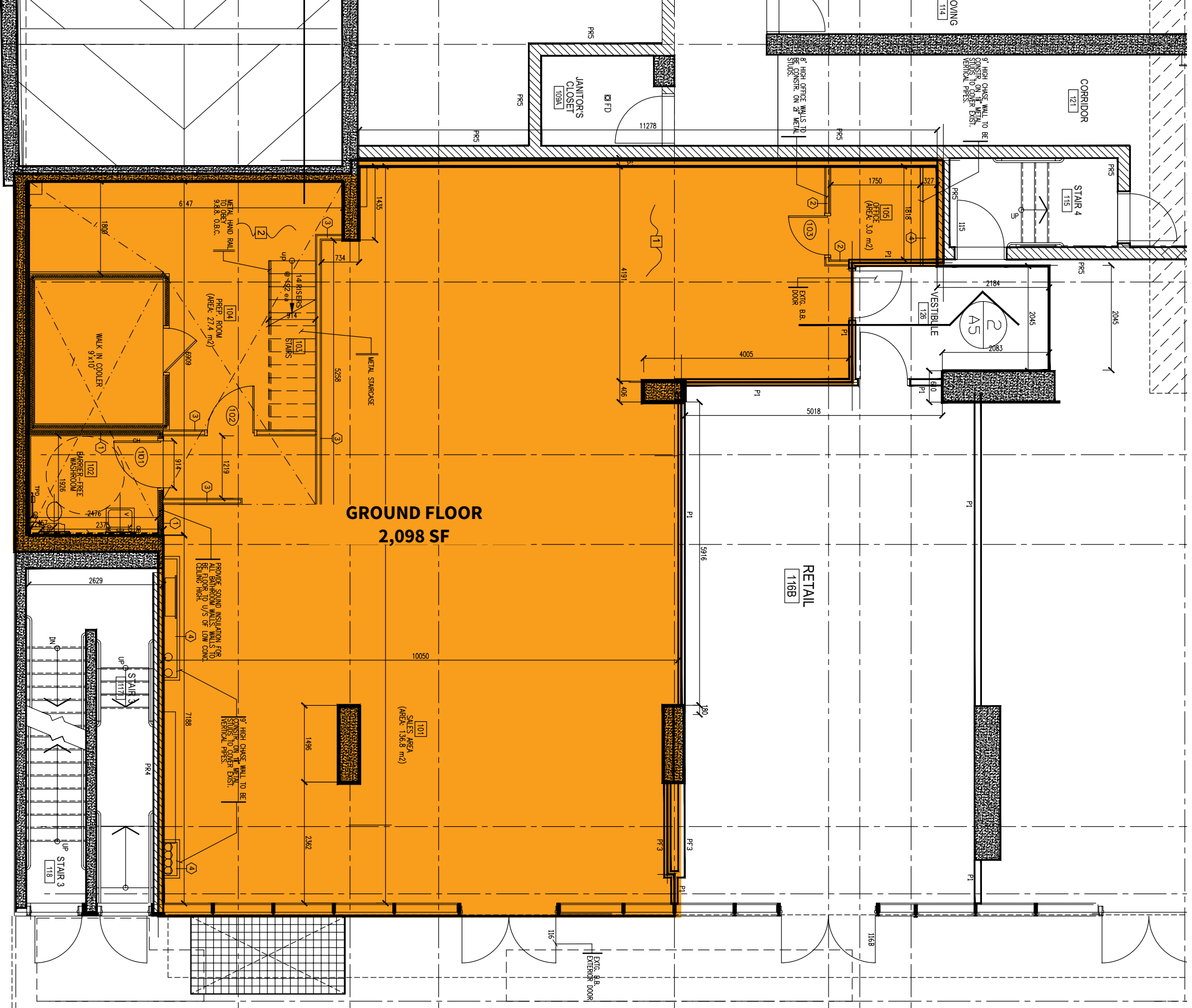
**Additional Rent:** \$32.20 (est. 2023)

**Zoning:** Commercial Retail

- Excellent location steps from the corner of King and Spadina in The Entertainment District
- Direct access to garbage room and shipping and receiving
- Steps to multiple TTC lines, including the 504 King, and 510 Spadina streetcar lines
- Exceptional neighbouring tenancies, including Fresh & Wild, Shoppers Drug Mart, RBC, Tim Hortons, Khao San Road and many more
- Great location for a variety of retail uses



# Floor Plan



KING STREET WEST



# 430

## KING STREET WEST

RETAIL FOR LEASE

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