

Pemberton

JLL



**543 RICHMOND STREET WEST**

# SIGNATURE RETAIL OPPORTUNITIES

543 Richmond Street West is a high-end residential development in Toronto's booming Downtown West, located on the southwest corner of Richmond Street West and Portland Street. The development features 476 residential units and over 19,100 square feet of retail space at grade in the centre of two of Toronto's hottest neighbourhoods – King Street West and Queen Street West.



**476**

Residential Units



**12 FT**

Ceiling Heights



**15**

Storeys



# DOWNTOWN WEST

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. Known as Toronto's Entertainment District, Downtown West is home to the city's biggest tourist attractions including TIFF, the Theatre District and the hottest restaurants and nightlife in Toronto.

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.

A large number of high-profile projects are slated for completion in the next three years, including King-Adelaide Centre, Waterworks, KING Toronto, and The Well.



## DEMOGRAPHICS

Within 1km Radius | Statistics Canada, 2021

 **59,199**  
Total Population

 **14%**  
Growth Rate (2019-2024)

 **33**  
Median Age

 **\$112,787**  
Average Household Income

# NEIGHBOURHOOD MAP

- 1 Allwyn's
- 2 Anejo
- 3 Ascari
- 4 Banknote Bar
- 5 Baro
- 6 Belfast Love Public House2
- 7 Blo Blow Dry Bar
- 8 Brioche Doree
- 9 Buca
- 10 Call Her Juliet
- 11 Campechano Taqueria
- 12 CB2
- 13 Chubby's Jamaican Kitchen
- 14 Cibo Wine Bar
- 15 Dasha
- 16 Domino's
- 17 Early Bird Coffee & Kitchen
- 18 Early Mercy
- 19 Fahrenheit Coffee
- 20 Farm Boy
- 21 Freshii
- 22 Forno Cultura
- 23 Gusto 101
- 24 Impact Kitchen
- 25 iQ
- 26 Jacobs & Co.
- 27 Java House
- 28 Jimmy's Coffee
- 29 Joe Fresh
- 30 Kupfert & Kim
- 31 Labora Restaurant
- 32 Lapineau
- 33 Lavelle
- 34 LCBO
- 35 Le Gourmand
- 36 Le Sélect Bistro
- 37 Lee
- 38 Loblaws
- 39 LOV
- 40 MARBL
- 41 McDonald's
- 42 Mira Restaurant
- 43 Northern Maverick Brewing
- 44 Oretta
- 45 Patagonia
- 46 Patria
- 47 Petty Cash
- 48 Pi Co.
- 49 Piccolina Gelato E Altra Roba
- 50 Pilot Coffee Roasters
- 51 Pink Sky
- 52 Pizzeria Libretto

## Major Area Developments

- 1 123 Portland
- 2 King Adelaide Centre
- 3 King Toronto
- 4 Portland Commons
- 5 The Well
- 6 Waterworks

## Arts / Entertainment

- 1 Factory Theatre
- 2 Theatre Passe Muraille

## Health / Wellness / Beauty

- 1 Barre3
- 2 Core Studio Pilates
- 3 Goodlife Fitness
- 4 Hoame
- 5 Mankind Grooming
- 6 Quad King
- 7 Ritual Hair, Skin & Beauty
- 8 SANAA Yoga
- 9 SoulCycle
- 10 The Original Grooming Experts
- 11 Totum Life Science
- 12 Yoga Tree

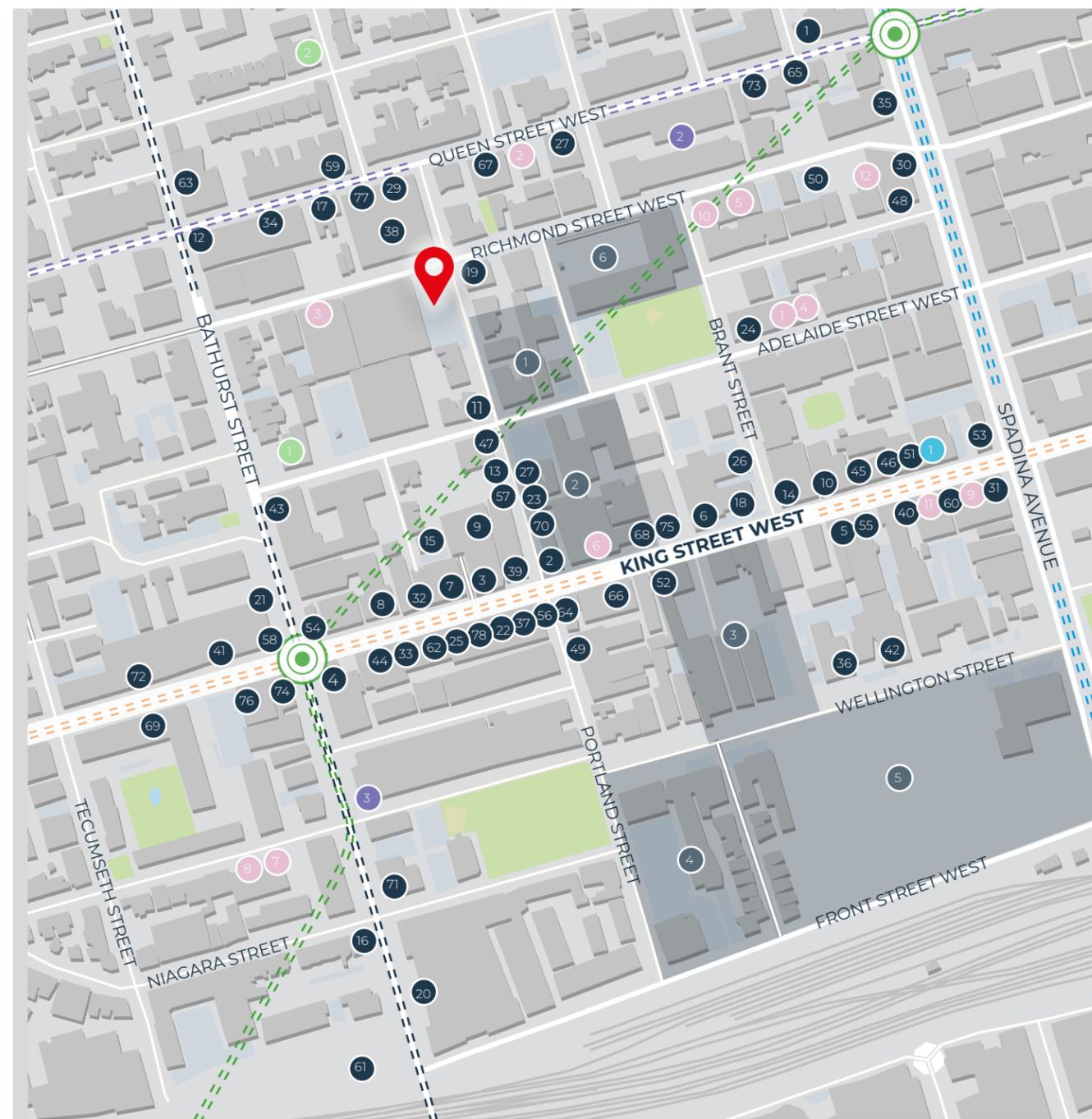
- 53 Quantum Coffee
- 54 Regulars Bar
- 55 Rodney's Oyster House
- 56 Ruby Soho
- 57 SARA
- 58 Second Cup
- 59 Shoppers Drug Mart
- 60 SOMA Chocolatemaker
- 61 Stackt Market
- 62 Starbucks
- 63 Starbucks
- 64 The Burger's Priest
- 65 The Burger's Priest
- 66 The Healthy Butcher
- 67 The Healthy Butcher
- 68 The Keg Steakhouse + Bar
- 69 The Kitchen Table
- 70 The Spoke Club
- 71 Thor Espresso Bar
- 72 Tim Hortons
- 73 Urban Outfitters
- 74 Wheatsheaf Tavern
- 75 Wilbur Mexicana
- 76 Wild Wing
- 77 Winners
- 78 WVRST

## Travel / Tourism

- 1 Billy Bishop Toronto City Airport
- 2 Graffiti Alley
- 3 1 Hotel

## Legend

-  543 Richmond Street



## DAILY RIDERSHIP

-  **84,300**  
 - - - - 504 King Streetcar
-  **20,700**  
 - - - - 511 Bathurst Streetcar
-  **48,800**  
 - - - - 510 Spadina Streetcar
-  **55,100**  
 - - - - 501 Queen Streetcar
-  **Future Subway**  
 - - - - Ontario Line
-  **Future Stations**  
 King/Bathurst and Queen/Spadina

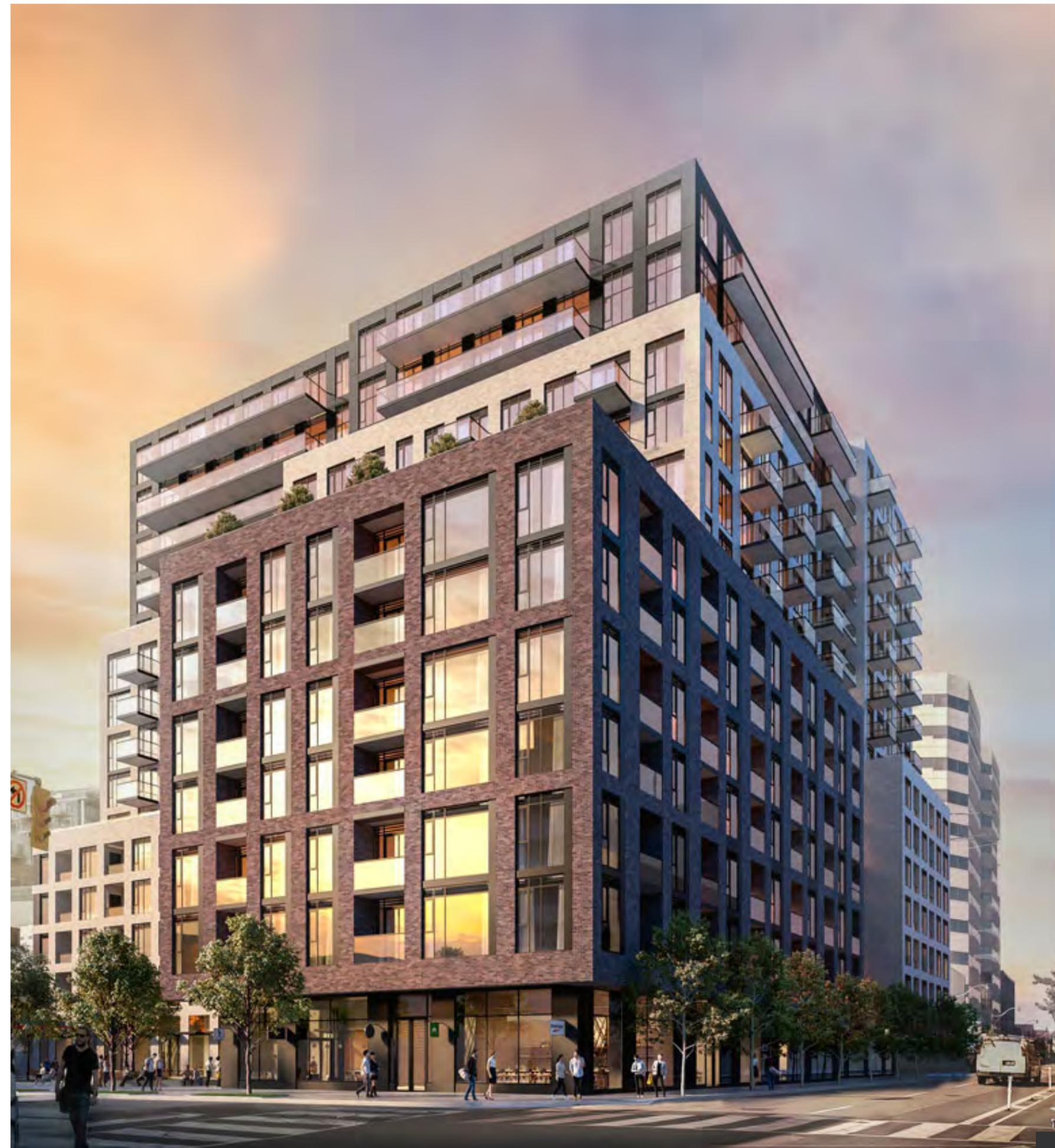
# RETAIL OVERVIEW

## PROPERTY DETAILS

<b>Unit A:</b>	9,809 SF	} Can be leased together or separately
<b>Unit B:</b>	3,444SF	
<b>Unit C:</b>	<b>LEASED</b>	
<b>Unit D:</b>	2,660 SF	
<b>Available:</b>	December 1, 2023	
<b>Term:</b>	5-10 years	
<b>Net Rent:</b>	Please Contact Listing Agents	
<b>Additional Rent:</b>	\$25.00 PSF (est. 2023)	

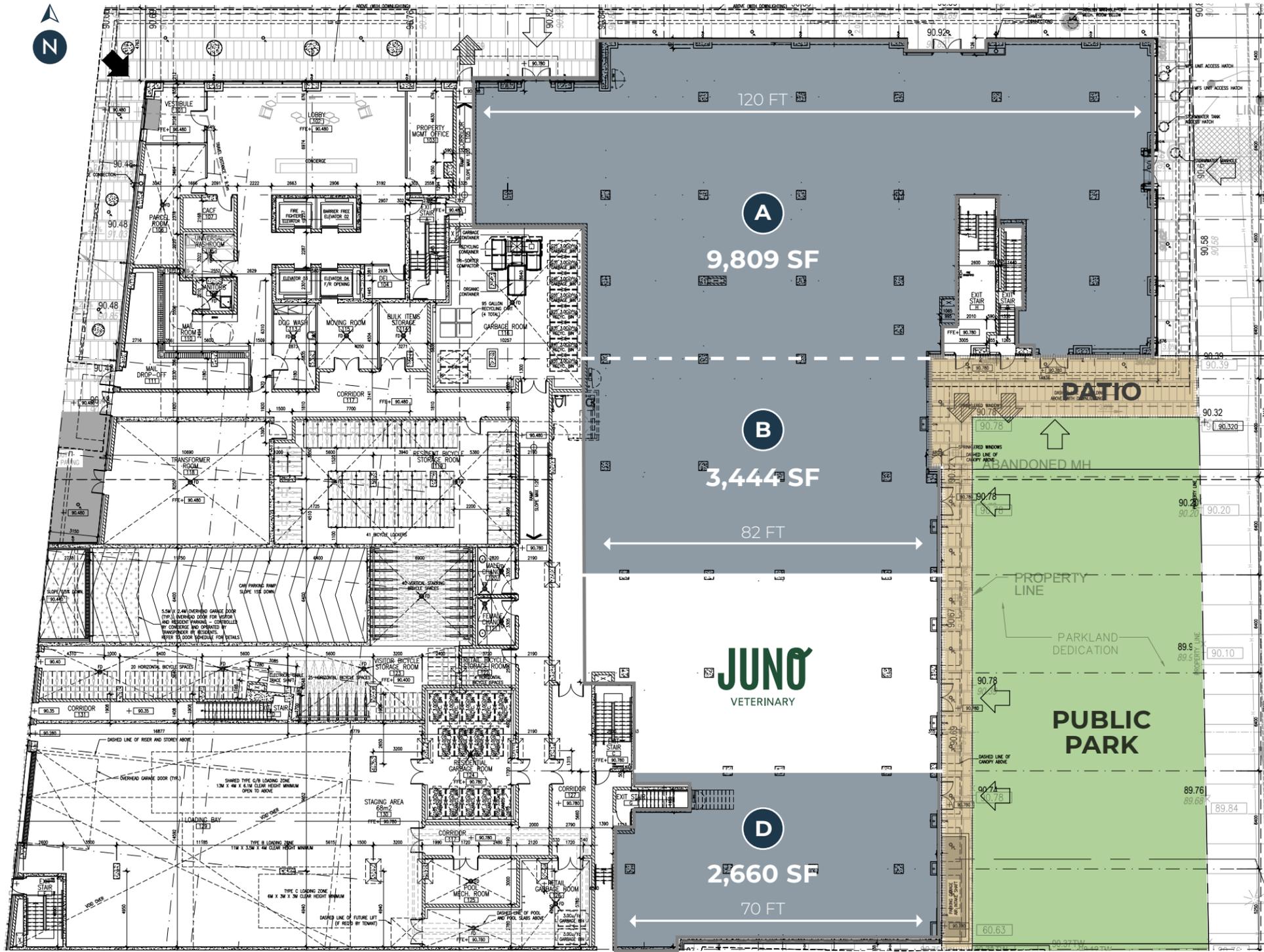
## HIGHLIGHTS

- New construction retail at the base of 476 residential units, shadow anchored by a 50,000 SF Loblaws
- Corner retail with excellent frontage and exposure on Richmond Street West and Portland Street
- Patio potential along Portland Street
- Neighbourhood retailers include Loblaws, Winners, Jimmy's Coffee, Campechano Taqueria, Gusto 101, and many more
- Steps to multiple transit lines, including 501 Queen, 511 Bathurst, and 504 King Streetcars



# FLOOR PLAN

- Unit A:** 9,809 SF
  - Unit B:** 3,444 SF
  - Unit C:** Juno Vet
  - Unit D:** 2,660 SF
- Can be leased together or separately



Pemberton



# 543 RICHMOND STREET WEST

## AGENCY RETAIL GROUP

**Brandon Gorman\*\***

Senior Vice President

+1 416 855 0907

Brandon.Gorman@jll.com

**Graham Smith\***

Senior Vice President

+1 416 855 0914

Graham.Smith@jll.com

**Matthew Marshall\***

Sales Associate

+1 416 238 9925

Matthew.Marshall@jll.com

**Brett Varey**

Associate

+1 416 304 6064

Brett.Varey@jll.com



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2023 Jones Lang LaSalle IP, Inc. All rights reserved. \*Sales Representative. \*\*Broker.