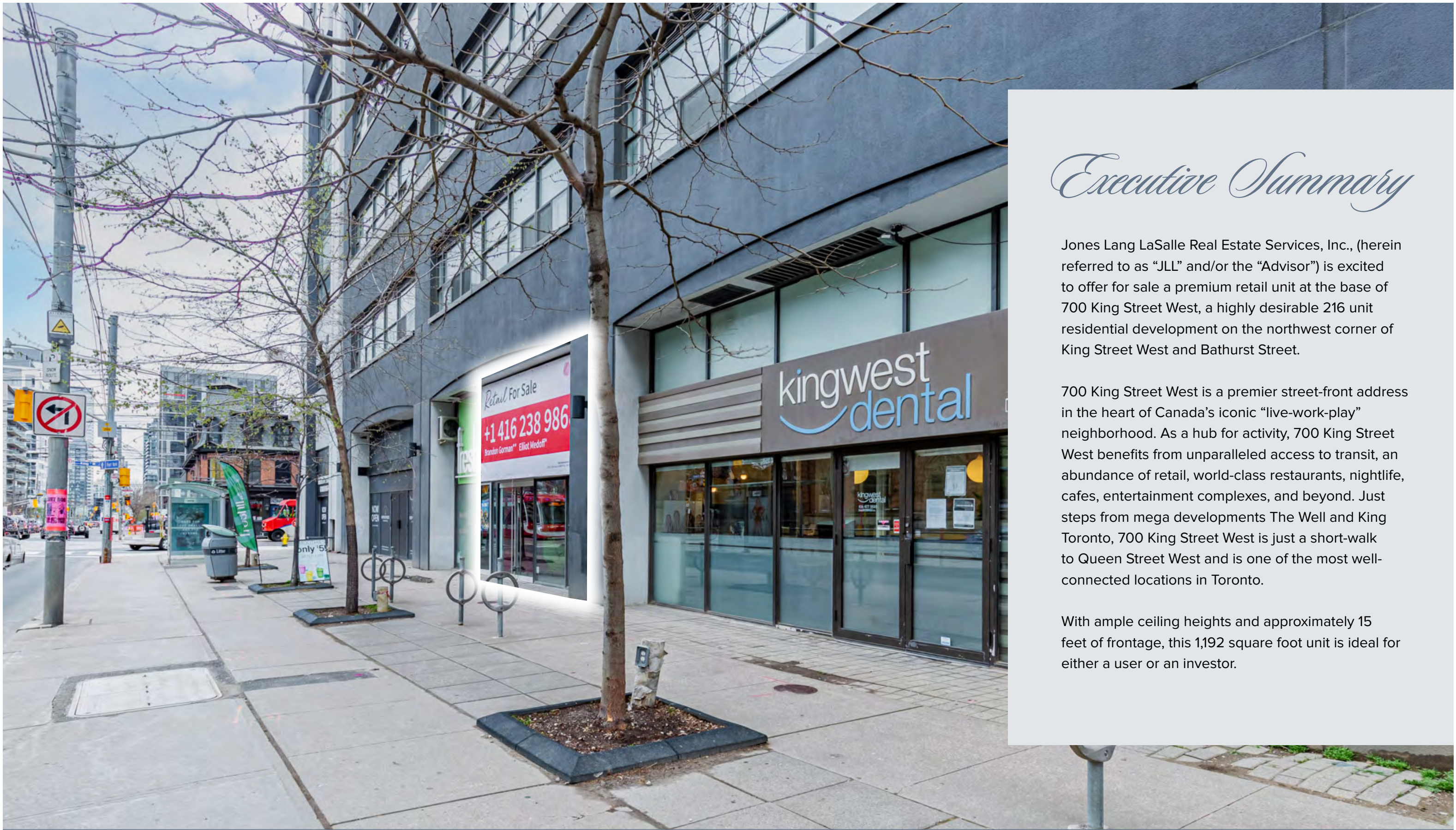


700 King Street West

PREMIUM RETAIL FOR SALE





Executive Summary

Jones Lang LaSalle Real Estate Services, Inc., (herein referred to as “JLL” and/or the “Advisor”) is excited to offer for sale a premium retail unit at the base of 700 King Street West, a highly desirable 216 unit residential development on the northwest corner of King Street West and Bathurst Street.

700 King Street West is a premier street-front address in the heart of Canada’s iconic “live-work-play” neighborhood. As a hub for activity, 700 King Street West benefits from unparalleled access to transit, an abundance of retail, world-class restaurants, nightlife, cafes, entertainment complexes, and beyond. Just steps from mega developments The Well and King Toronto, 700 King Street West is just a short-walk to Queen Street West and is one of the most well-connected locations in Toronto.

With ample ceiling heights and approximately 15 feet of frontage, this 1,192 square foot unit is ideal for either a user or an investor.



1,192 SF
Retail Space



15 FT
Frontage



+/- 13 FT
Ceiling Heights



216
Residential Units

Property Details

Sale Price:	\$1,400,000
Address:	700 King Street West, Unit 7
Zoning:	CR
Unit Size:	1,192 SF
Ownership:	Condo-Titled Retail
Taxes (2020):	\$14.15 PSF
Ceiling Heights:	13 FT
Frontage:	15 FT

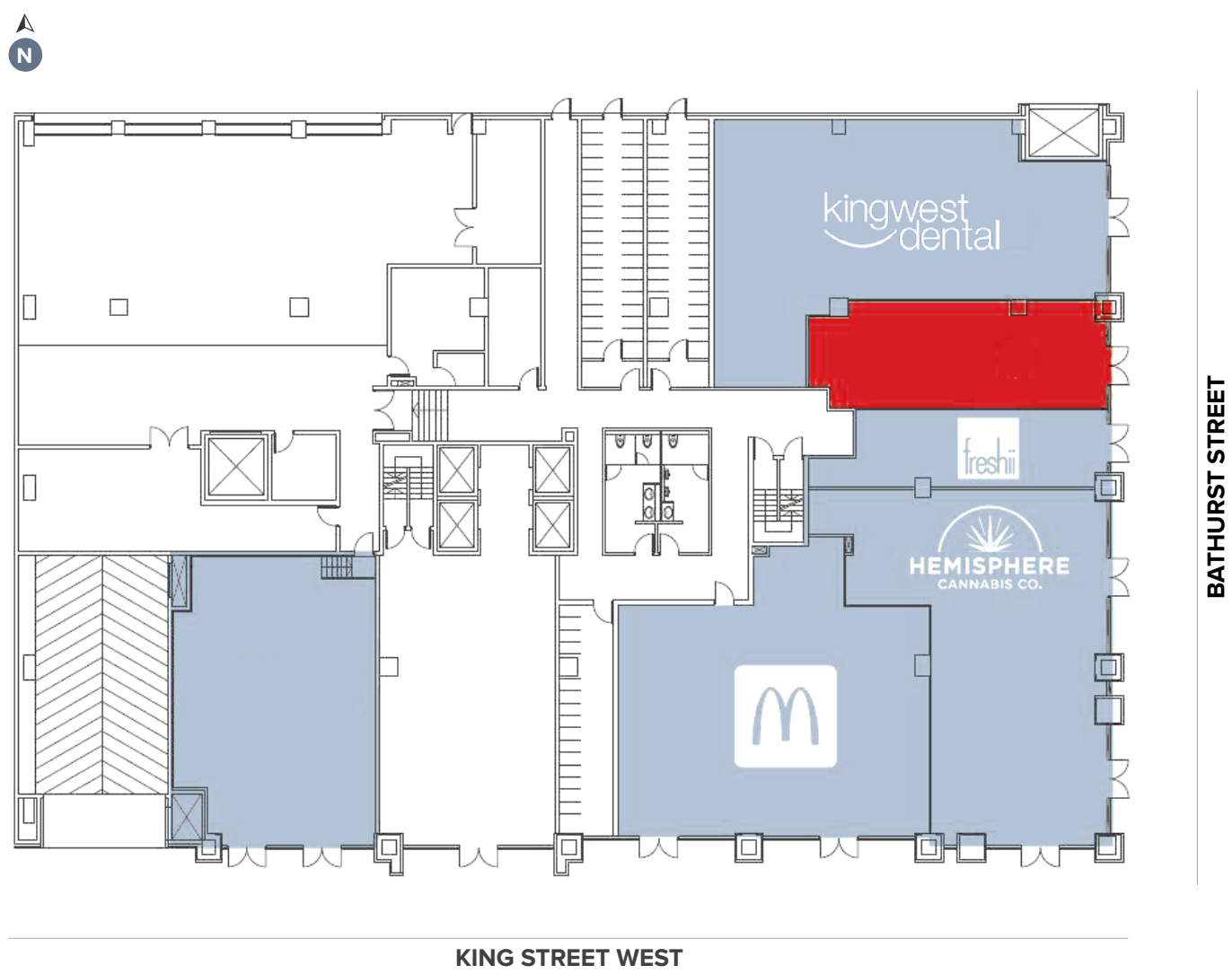


Investment Highlights

- Right-sized retail unit suitable for a variety of retail uses
- Ample ceiling heights of 13 FT
- 504 King and 511 Bathurst Streetcars at front door
- Excellent area co-tenancies, including Freshii, McDonald's, The Wheatsheaf Tavern, Scotiabank, Tim Hortons, BlackToe Running and many more
- Excellent location in one of the city's most desirable neighbourhoods



Site Plan



Floor Plan



Area Overview

DEMOGRAPHICS



69,931

Total Population



80,607

Daytime Population



27%

Growth Rate (2015-2020)



\$121,124

Average Household Income

Within 1km Radius | Statistics Canada, 2021



Retailer Map

RESTAURANT / CAFÉ / GROCERY

- | | |
|--------------------------------|------------------------------|
| 1 Allwyn's | 22 iQ |
| 2 Anejo | 23 Jacobs & Co. |
| 3 Ascari | 24 Jimmy's Coffee |
| 4 Banknote Bar | 25 Kupfert & Kim |
| 5 Baro | 26 Labora Restaurant |
| 6 Beast Restaurant | 27 Lavelle |
| 7 Belfast Love Public House | 28 Le Gourmand |
| 8 Bier Markt | 29 Le Sélect Bistro |
| 9 Buca | 30 Lee |
| 10 Campechano | 31 Loblaw's |
| 11 Chubby's Jamaican Kitchen | 32 MARBL |
| 12 Cibo Wine Bar | 33 McDonald's |
| 13 Domino's | 34 Mira Restaurant |
| 14 Early Bird Coffee & Kitchen | 35 Northern Maverick Brewing |
| 15 Edulis Restaurant | 36 Oretta |
| 16 Fahrenheit Coffee | 37 Ovest |
| 17 Farm Boy | 38 Patria |
| 18 Freshii | 39 Pi Co. |
| 19 Forno Cultura | 40 Pizzeria Libretto |
| 20 Gusto 101 | 41 Quantum Coffee |
| 21 Impact Kitchen | 42 Regulars Bar |

- | |
|-----------------------------|
| 43 Rodney's Oyster House |
| 44 Ruby Soho |
| 45 SARA |
| 46 Second Cup |
| 47 Shopper's Drug Mart |
| 48 SOMA Chocolatemaker |
| 49 Stackt Market |
| 50 Starbucks |
| 51 Studio Lagree |
| 52 The Burger's Priest |
| 53 The Healthy Butcher |
| 54 The Keg Steakhouse + Bar |
| 55 The Kitchen Table |
| 56 The Spoke Club |
| 57 Thor Espresso Bar |
| 58 Tim Hortons |
| 59 Wheatsheaf Tavern |
| 60 Wilbur Mexicana |
| 61 Wild Wing |
| 62 WVRST |

MAJOR AREA DEVELOPMENTS

- | |
|------------------------|
| 1 King Adelaide Centre |
| 2 King Toronto |
| 3 Minto Westside |
| 4 Portland Commons |
| 5 The Well |

ARTS / ENTERTAINMENT

- | |
|--------------------------|
| 1 Factory Theatre |
| 2 Theatre Passe Muraille |

TRAVEL / TOURISM

- | |
|-----------------------------|
| 1 Billy Bishop Toronto City |
| 2 Airport Graffiti Alley |
| 3 1 Hotel |
| (Opening Summer 2020) |

BUSINESS / EDUCATION

- | |
|-----------------------------|
| 1 Indigo Books & Music Inc. |
|-----------------------------|

HEALTH / WELLNESS

- | |
|------------------------------|
| 1 Quad King |
| 2 SANAA Yoga |
| 3 SoulCycle |
| 4 Totum Life Science |
| 5 Ritual Hair, Skin & Beauty |

LEGEND

- | |
|----------------------|
| 700 King Street West |
|----------------------|





700 *King Street West*

PREMIUM RETAIL FOR SALE

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