

The Woodsworth

452 RICHMOND STREET WEST

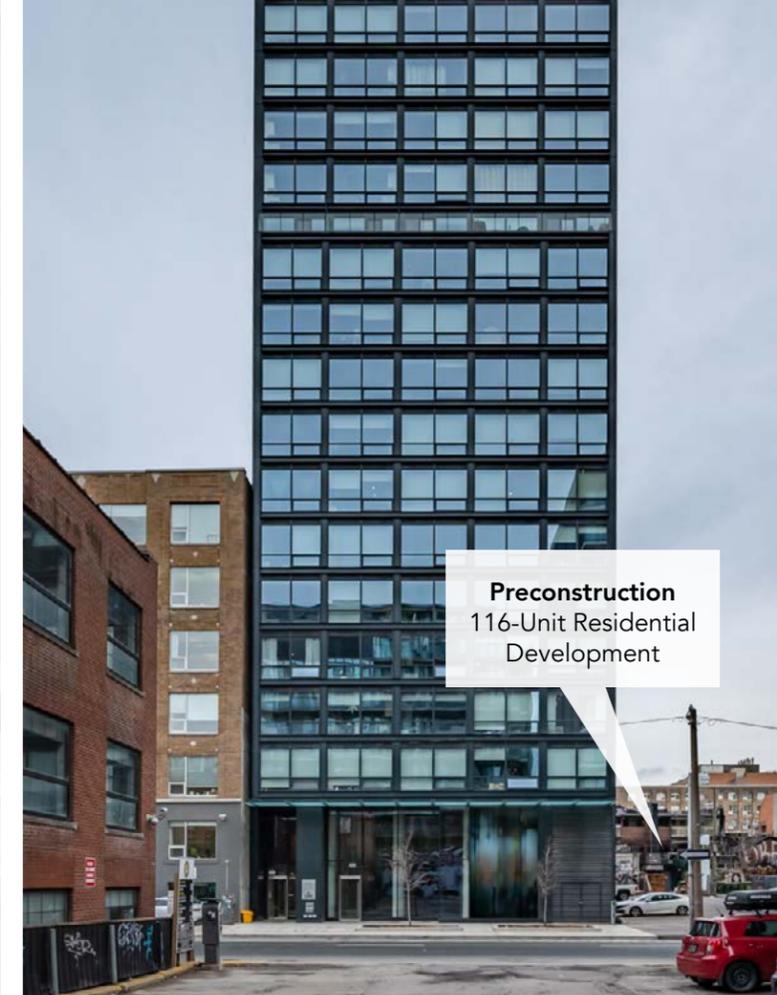
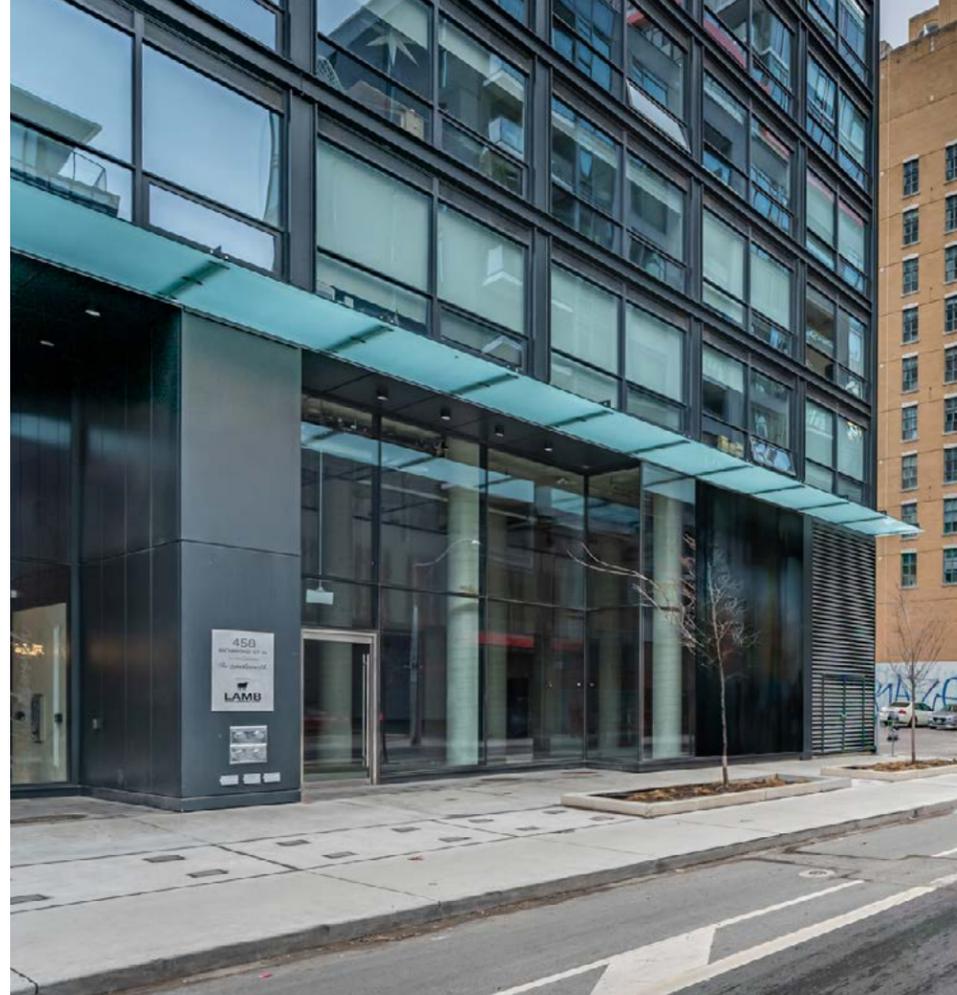


PREMIUM USER/INVESTOR OPPORTUNITY



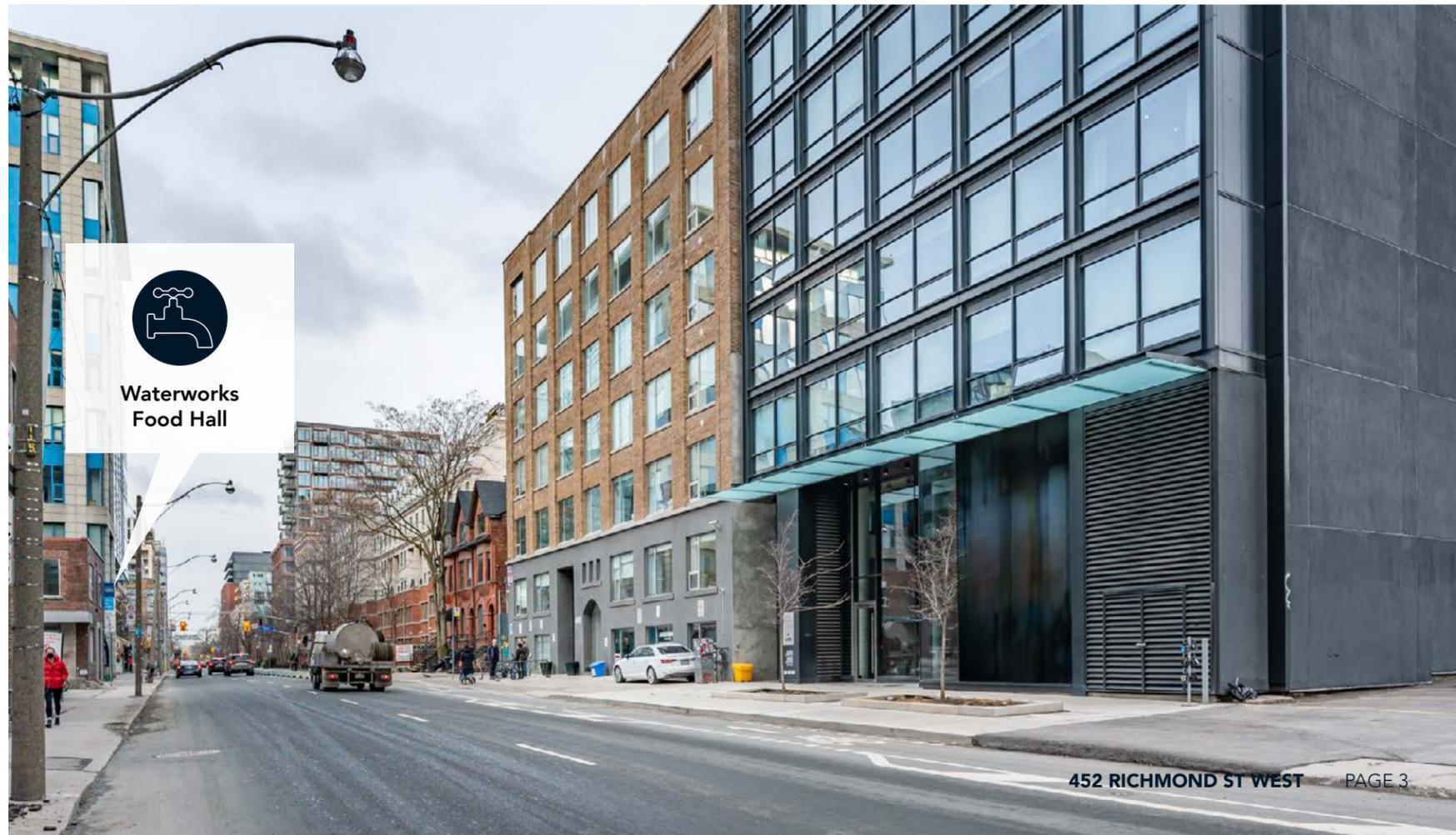
Retail Opportunity at *The Woodsworth*

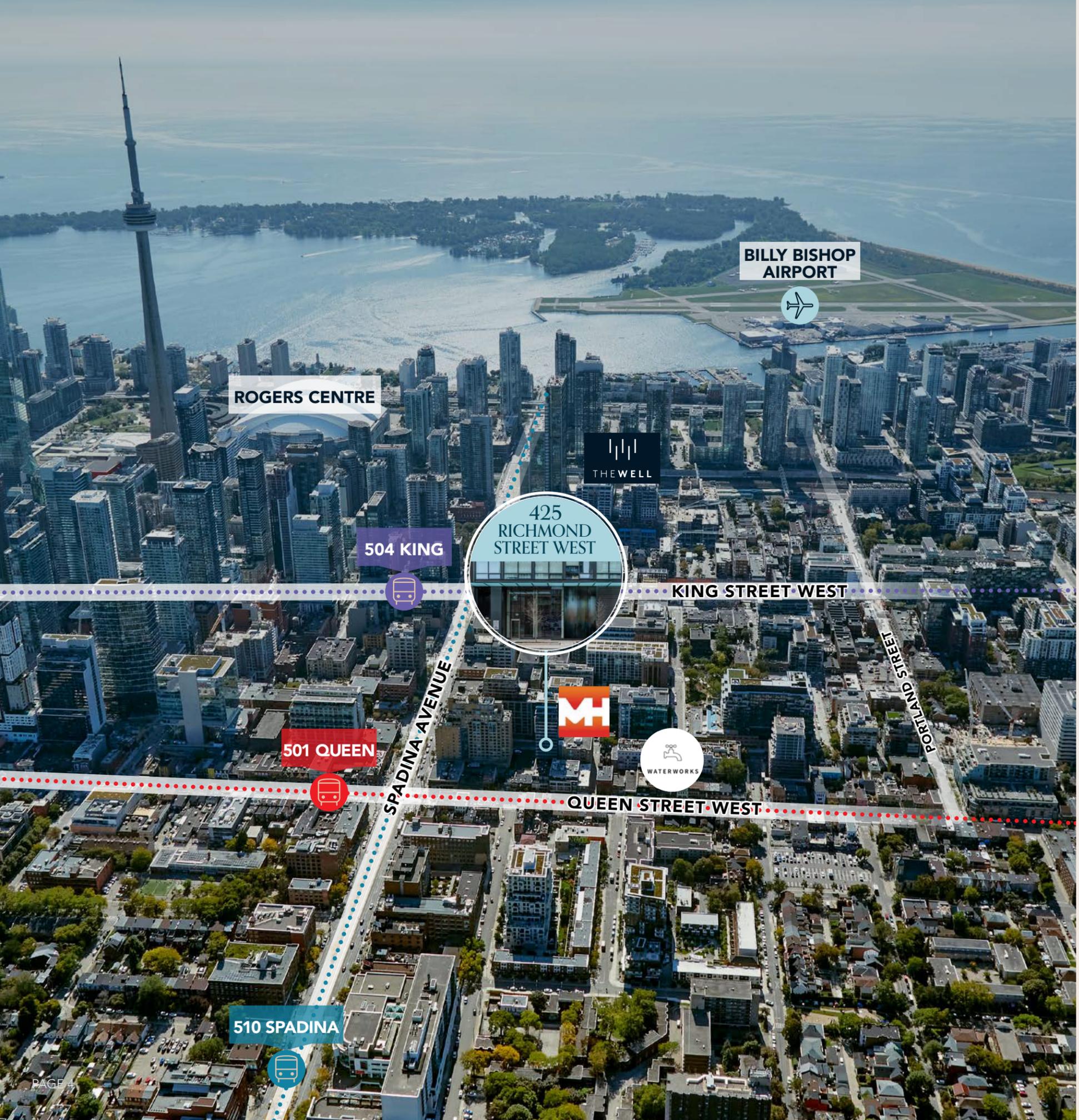
The Woodsworth is a brand new residential development in Toronto's booming Downtown West, located on the north side of Richmond Street West, just west of Spadina Avenue. The development features 135 residential units and 4,368 square feet of retail space over the ground floor and lower level in the centre of two of Toronto's hottest neighbourhoods — King Street West and Queen Street West. The retail benefits from soaring ceiling heights of 21 FT on the ground floor and nearly 17 FT on the lower level, in addition to floor-to-ceiling windows allowing ample light into the space.



HIGHLIGHTS

- Brand new vacant retail unit strategically positioned at the base of 135 residential units in The Woodsworth, in the heart of Downtown West
- **Attractive seller financing available and assumable first mortgage from a local credit union.**
- Excellent signage and branding opportunity on the north side of Richmond Street West
- Surrounded by numerous national and regional retailers in the area, including Starbucks, Kupfert & Kim, Pilot Coffee Roasters, Homesense, and Spinco
- Great location for a variety of commercial uses, including restaurant, speakeasy, lounge, professional and medical offices, and many more





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.

 **100**
Walk Score

 **100**
Transit Score

DEMOGRAPHICS

	Population	66,689
	Daytime Population	153,064
	Growth Rate (Next 5 Years)	14%
	Avg. Household Income	\$118,942
	Median Age	33.4

Source: Statistics Canada, 2023

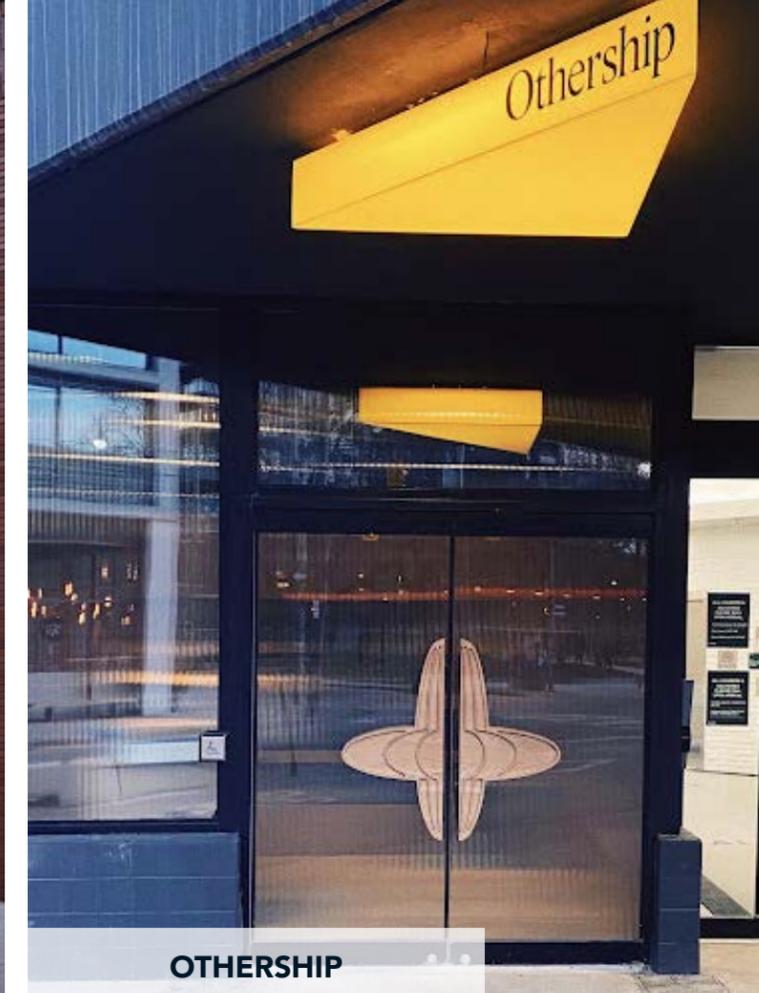
Notable Area Retailers & Landmarks



WATERWORKS FOOD HALL



ACE HOTEL



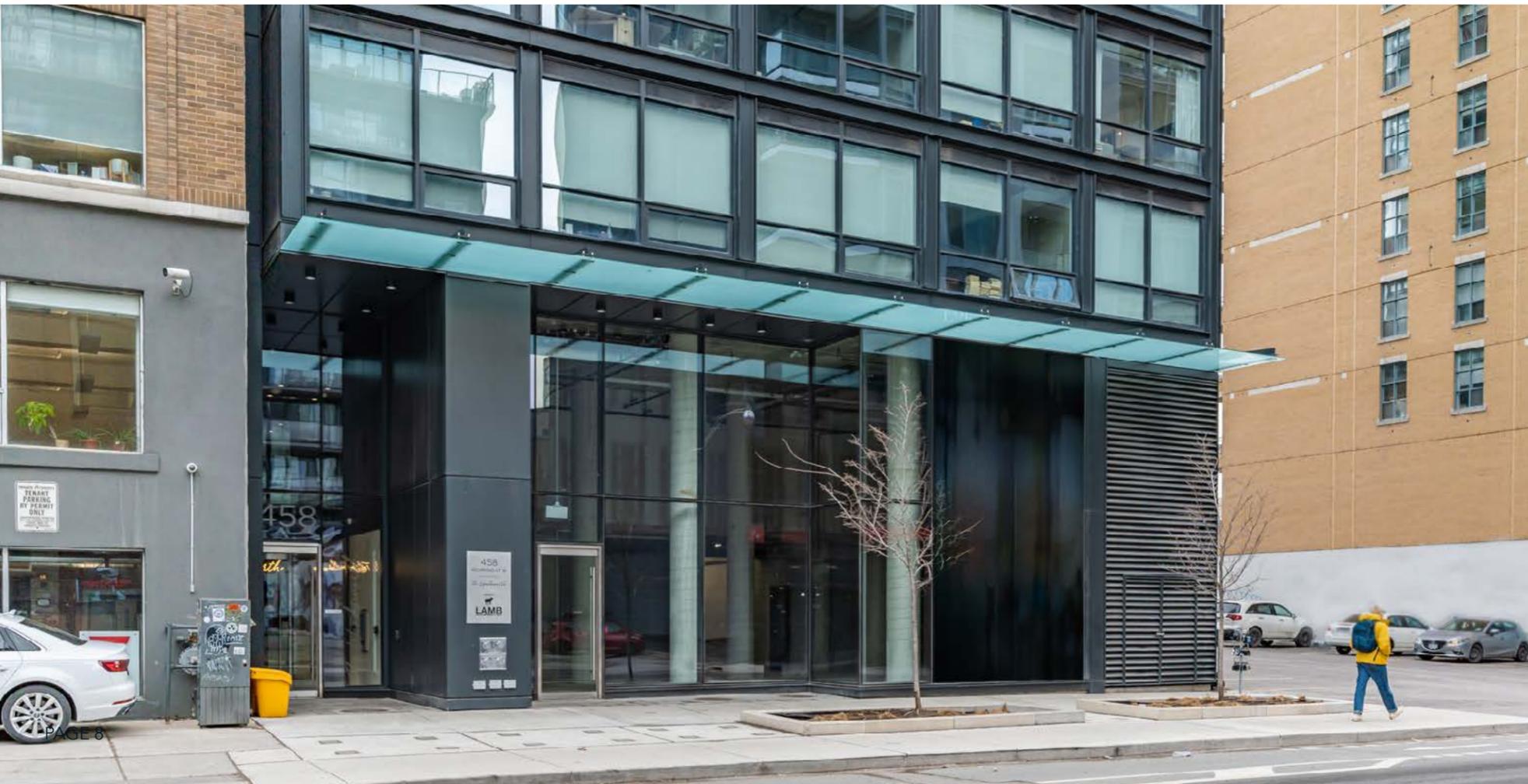
OTHERSHIP



NUTBAR



LIVESTOCK

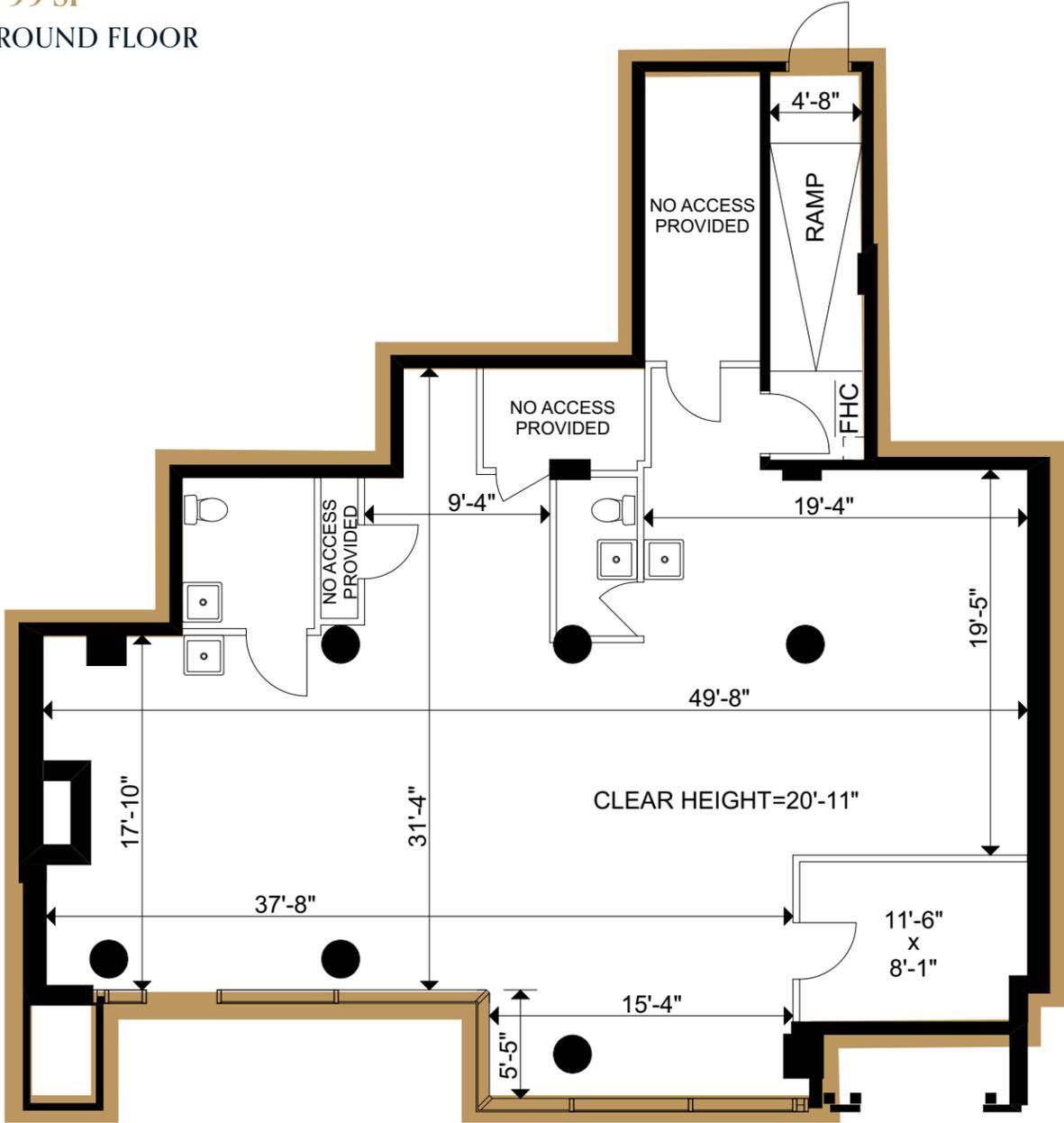


PROPERTY DETAILS

ADDRESS:	452 Richmond Street West
RETAIL PREMISES:	Ground floor and below grade
OWNERSHIP:	Condo Retail
STATUS:	Vacant
GROUND FLOOR:	1,799 SF
LOWER LEVEL:	2,569 SF
TOTAL:	4,368 SF
TMI:	\$20.18 PSF (est. 2023)
CEILING HEIGHT:	16' - 21'
FRONTAGE:	30 FT
SHIPPING/RECEIVING:	Direct access via rear of premises

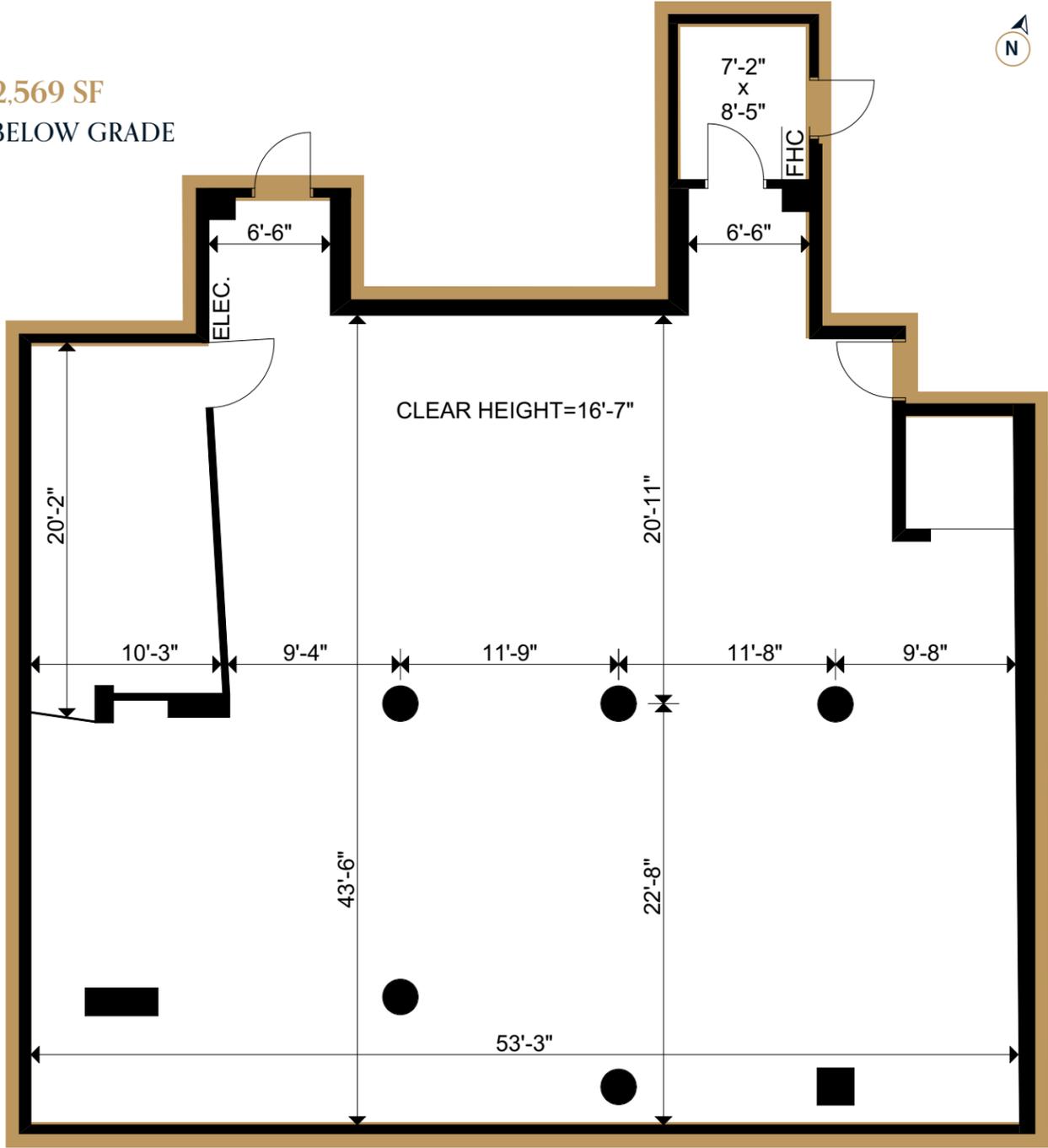
FLOOR PLANS

1,799 SF
GROUND FLOOR



RICHMOND STREET WEST

2,569 SF
BELOW GRADE



Submission Process

Interested parties are invited to provide submissions for the Property in the form of an initial Letter of Intent (“LOI”). Submissions should include, at a minimum, the information and terms outlined below:

- Purchase Price for the Property;
- Name of the ultimate beneficial owners of the prospective purchaser, including their respective percentage interests;
- Evidence of the prospective purchaser’s financial ability to complete the transaction, including the method of financing the purchase;
- Deposit amounts and structure;
- Terms and conditions of closing; and
- Schedule of timing and events to complete closing.

Submissions will be evaluated primarily on the consideration offered, the method of payment of the consideration, the prospective investor’s ability to complete the transaction, and the proposed date and conditions of closing.

Prospective purchasers should note that the Vendors are under no obligation to respond to or accept any offers. The Vendors reserves the right to remove the Property from the market and to alter the process described above and the timing thereof, at their sole discretion. The Property described herein is to be purchased on an as-is-where-is basis.

Offer submissions will be reviewed and considered on an ongoing basis and on an as-received basis to the attention of:

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*

Associate
+1 416 238 9925
Matthew.Marshall@jll.com

Capital Markets

Jackson Safrata*

Vice President
+1 416 238 9961
Jackson.Safrata@jll.com

*Sales Representative

**Broker





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Senior Vice President

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Brandon.Gorman@am.jll.com

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Senior Vice President

+1 416 855 0914

Graham.Smith@am.jll.com

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Sales Associate

+1 416 238 9925

Matthew.Marshall@am.jll.com

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