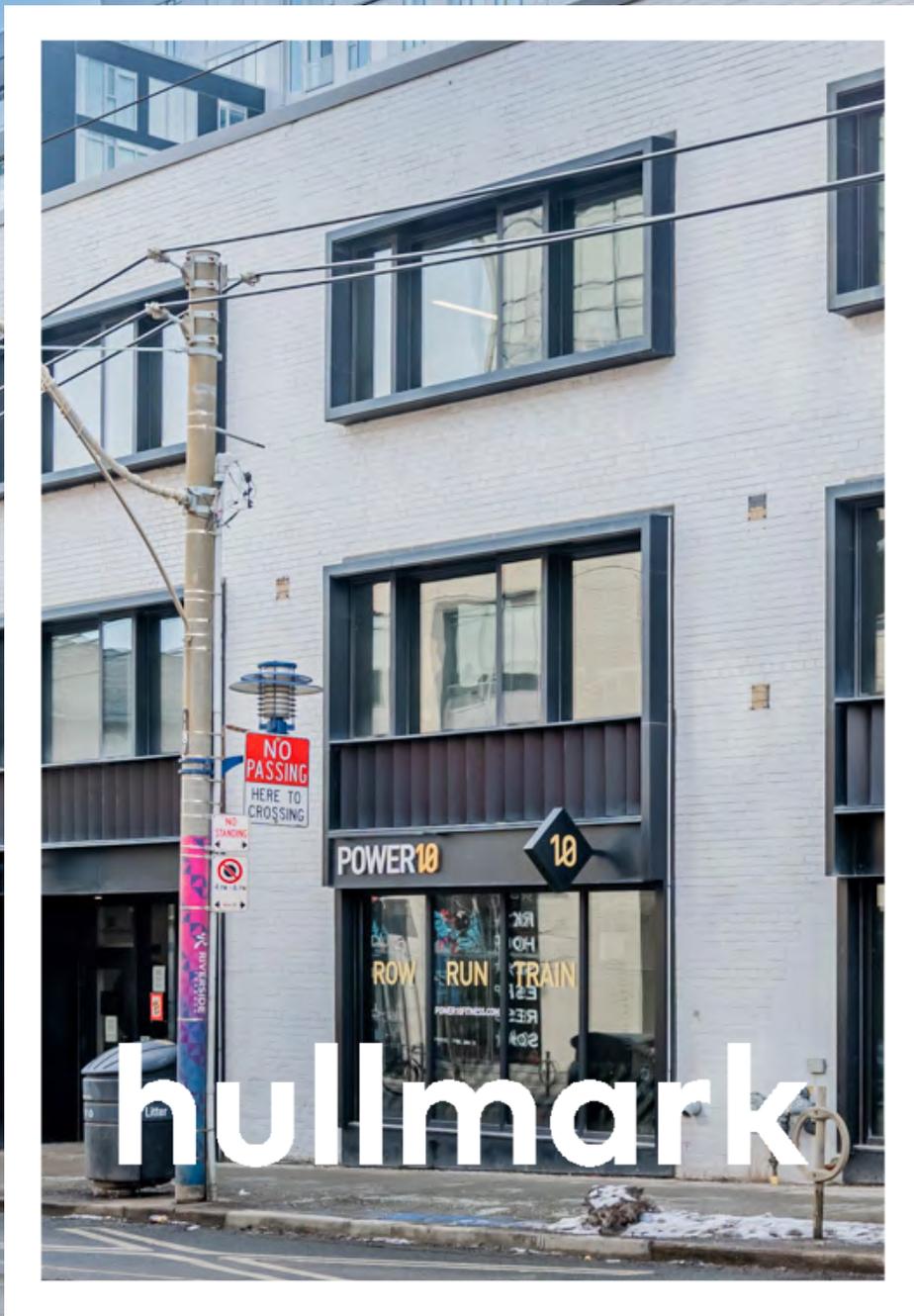


# RETAIL FOR LEASE

**635**  
**QUEEN STREET EAST**  
**TORONTO, ON**



## RETAIL SPACE

Ground Floor:	4,274 SF	Asking Net Rent:	Negotiable
Ceiling Height:	12+ FT	Additional Rent:	\$13.78 PSF (est. 2022)
Frontage:	30+ FT	Occupancy:	Immediately

## KEY DETAILS

- Prime location in Riverside
- Newly retrofitted space
- Beautiful new retail façade
- Easy access to 501 Queen Streetcar and 504 King Streetcar
- Neighbourhood service oriented tenants include Wine Rack, LCBO, BMO, Blackbird Baking Co. and Dark Horse Espresso Bar
- High pedestrian and vehicular traffic
- Direct rear loading access
- Surrounded by significant new residential development
- Steps to the award winning Broadview Hotel
- Flooring Mat included
- Soundproofed studio
- Lockers, showers, massage room
- Direct access to DVP and Gardiner Expressway



## RIVERSIDE

Queen Street East is the heart and primary retail strip of what was once a working class area of the city.

The area has re-invented itself in recent decades as a thriving arts and cultural centre, as well as a destination in the city for restaurants, cafes, indie shops, and live music venues. The Area is also rapidly becoming a hub for auto showrooms with Bentley, Rolls Royce, Aston Martin, Land Rover and Jaguar joining BMW in the neighbourhood.

The resurgence of retail activity in the area has led to significant gentrification along Queen Street East and the infusion of hip and trendy young professionals. Queen Street East is now home to both national retail brands as well as some of Toronto's hottest local retail concepts.

In addition to the amenities available in Riverside, it is bordered by a number of the City's most dynamic developing neighbourhoods, including Leslieville, Corktown, the Distillery District, and River City. Throughout the area, tired spaces and former industrial buildings are being repurposed as high-density residential developments or creative retail or office spaces.

635 Queen East is situated minutes from the Downtown Core and benefits from excellent public transit via the 501 Queen Street streetcar and 504 King Street streetcar.

The property also has direct access to the Don Valley Parkway, one of the largest north-south roadway connections in the city.

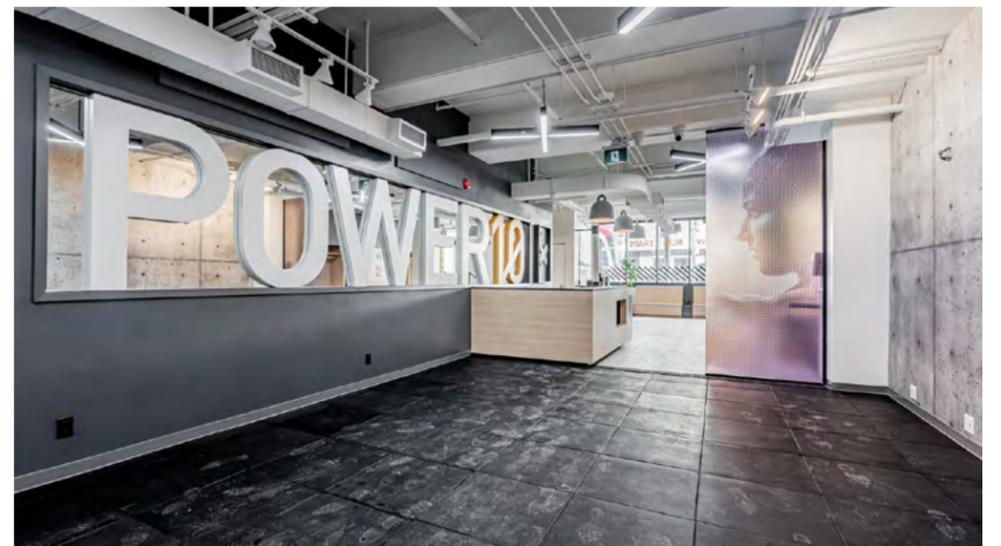
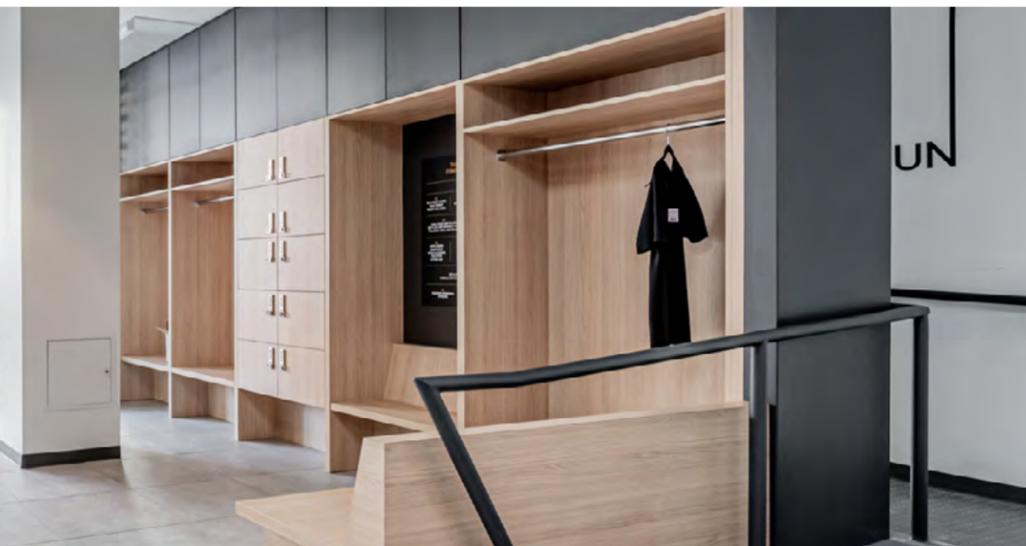
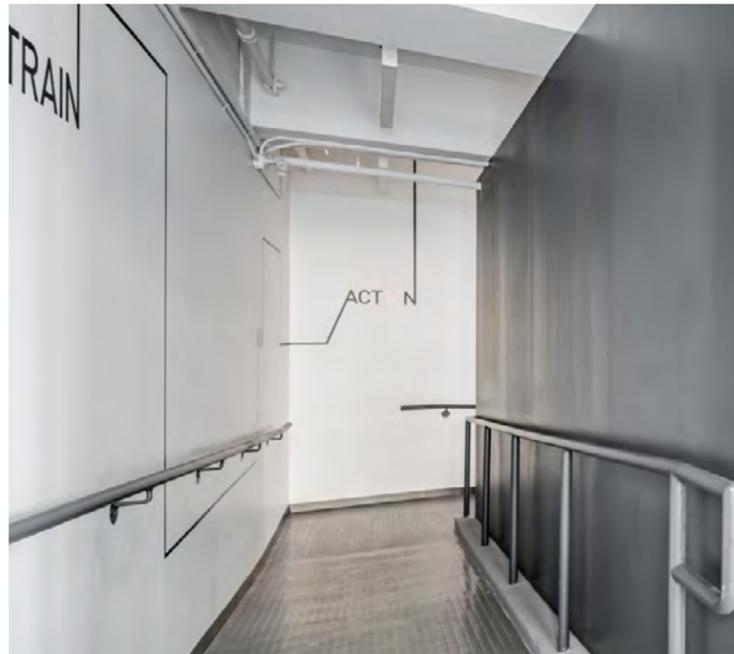
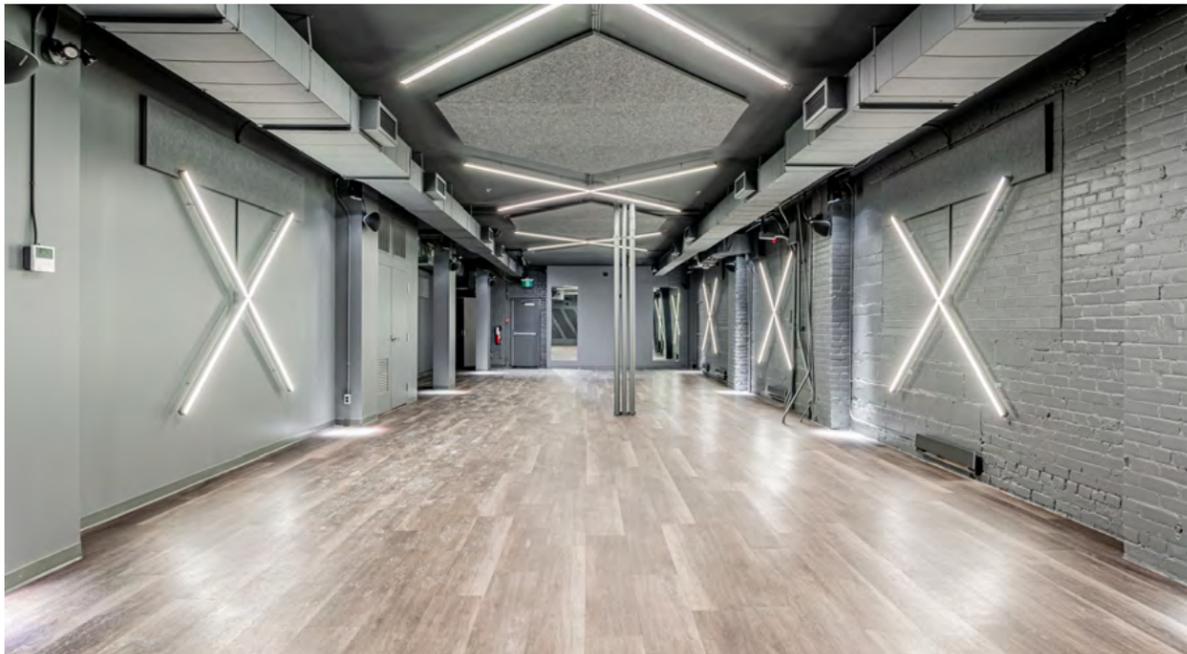
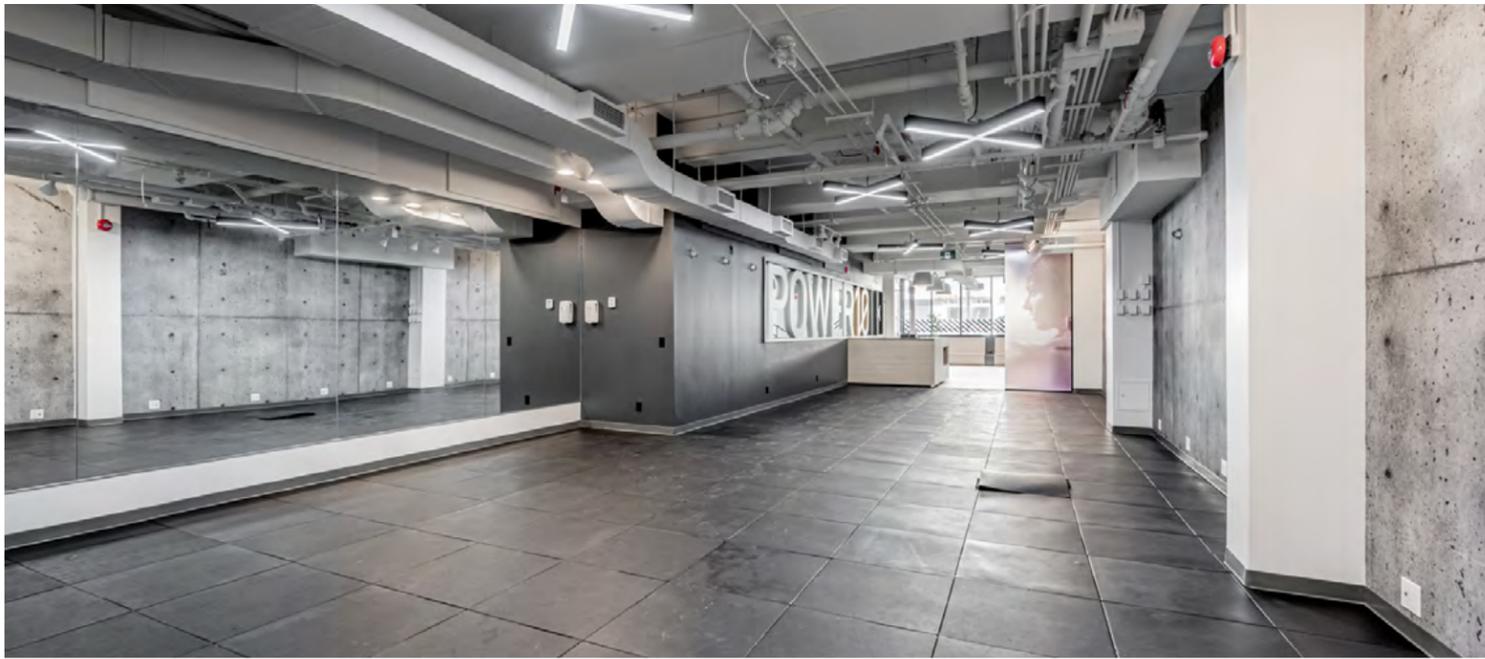
## ACTIVE DEVELOPMENT

- Riverside Square (898 units)
- East Harbour and transit hub (12M SF of office & retail)
- Auto Mall and Grand Touring
- 33 Davies (205K SF Office Building)
- 21 Broadview (340 Units)

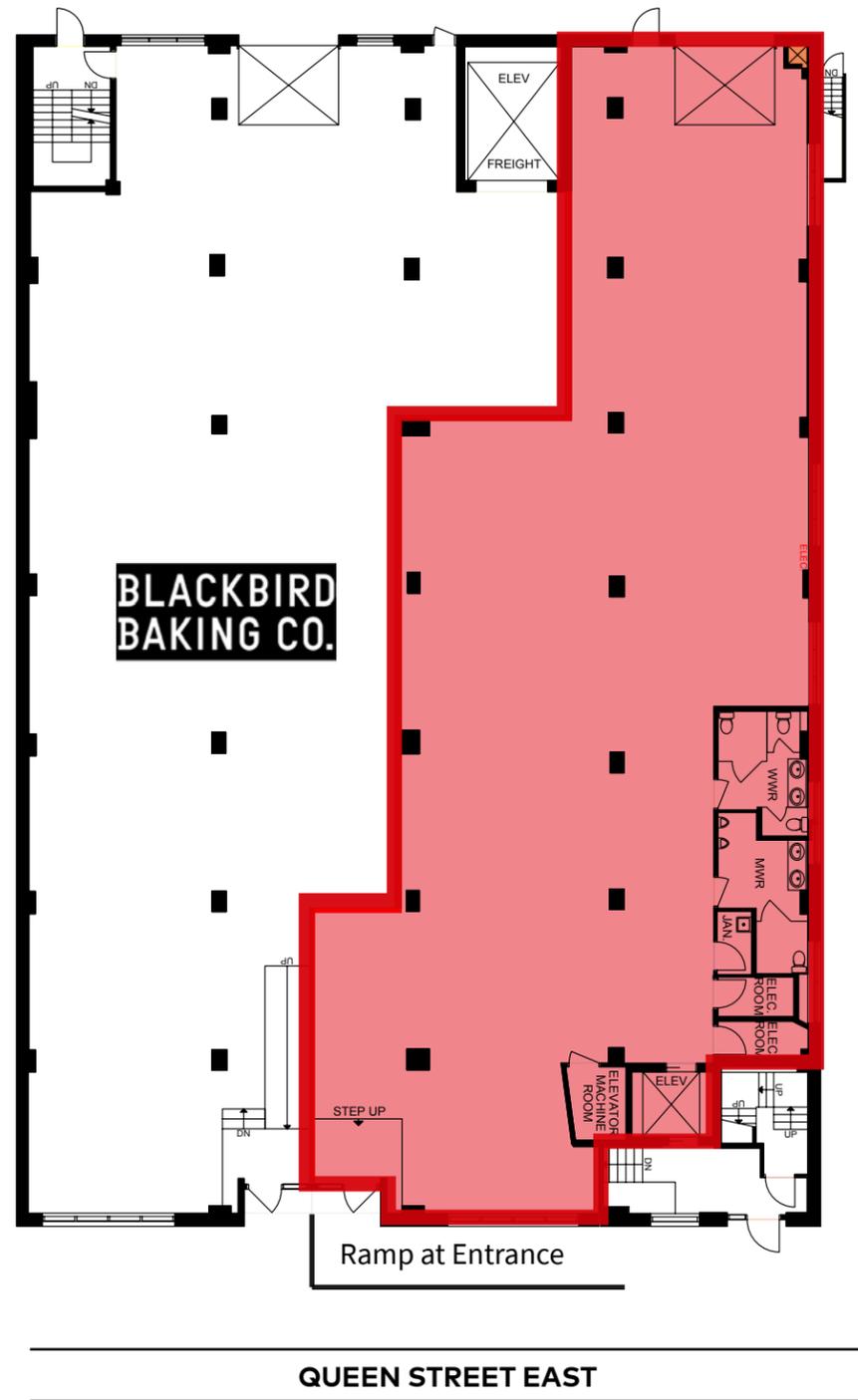
## DEMOGRAPHICS

	0.5km	1km	3km
 Population	11,113	60,862	338,535
 Daytime Population	112,337	269,716	669,201
 Avg. Household Income	\$147,572	\$113,284	\$130,667
 Avg Household Spending	\$143,411	\$107,231	\$124,953
 Median Age	36.6	34.7	34.8

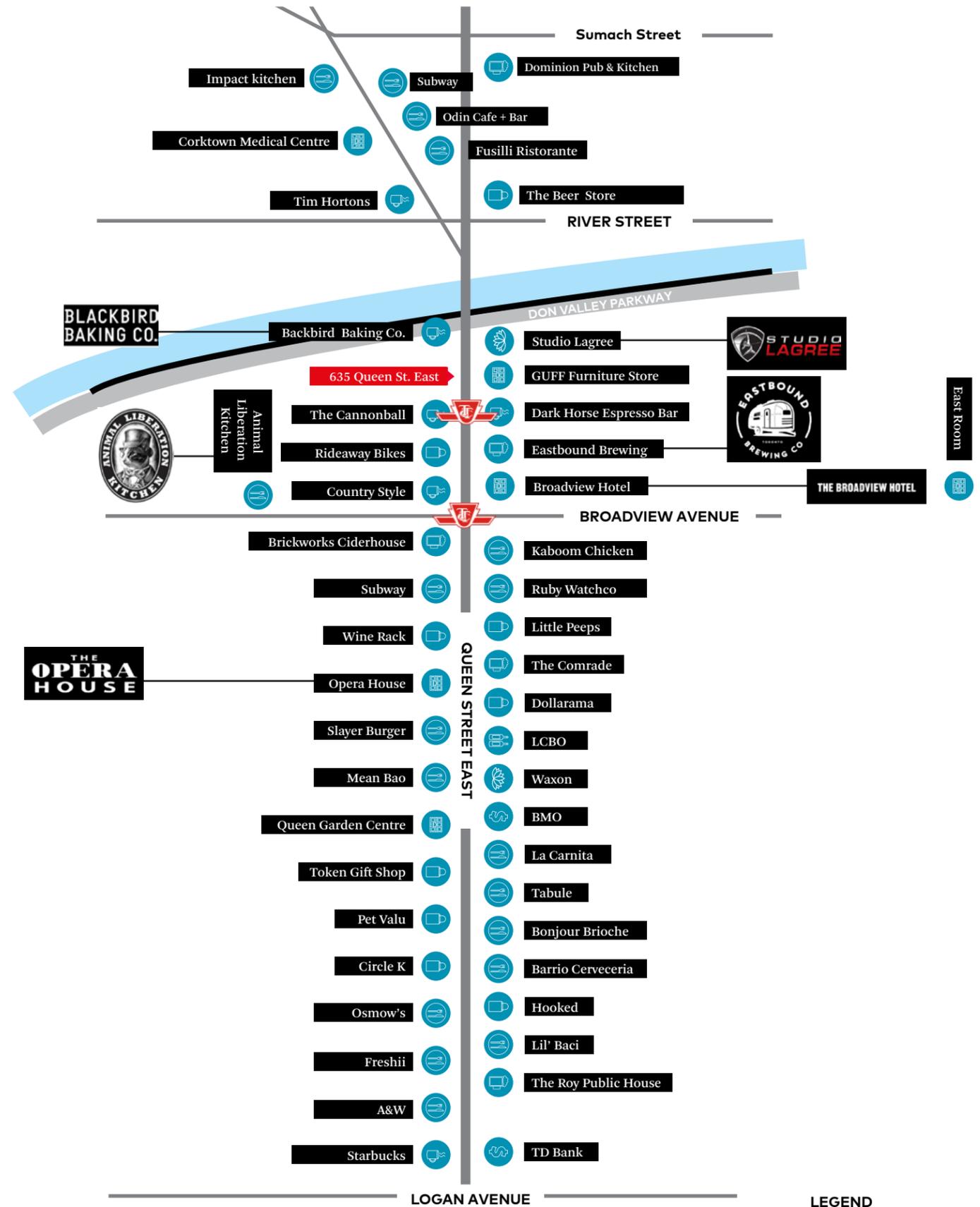
Source: Statistics Canada, 2022



# FLOOR PLAN



# NEIGHBOURING RETAILERS & AMENITIES



LEGEND

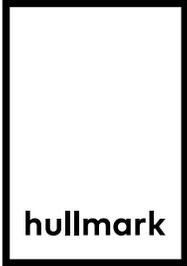




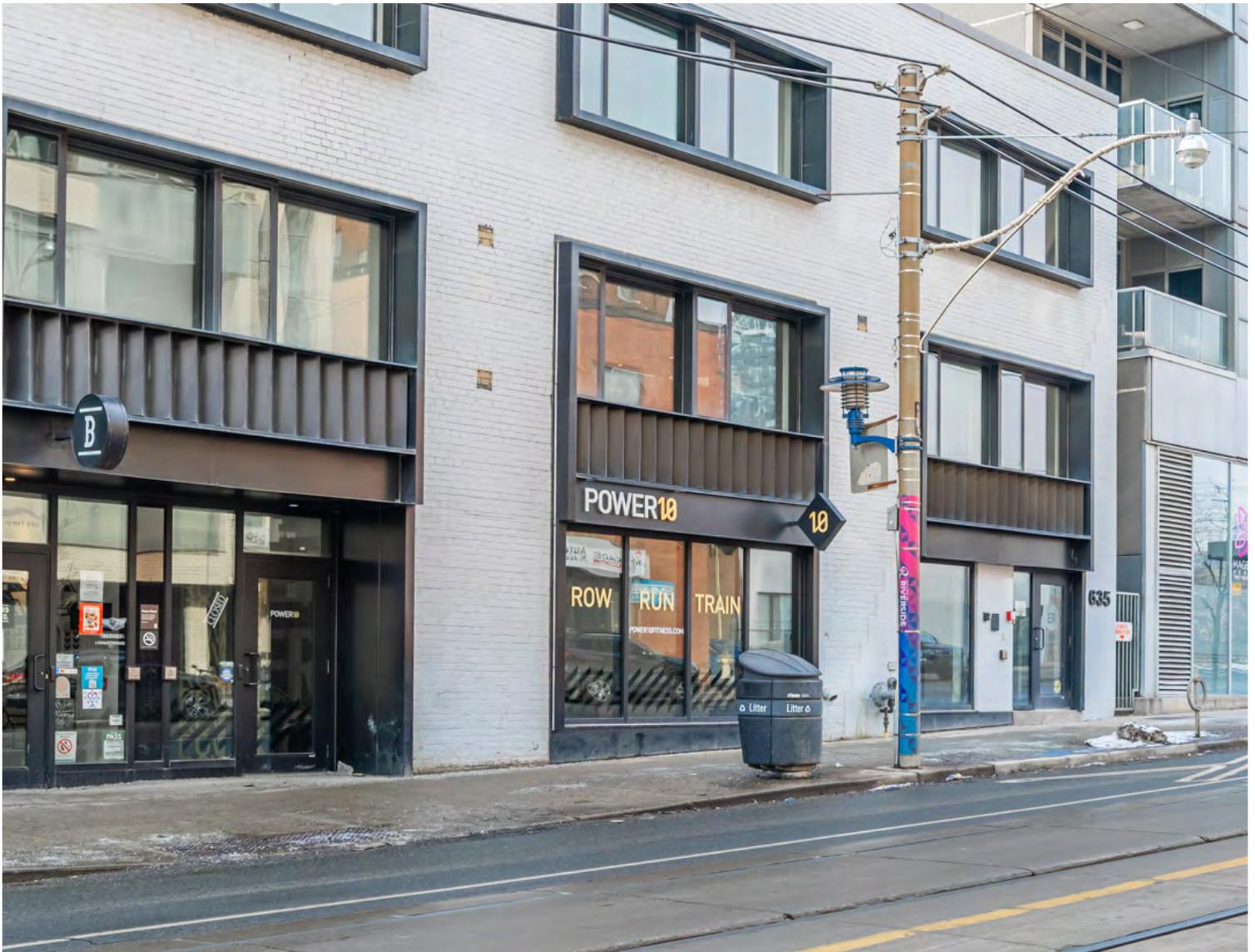
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