



# 427 King Street West, Toronto

Signature Lower Level Retail Corner For Lease

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# The Gateway to King Street West

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Located on the highly coveted southwest corner of King & Spadina, 427 King Street West represents a landmark retail offering at the entrance to Toronto's most exciting live, work and play neighbourhood, King Street West.

The prominent retail offering is a rare, large format opportunity in the downtown west, consisting of approximately 6,650 SF on the lower level of the building. The retail premises features beautiful brick-and-beam character attributes throughout with a signature entrance vestibule off King Street West. With ample windows and exposure on Spadina Avenue combined with a dedicated entrance on King Street West, 427 King Street West offers exceptional branding opportunities.

King West is one of Toronto's fastest growing neighborhoods and is especially popular with young urban professionals. Bolstered by the most active office and residential markets in the country, King West has experienced exponential growth over the past decade with ample mixed-used development projects under construction in the immediate area. The most notable development, The Well, is situated to the south and is anchored by Shopify, Canada's most valuable e-commerce company.





# Retail Overview

## Property Details

Lower Level:	6,650 SF
Ceiling Height:	9-10 FT
Term:	5-10 years
Available:	Immediately
Net Rent:	Please contact Listing Agents
Additional Rent:	\$25.43 PSF (est. 2022)

## Highlights

- Signature lower level retail location at King & Spadina
- Dedicated entrance vestibule on King Street West
- Premises features exposed brick-and-beam characteristics and ample natural light off Spadina Avenue.
- Significant high-end leasehold improvements in place
- Potential for outdoor patio on Spadina Avenue
- 504 King and 510 Spadina streetcars at front door and a short distance to the Financial Core
- Excellent co-tenancies, including Baro, Fresh & Wild, MARBL, Patagonia, Quantum Coffee, Ride Cycle Club, SOMA Chocolatemaker
- High-traffic location with 36,318 pedestrians and 47,395 vehicles passing the property per day



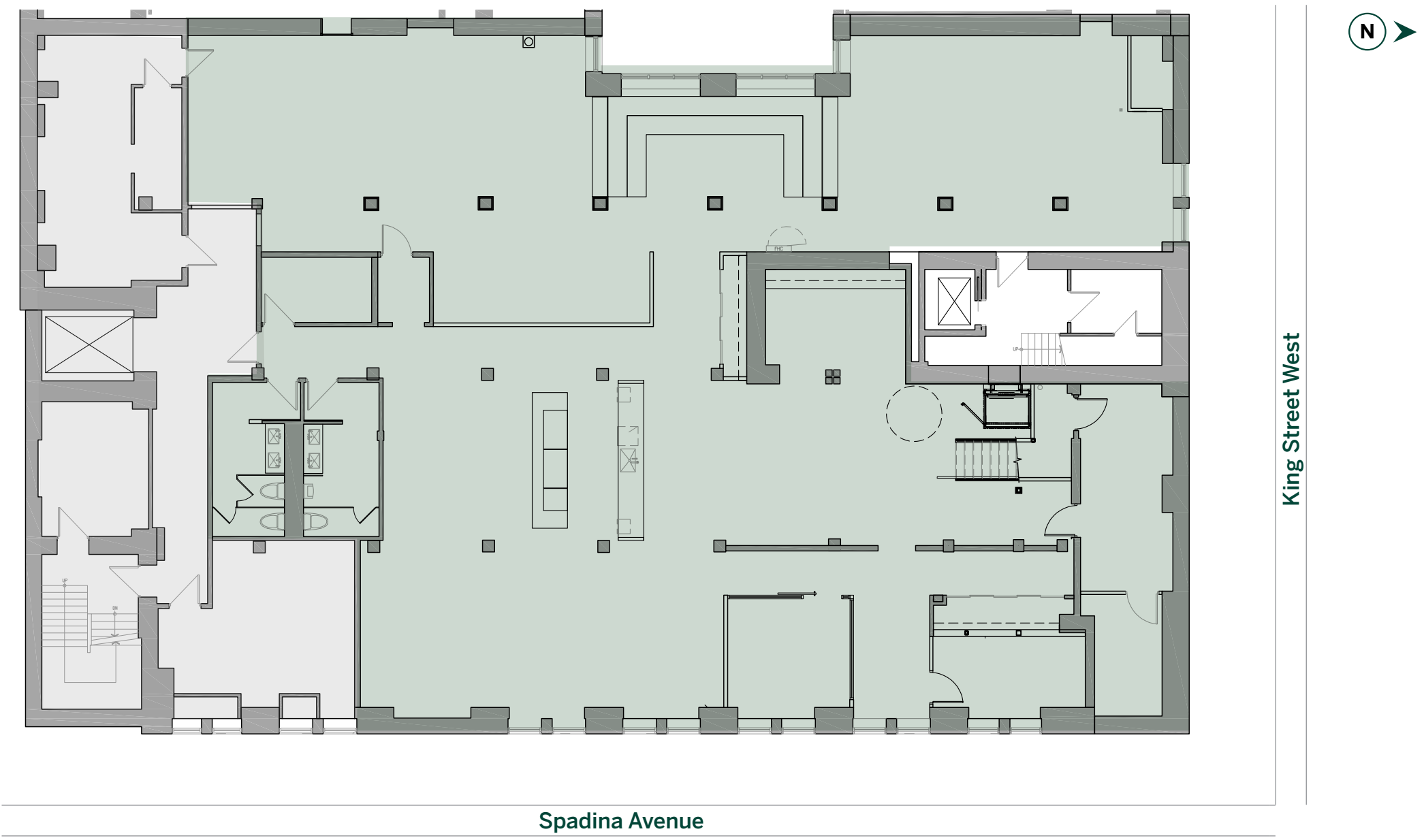
Ruby Soho





# Floor Plan


Lower Level    6,650 SF







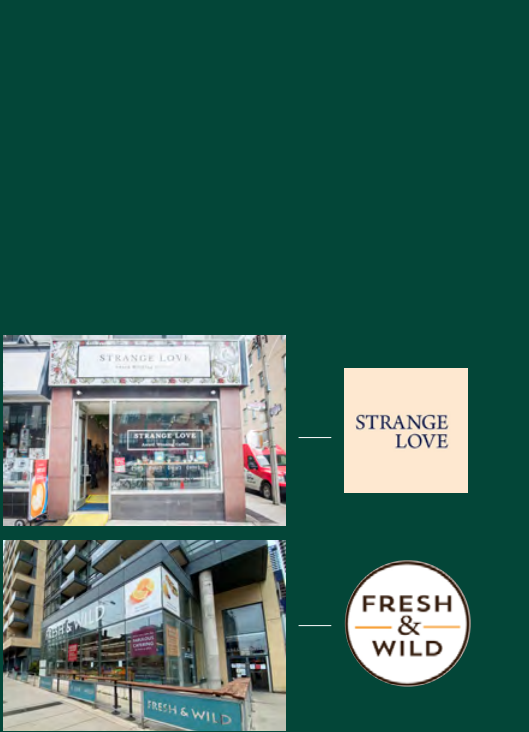
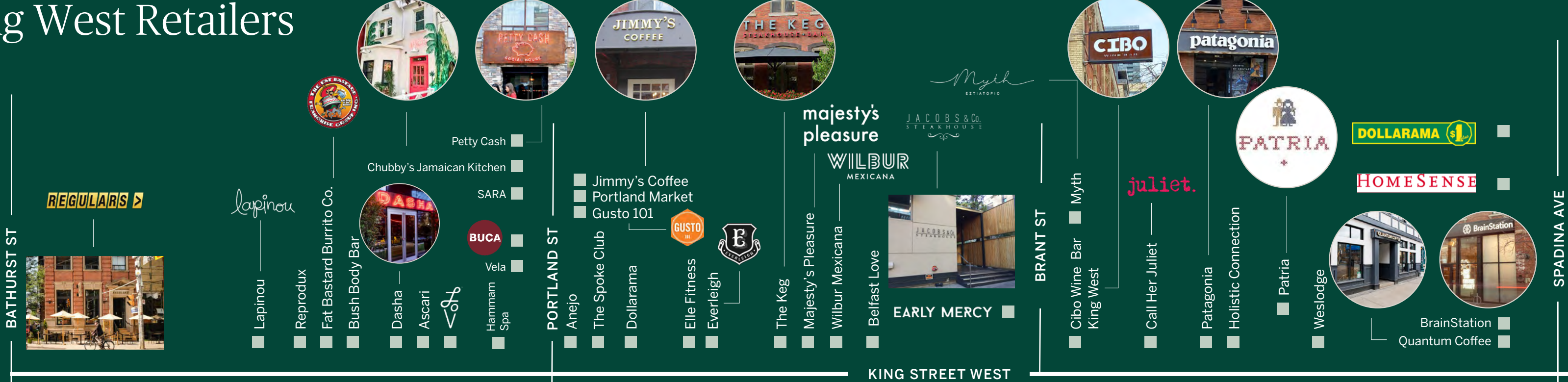
# Area Overview

	0.5 km	1 km	1.5 km
 <b>Total Population</b>	22,051	72,035	121,009
 <b>Daytime Population</b>	51,259	168,367	399,502
 <b>Median Age</b>	32.1	32.8	33.1
 <b>Total Households</b>	13,952	41,402	68,210
 <b>Average HH Income</b>	\$132,167	\$120,518	\$119,696
 <b>Growth Rate (2015-2020)</b>	57%	36%	29%

Source: Statistics Canada, 2022



# King West Retailers











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427 King Street West

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