

Alterra | JLL

520

**RICHMOND
STREET WEST**

RETAIL FOR LEASE



Premium Opportunity at **Rush Condos**

Rush Condos is a brand new residential development in Toronto's booming Downtown West, located on the northwest corner of Richmond Street West and Augusta Avenue. The development features **125** residential units and **2,313** square feet of retail space over the ground floor in the centre of two of Toronto's hottest neighbourhoods — King Street West and Queen Street West. The retail benefits from ample ceiling heights, expansive wraparound frontage, patio potential, a dedicated garbage room and direct access to shipping and receiving.



2,313 SF
Retail Space

125
Residential Units

+/-150 FT
Corner Frontage


RUSH


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.

 **14,122**
Population

 **12%**
Growth Rate
Next 5 Years

 **38,202**
Daytime Population

 **\$121,866**
Average HH Income

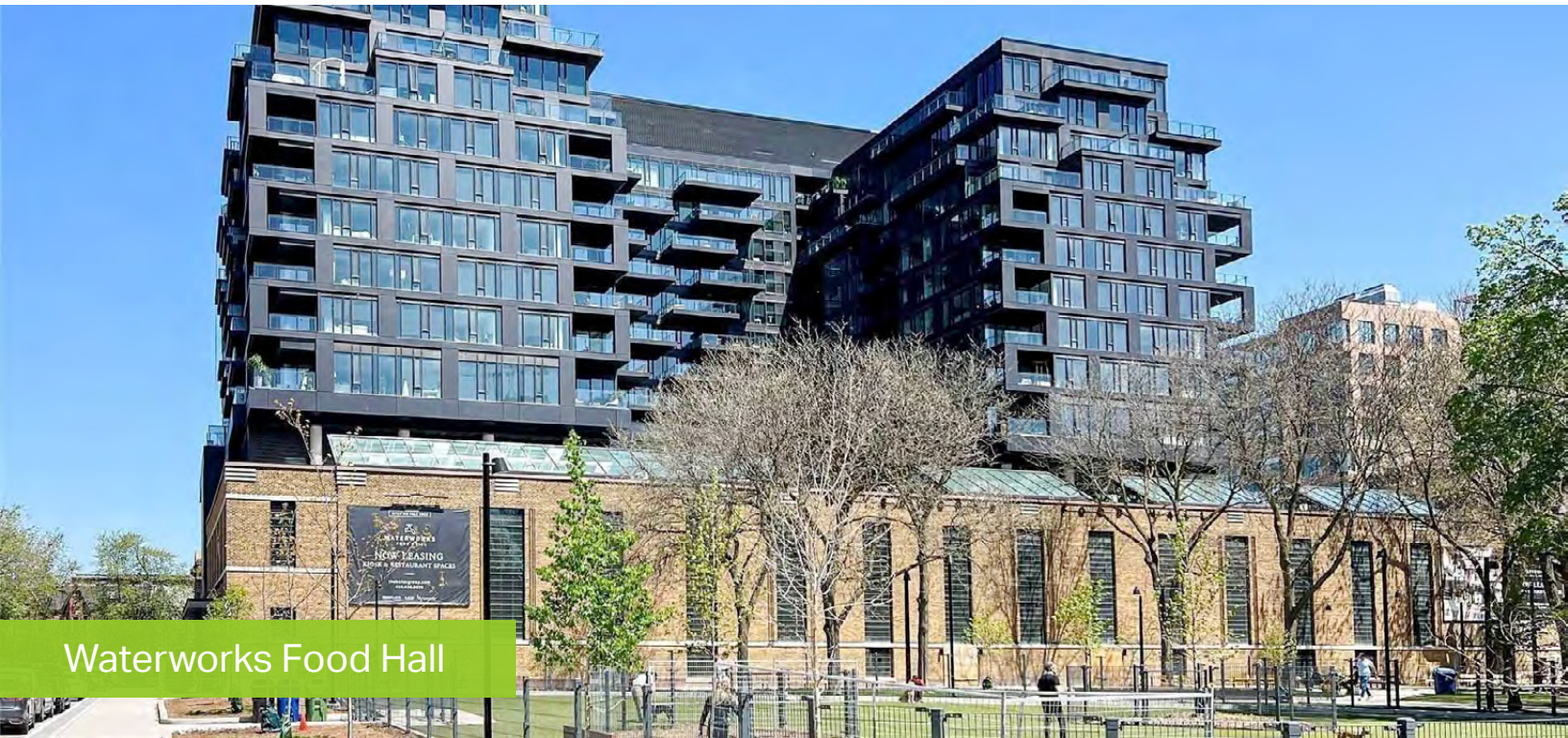
 **34.7**
Median Age

 **8,369**
Total Households

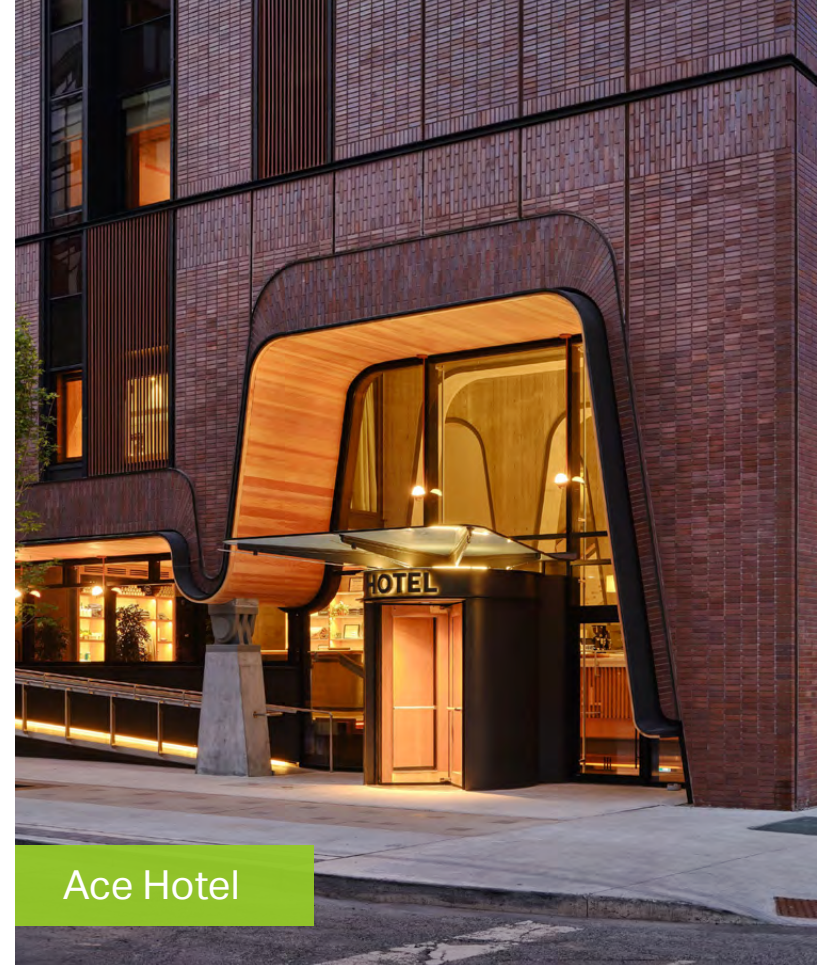
Source: Statistics Canada, 2023; 0.5 km radius.



Notable Area Retailers & Landmarks



Waterworks Food Hall



Ace Hotel



Othership



Nutbar



Livestock

Property Details

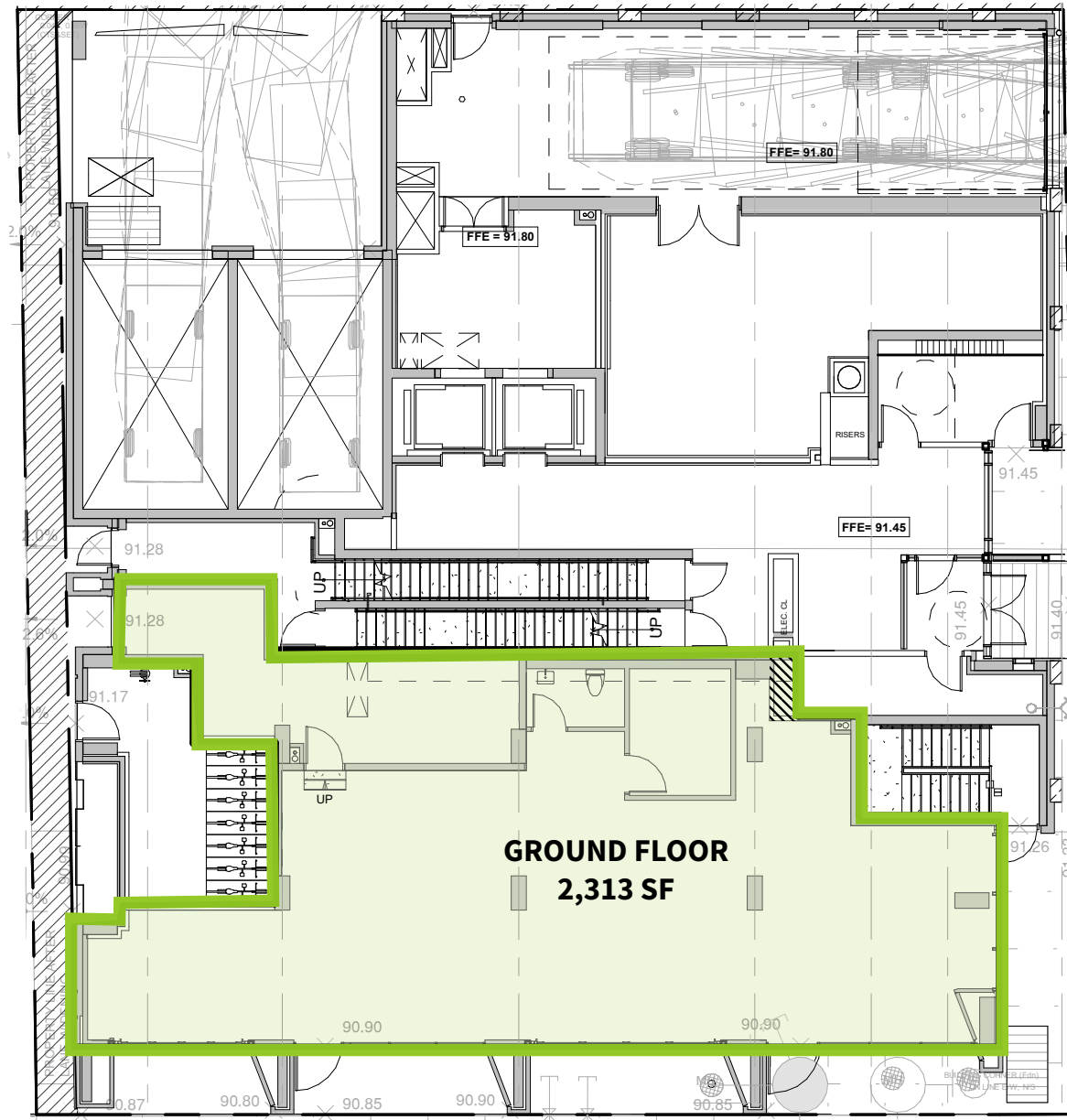
Ground Floor:	2,313 SF (Divisible)
Available:	Immediately
Term:	5-10 years
Net Rent:	Please Contact Listing Agents
Additional Rent:	\$20.00 PSF (est. 2023)
Zoning:	Reinvestment Area*

- Excellent location at Richmond & Augusta in the Downtown West node
- Ability to demise
- Patio potential
- Dedicated garbage room and direct access to shipping and receiving
- Steps to multiple TTC lines, including the 501 Queen, 504 King, 510 Spadina, and 511 Bathurst streetcar lines
- Exceptional neighbouring tenancies, including Ace Hotel, Pilot Coffee Roasters, Kupfert & Kim, Starbucks, and Yoga Tree.
- Great location for a variety of commercial uses, including restaurant, lounge, professional and medical offices, and many more

*Under the former City of Toronto Zoning By-law 438-86, as amended by Site Specific By-law 1265-2018. The uses permitted in Section 8(1)(f)(b)(ix) of the CR zone are also permitted in the RA zone.



Floor Plan



AUGUSTA STREET

RICHMOND STREET WEST

520

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