

# *Retail*

For Lease

**317** Adelaide Street West







# Overview

317 Adelaide Street West, located on the southeast corner of Adelaide Street West and Peter Street, is a rare opportunity to secure a large-format flagship retail presence in the heart of The Entertainment District.

Steps from vibrant King Street West and world-renowned Queen Street, 317 Adelaide Street West sits in one of Canada's most active residential development markets with over 13,500 new units recently completed or under construction.

Perfect walk and transit scores and a substantial daytime office population make this the ideal opportunity for fitness, furniture, general retail and trendy boutique users.





# Property details

**GROUND FLOOR |** Unit 100: 5,500 SF  
Unit 101: 5,500 SF } Can be leased together  
or separately  
**Total: 11,000 SF**

**AVAILABLE |** Unit 100: 60 Days' Notice  
Unit 101: Immediately

**NET RENT |** Contact Listing Agent

**ADDITIONAL RENT |** \$15.00 PSF (2021)

# Highlights

- Flagship retail in the heart of The Entertainment District
- Over 150 feet of linear wraparound frontage available
- Ample ceiling heights
- 100 Walk Score
- 100 Transit Score
- Steps from various public parking lots





# Area demographics



45,401  
Population



150,751  
Daytime Population



37  
Median Age



24,818  
Total Households



\$107,555  
Avg. HH Income



\$109,575  
Avg. HH Annual Spending



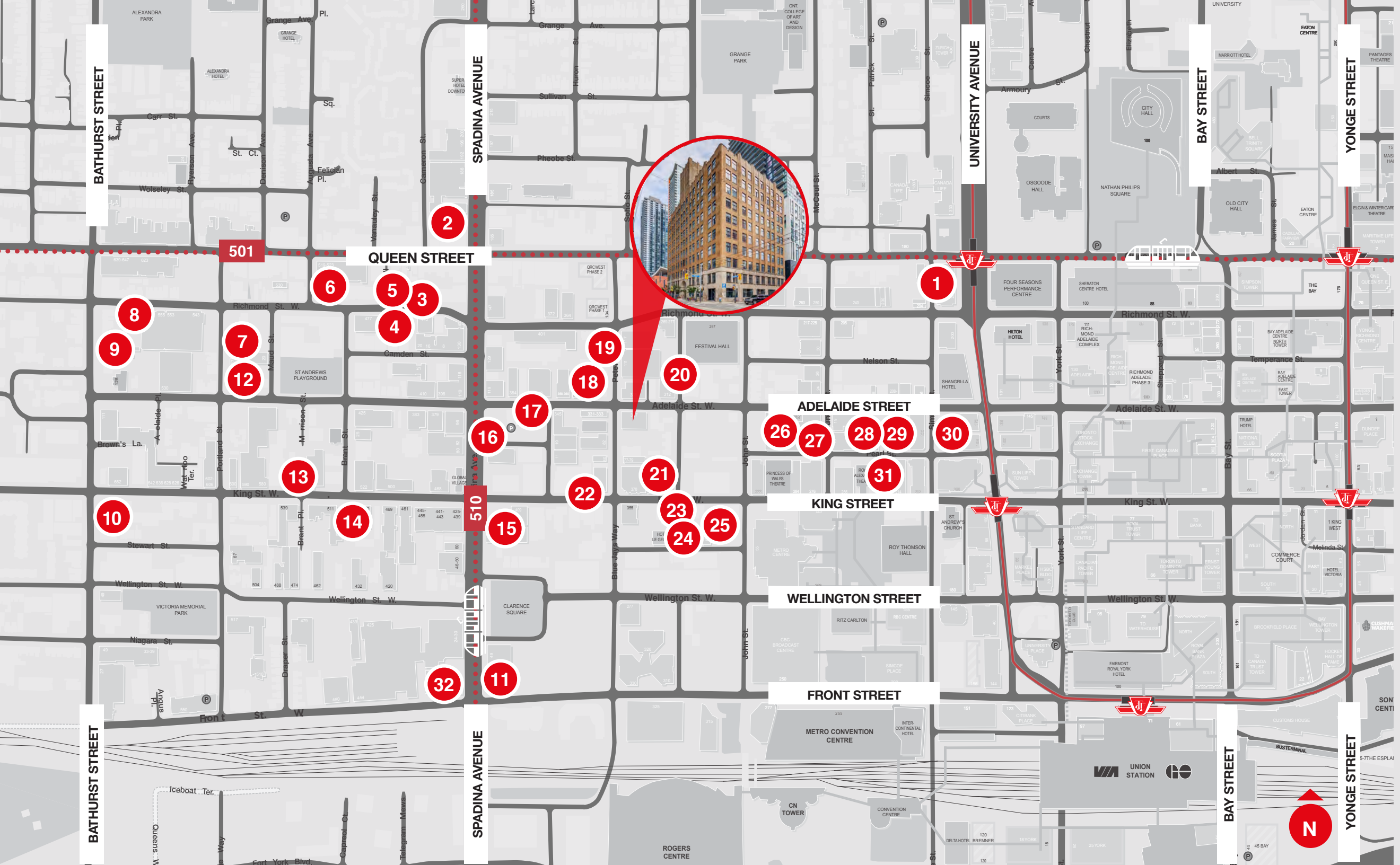
100  
Walk Score



100  
Transit Score

Within 1KM | Statistics Canada, 2021





# New developments

ADDRESS	# OF UNITS	ADDRESS	# OF UNITS
1 250 University Avenue	495	17 46 Charlotte Street	216
2 170 Spadina Avenue	169	18 350 Adelaide Street West	696
3 450 Richmond Street West	111	19 122 Peter Street	348
4 452 Richmond Street West	130	20 38 Widmer Street	426
5 457 Richmond Street West	139	21 10 Widmer Street	583
6 520 Richmond Street West	123	22 400 King Street West	530
7 135 Portland Street	117	23 329 King Street West	328
8 553 Richmond Street West	476	24 24 Mercer Street	12
9 149 Bathurst Street	88	25 305 King Street West	402
10 663 King Street West	251	26 263 Adelaide Street West	353
11 400 Front Street West	2,291	27 14 Duncan Street	369
12 502 Adelaide Street West	105	28 19 Duncan Street	462
13 544 King Street West	77	29 150 Pearl Street	610
14 489 King Street West	495	30 100 Simcoe Street	524
15 401-415 King Street West	615	31 260 King Street West	1,917
16 101 Spadina Avenue	417	32 410 Front Street West	1,587

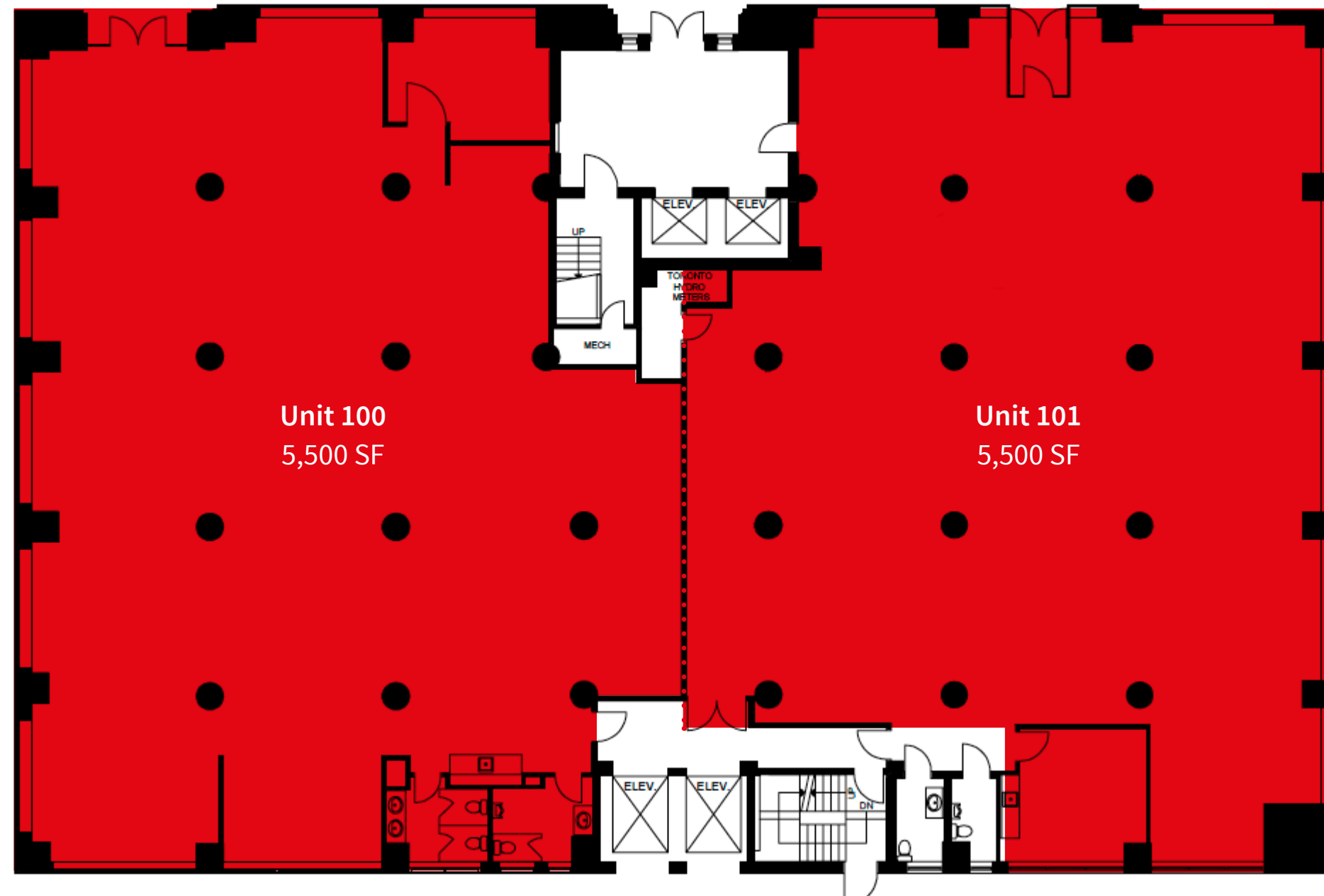
TOTAL UNITS 15,481



# Floor plan

ADELAIDE STREET WEST

PETER STREET





**FOR LEASE | 317 ADELAIDE STREET WEST**

**Brandon Gorman\*\***

Senior Vice President

+1 416 855 0907

Brandon.Gorman@am.jll.com

**Graham Smith\***

Senior Vice President

+1 416 855 0914

Graham.Smith@am.jll.com

**Austin Jones\***

Sales Representative

+1 416 855 0939

Austin.Jones@am.jll.com



Although information has been obtained from sources deemed reliable, Owner, Jones Lang LaSalle, and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2019. Jones Lang LaSalle. All rights reserved.

\* Sales Representative \*\*Broker