

The Woodsworth

452 RICHMOND STREET WEST



RETAIL FOR LEASE




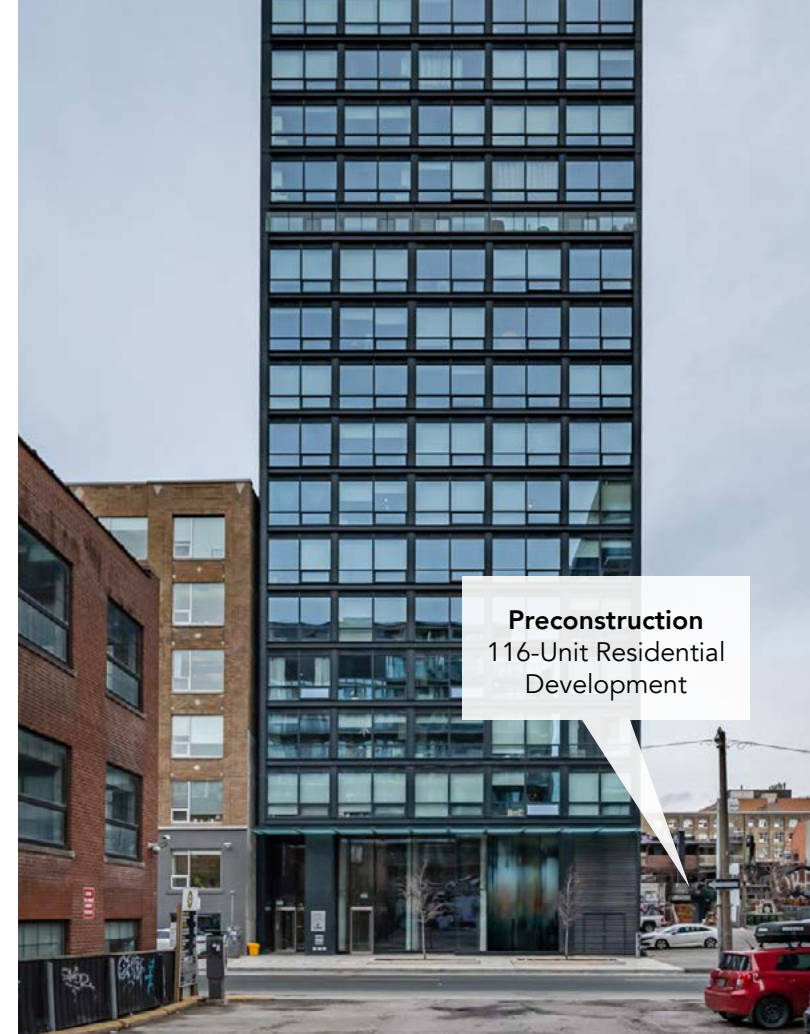
Retail Opportunity at *The Woodsworth*

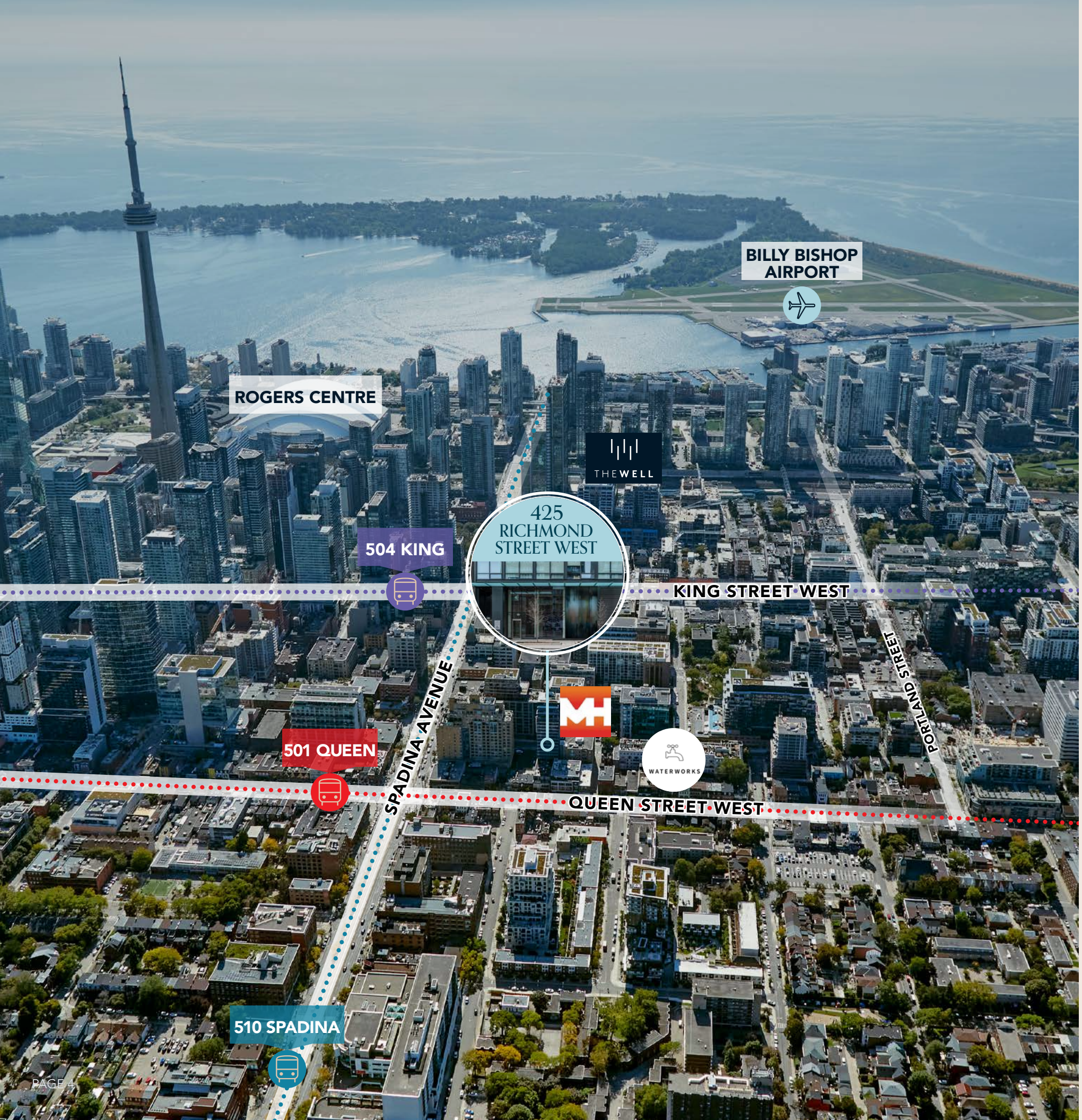
The Woodsworth is a brand new residential development in Toronto's booming Downtown West, located on the north side of Richmond Street West, just west of Spadina Avenue. The development features 135 residential units and 4,368 square feet of retail space over the ground floor and lower level in the centre 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.

 **4,365 SF** Retail Space

 **135** Residential Units

 **16'-21'** Ceiling Heights





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

		1.0km
	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



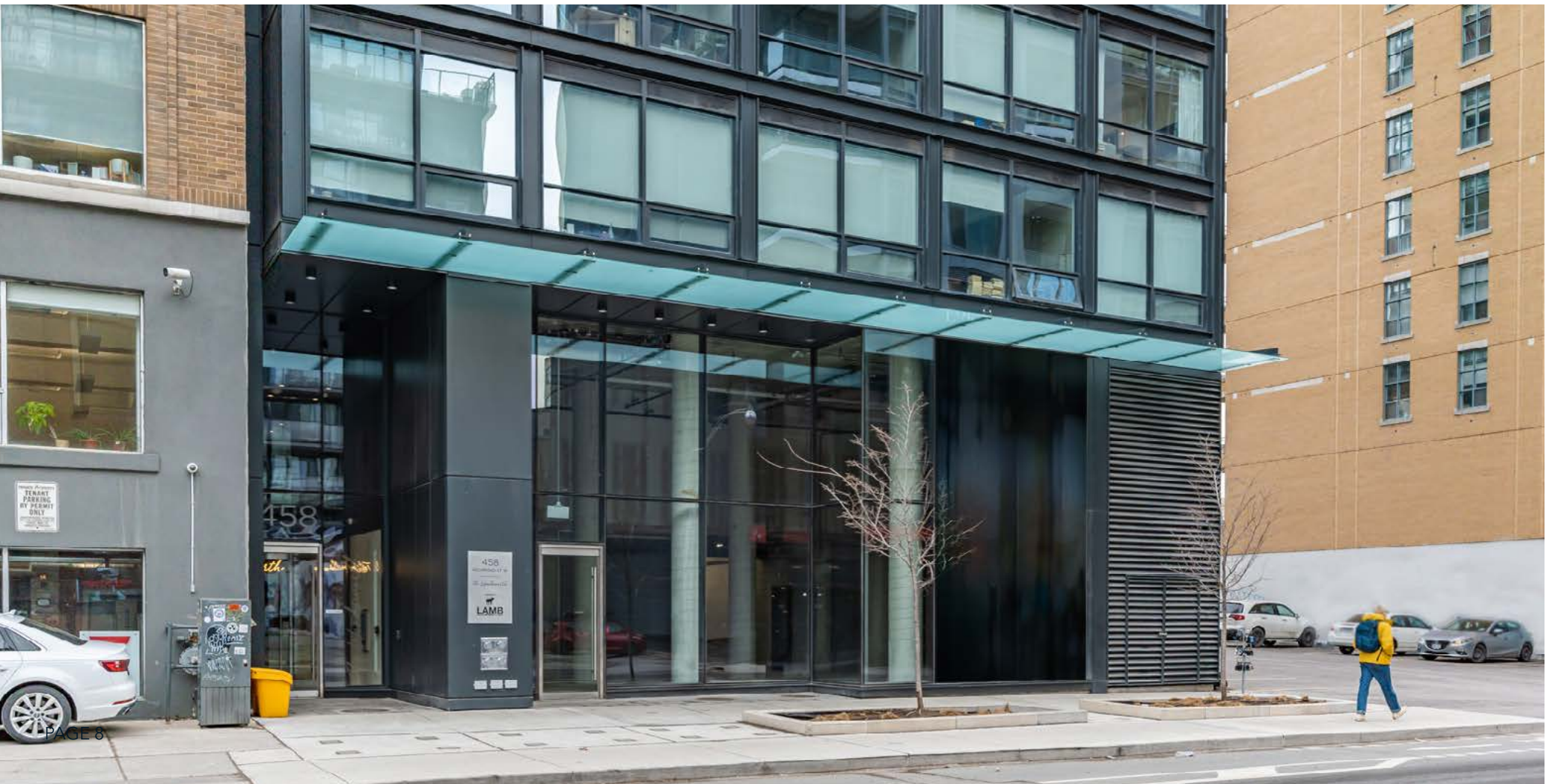
OTHERSHIP



NUTBAR



LIVESTOCK



PROPERTY DETAILS

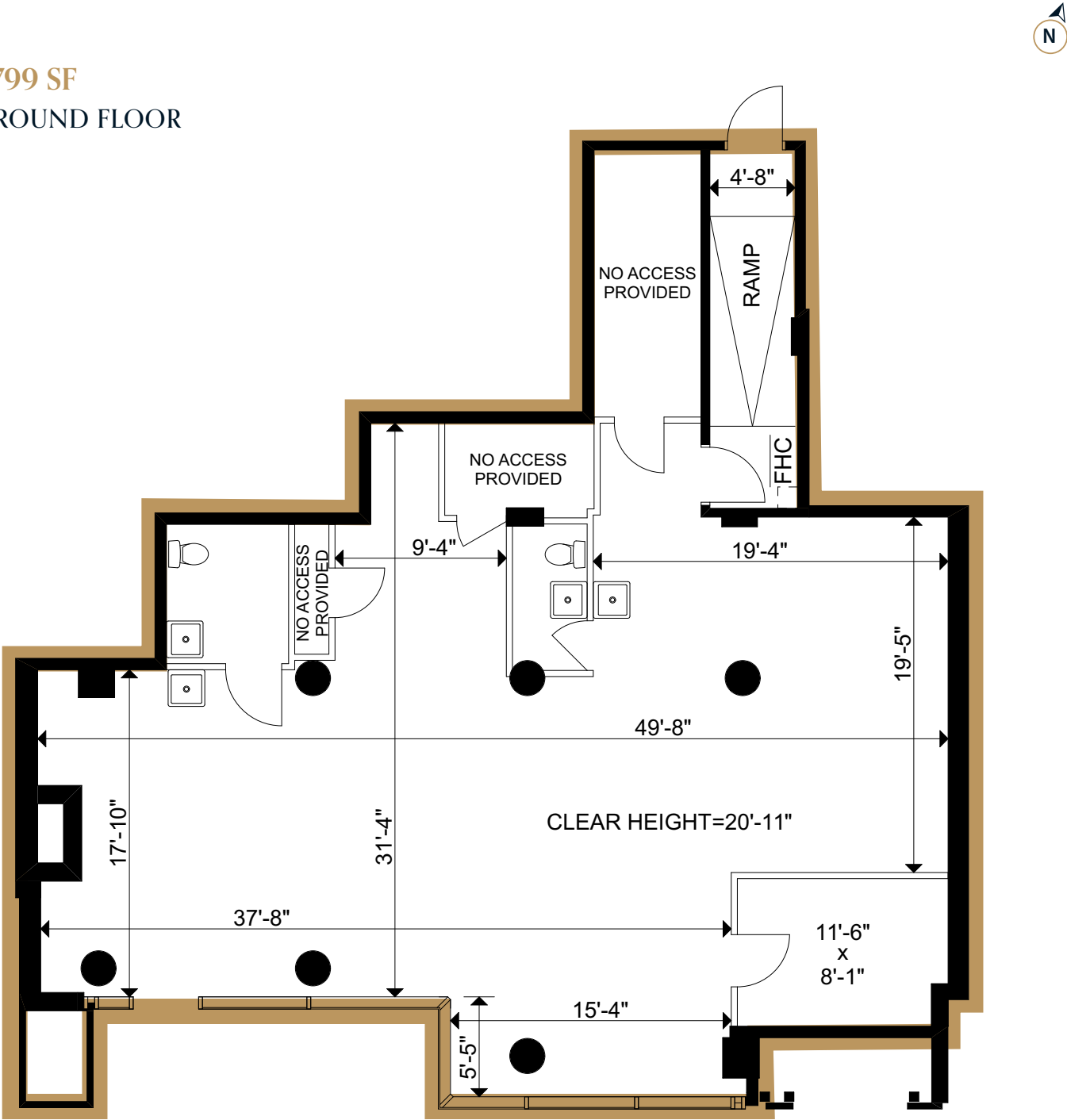
GROUND FLOOR:	1,799 SF
LOWER LEVEL:	2,569 SF
TOTAL:	4,368 SF
AVAILABLE:	Immediately
TERM:	5-10 years
NET RENT:	Please Contact Listing Agents
ADDITIONAL RENT:	\$20.18 PSF (est. 2023)

HIGHLIGHTS

- Excellent location just west of Spadina Avenue in the heart of the Downtown West node
- Double-height ceilings on the ground floor
- 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, speakeasy, lounge, professional and medical offices, and many more

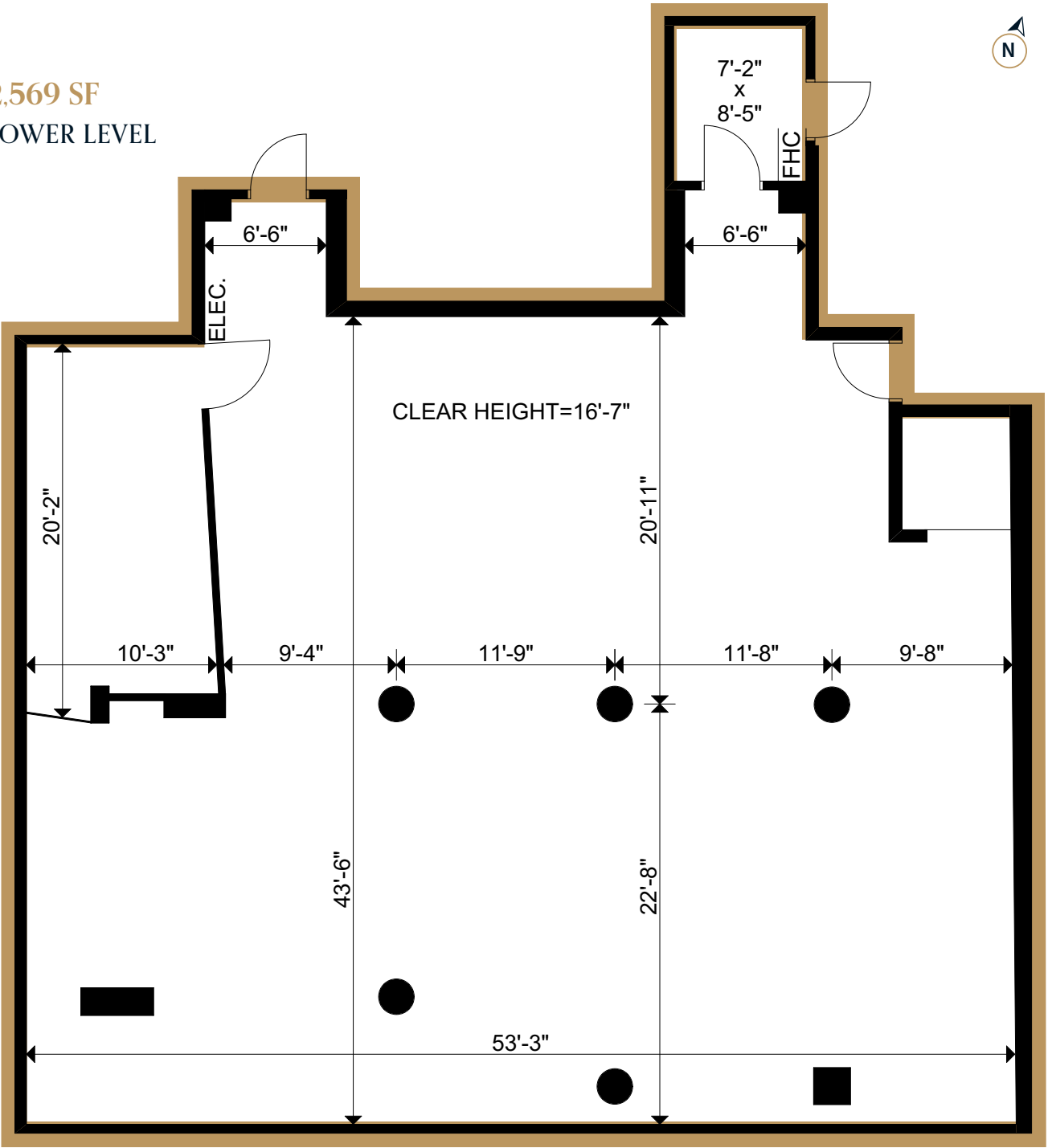
FLOOR PLANS

1,799 SF
GROUND FLOOR



RICHMOND STREET WEST

2,569 SF
LOWER LEVEL





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