

# 630 Queen Street East

For Sale: High-Profile Corner Retail Asset





## Queen Street East Corner Retail Asset

Situated at the high-profile corner of Queen Street East and Carroll Street and offering over 190 FT of wrap-around frontage, this transit-oriented asset in the burgeoning Leslieville node offers superior signage opportunities, generous floorplates, and existing income to offset carrying costs for future owners. Ideal for an owner-occupier or value-add investor, the Property is partially occupied by Dark Horse Espresso Bar and has 6,747 SF of available space to be leased or immediately occupied.

The Property is well serviced by the existing TTC 501 Queen and 504 King streetcars and is within a walkable distance to a variety of new developments, most notably at Cadillac Fairview's renowned East Harbor Project which is just 0.75 KM south.





## Asset Overview

Total GLA	8,472 SF
Occupied GLA	1,725 SF
Available GLA	6,747 SF
In-Place Tenant	Dark Horse Espresso Bar
Term Expiry	January 31, 2030
Frontage(s)	120 FT & 70 FT
Ceiling Height	10 FT / 15 FT
Shipping & Receiving	Rear Access Terminal
Walk & Transit Score	83 / 93
Status	Stratified Freehold
Realty Taxes (est. 2023)	\$9.29 PSF
Operating Costs (est. 2023)	\$4.29 PSF

## Investment Highlights

### End User and Investor Potential

Partially occupied by the Dark Horse Espresso Bar, the Property offers owner-occupiers meaningful cash flow to offset carrying costs, while also providing best-in-class space available for immediate occupancy. The in-place tenant covenant provide investors with cash flow certainty while also offering upside and value-add potential through strategic releasing of the unoccupied space.

### Flexible Floor Plan with Vacant Possession Potential

New owners will have complete flexibility to format this retail layout to attract premier tenancies or to customize the space for their own use. Unit 103 (2,719 SF) and Unit 100 (4,028 SF) can be leased in their current configuration with the opportunity to demise Unit 100 into two right-sized retail units fronting onto Queen Street East. For end-users seeking to utilize the full Property (8,472 SF), the vendor has the potential to provide vacant possession for January 1, 2024.

### High-Visibility Corner Asset

The Property offers over 190 FT of wraparound frontage along Queen Street East and Carrol Street in Riverside, one of the city's most dynamic and rapidly evolving locales. The combined pedestrian, commuter, and vehicular traffic volume at the nearest major intersection, Queen Street East and Broadview Avenue, is 22,772 individuals daily, making this location the heart of this hyper-urban node's commercial activity.

### Parking Available

The Property features and underground parking garage exclusive for owners. Up to 8 parking stalls are available for sale.





## Tenancy Overview

Dark Horse has been a neighbourhood staple since 2006, when they opened their first shop on Queen Street East. For over 17 years, Dark Horse Espresso has grown in unison with Toronto. As one of Canada's early Specialty Coffee shops, Dark Horse has grown from one beloved espresso bar to a collection six cafés throughout the city's diverse and thriving neighbourhoods.

Along with their coffees, Dark Horse bakes their own pastries at their Geary Location in partnership with Dear Grain Bakery, offering a range of pastries and paninis, including gluten-free, vegetarian, and vegan options.





# Floor Plan

8,472 SF





# Picture Gallery



Unit 102 - Dark Horse Espresso Bar



Unit 101 - Vacant



Unit 102 - Dark Horse Espresso Bar



Unit 101 - Vacant



Unit 102 - Dark Horse Espresso Bar



Unit 101 - Vacant



# Area Overview






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.

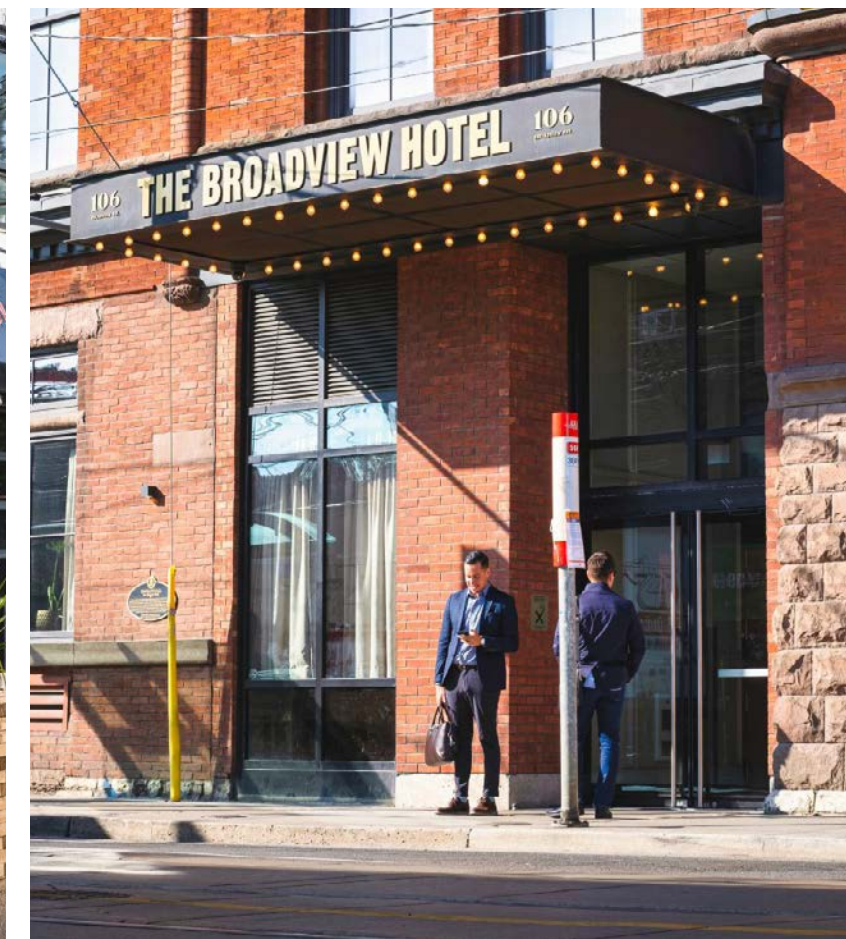
In addition to the amenities available in Riverside, it is bordered by a number of the City's most dynamic developing neighbourhoods, including Leslieville, Corktown, the Distillery District, and River City. Throughout the area, tired spaces and former industrial buildings are being repurposed as high-density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

The Property 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.

# Demographics

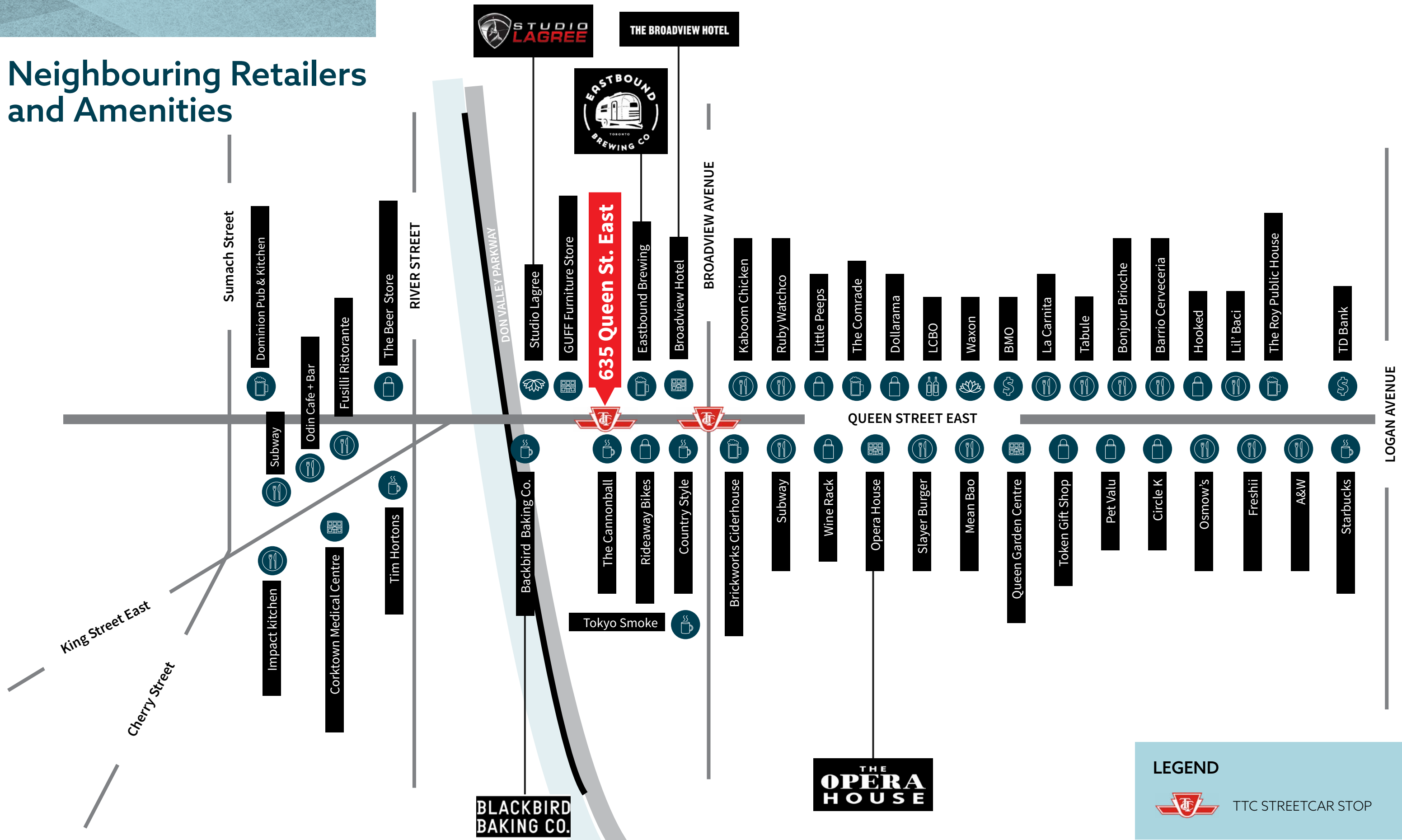
	0.5km	1km	3km
 Population	11,113	60,862	338,535
 Daytime Population	112,337	269,716	669,201
 Avg. Household Income	\$147,572	\$113,284	\$130,667
 Avg Household Spending	\$143,411	\$107,231	\$124,953
 Median Age	36.6	34.7	34.8

Source: Statistics Canada, 2022





# Neighbouring Retailers and Amenities



**LEGEND**



TTC STREETCAR STOP





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All renderings and site plans are artist's concept. Dimensions and details are subject to change.

