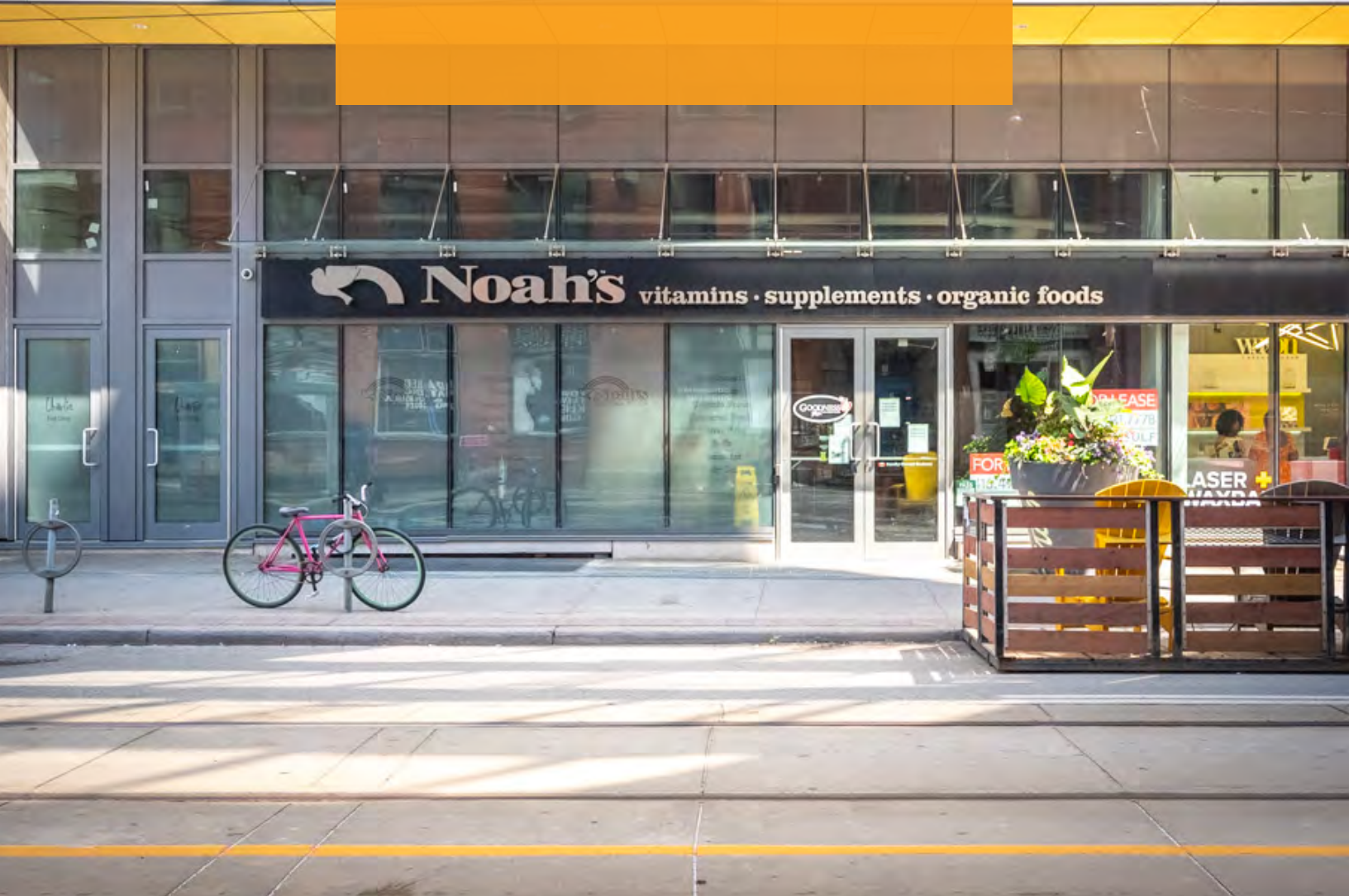




# 430

## KING STREET WEST

RETAIL FOR LEASE







# Premium Entertainment District Retail

430 King Street West is an opportunity to lease retail space in Toronto's booming Entertainment District, just east of the King & Spadina intersection. The Charlie Condos features **314** residential units and **2,442** square feet of available retail space over the ground floor in one of Toronto's hottest neighbourhoods. The retail benefits from ample ceiling heights, generous King Street frontage, patio potential, a dedicated garbage room and direct access to shipping and receiving.



**2,442 SF**  
Retail Space


**314**  
Residential Units

**+/-30 FT**  
King West Frontage




# 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.




20,319

Population




15%

Growth Rate  
Next 5 Years




41,817

Daytime Population




\$132,632

Average HH Income



32.3

Median Age



13,299

Total Households

Source: Statistics Canada, 2023; 0.5 km radius.





# Notable Area

## Retailers & Landmarks



Rogers Centre/CN Tower



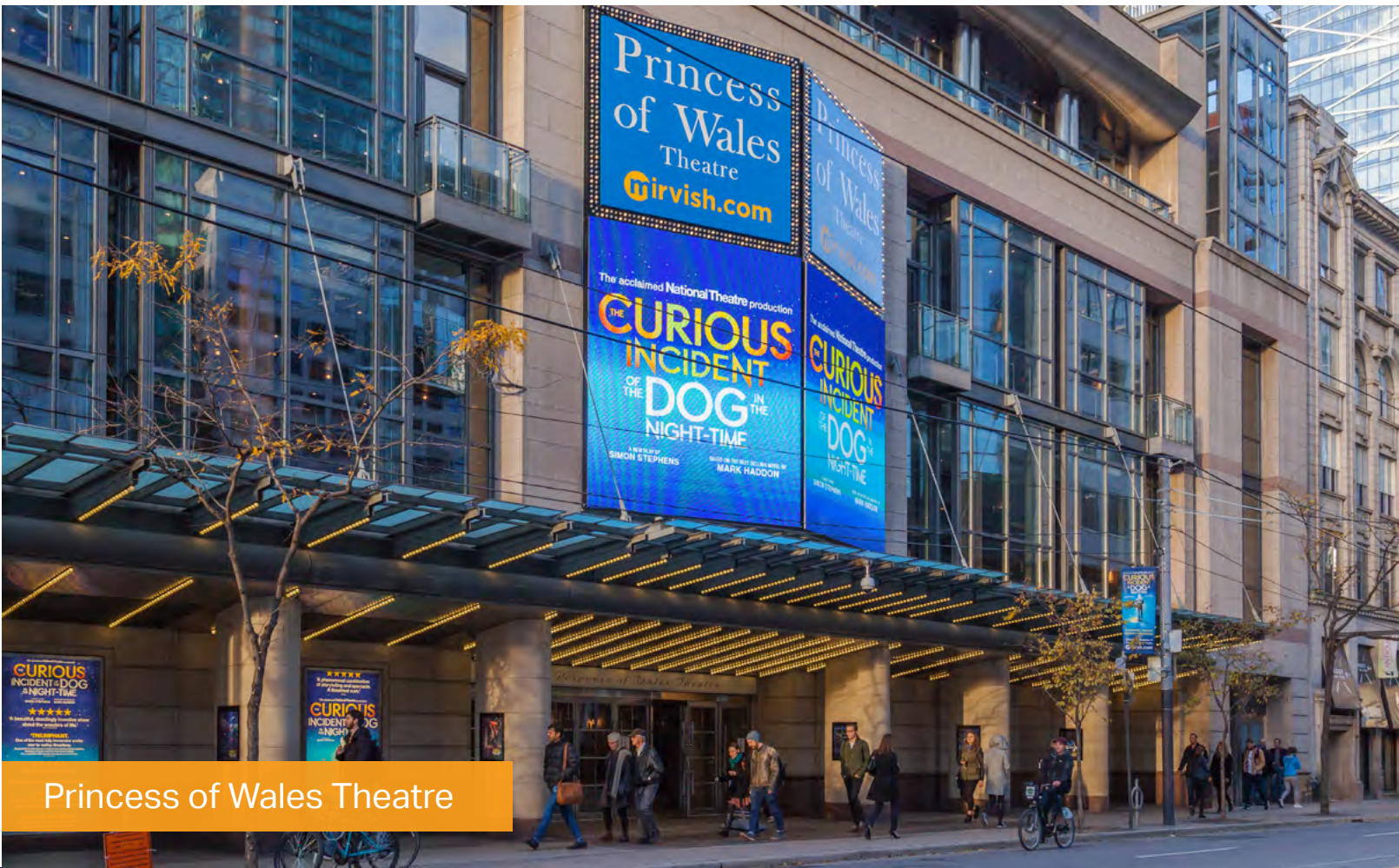
Jacobs & Co.



Ace Hotel



Aloette



Princess of Wales Theatre



# Property Details

<b>Ground Floor:</b>	2,442 SF
<b>Available:</b>	Immediately
<b>Term:</b>	5-10 years
<b>Net Rent:</b>	Please Contact Listing Agents
<b>Additional Rent:</b>	\$32.20 (est. 2023)
<b>Zoning:</b>	Commercial Retail

- Excellent location just east of King and Spadina in The Entertainment District
- Direct access to garbage room and shipping and receiving
- Steps to multiple TTC lines, including the 504 King, and 510 Spadina streetcar lines
- Exceptional neighbouring tenancies, including Fresh & Wild, Shoppers Drug Mart, RBC, and Fit Factory
- Great location for a variety of retail uses





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# 430

## KING STREET WEST

RETAIL FOR LEASE

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