

BRICK &
BEAM
RETAIL FOR
LEASE

mirvish.com CBRE



322
KING STREET WEST

HISTORIC RETAIL AT THE CORNER OF KING & JOHN



322 King Street West // Retail for Lease

322 KING STREET WEST

HISTORIC RETAIL FOR LEASE AT THE CORNER OF KING & JOHN

| | | |
|--------|----------------------------|----------------------|
| Size*: | Ground Floor - Corner Unit | 2,271 sq. ft. |
| | Ground Floor - Inline Unit | 2,626 sq. ft. |
| | Lower Level: | <u>5,425 sq. ft.</u> |
| | Entire Building: | 10,322 sq. ft. |

Ground and lower level may be leased together or independently

Net Rent: Please Call Listing Agents

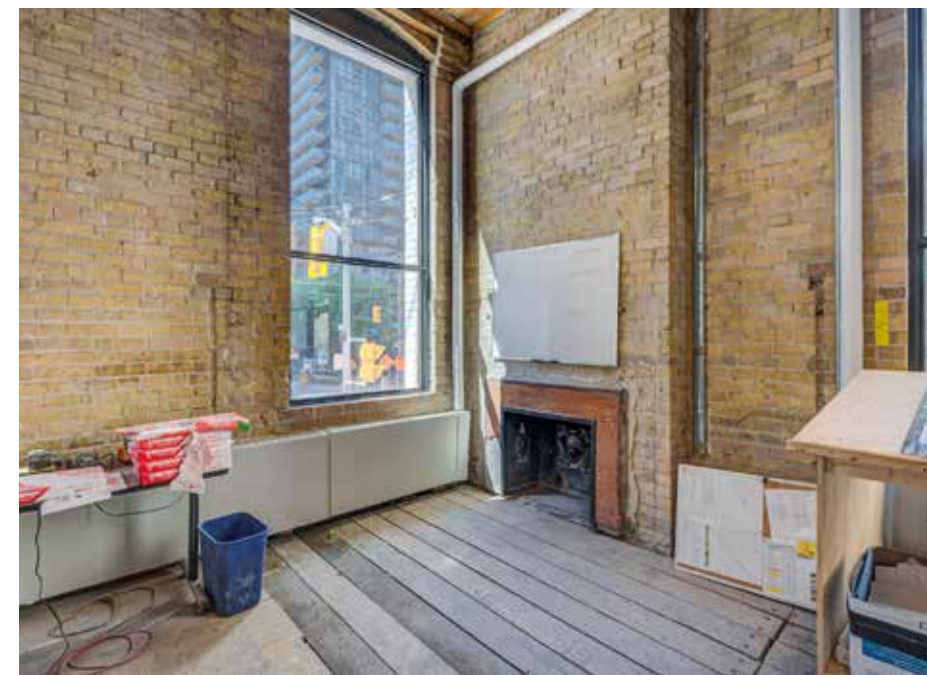
TMI: \$14.00 per sq. ft.

Available: Q2 2020

- Comments:
- ◆ This historic brick-and-beam asset benefits from its adjacency to TIFF, Queen Street West's fashion node and the Financial Core, while sitting on a ultra high traffic corner in the Entertainment District.
 - ◆ Across the street to an entrance to the PATH network and a short walk to St. Andrew subway station
 - ◆ Building is owned by Ed Mirvish Enterprises Ltd. and developed by Projectcore

*Sizes are approximate

322 King Street West // Retail for Lease



322 King Street West // Retail for Lease

322 King Street West // Retail for Lease

LOCATION

322 King Street West is ideally located on the corner of King and John, positioned between the King West Entertainment District and the Financial Core.

King Street West is Toronto's most dynamic retail environment, known for the city's largest concentration of restaurants, theatres and nightlife. It has seen an increase in the diversification of retail uses, leveraging one of the largest residential development cycles in Canadian history.

The Downtown West Toronto office market has the lowest vacancy rate in North America, boasting 7.6 million SF of character brick-and-beam space, adding excellent foot fall to the King West retail environment.

The Princess of Wales Theatre & The Royal Alexandra Theatre, located next to 322 King, are significant traffic generators:

- ◆ Total Patrons 2019/2020: 2,079,000
- ◆ Total Performances 2019,2020: 1,160



NEIGHBOURING TENANTS





**INCOMING
CONDO
UNITS: 17,634+**
WITHIN 750 M OF 322 KING

322 King Street West // Retail for Lease

NOTABLE ACTIVE DEVELOPMENTS

| # | Condo | Status | Units |
|---|-------------------------|--------------------|-------|
| 1 | King Blue | Under Construction | 807 |
| 2 | 357 King Street W | Under Construction | 324 |
| 3 | The Taylor | Under Construction | 286 |
| 4 | Nobu | Under Construction | 696 |
| 5 | 19 Duncan Street | Under Construction | 462 |
| 6 | PJ Condo | Under Construction | 366 |
| 7 | Theatre District Condos | Under Construction | 131 |
| 8 | 330 Richmond Street W | Under Construction | 344 |

NOTABLE DEVELOPMENT APPLICATIONS

| # | Condo | Status | Units |
|----|-----------------------|------------------|-------|
| 9 | Mirvish + Gehry | Pre-Construction | 1,917 |
| 10 | 205-319 King Street W | Pre-Construction | 402 |
| 11 | 400 King Street W | Pre-Construction | 530 |
| 12 | 401-415 King Street W | Pre-Construction | N/A |
| 13 | Maverick | Pre-Construction | 328 |
| 14 | Bungalow on Mercer | Pre-Construction | 12 |
| 15 | 14 Duncan Street | Pre-Construction | 369 |
| 16 | 150 Pearl Street | Pre-Construction | 610 |
| 17 | 100 Simcoe | Pre-Construction | 524 |
| 18 | 263 Adelaide St W | Pre-Construction | 353 |
| 19 | 8-20 Widmer | Pre-Construction | N/A |
| 20 | Peter & Adelaide | Pre-Construction | 696 |
| 21 | Carlyle Condos | Pre-Construction | 348 |
| 22 | Riocan Hall | Pre-Construction | 613 |
| 23 | 101 Spadina Avenue | Pre-Construction | N/A |
| 24 | 46 Charlotte | Pre-Construction | 216 |
| 25 | Union Park | Pre-Construction | 800 |

\$

\$125,915
AVERAGE HOUSEHOLD INCOME*

👤

194,920
DAYTIME POPULATION*

👤+

51.1%
POPULATION CHANGE (2018-2023)*

📊

31.9%
MEDIAN AGE*

*WITHIN 750 METRES OF 322 KING (2018)

322 King Street West // Retail for Lease

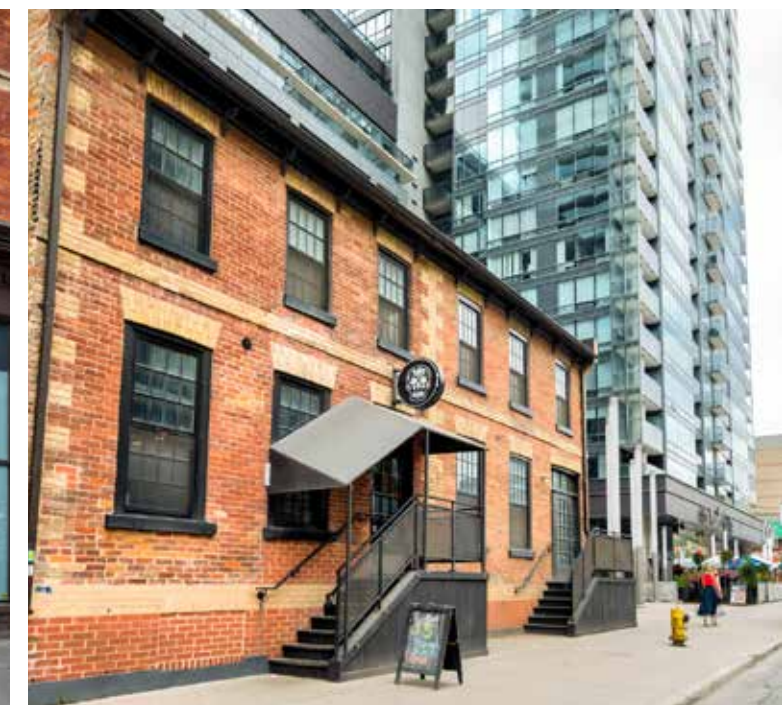
OFFICE STATS

7.6 MILLION SF
OF OFFICE SPACE

2.6%
VACANCY RATE

1,227,989 SF
OF INCOMING OFFICE DENSITY

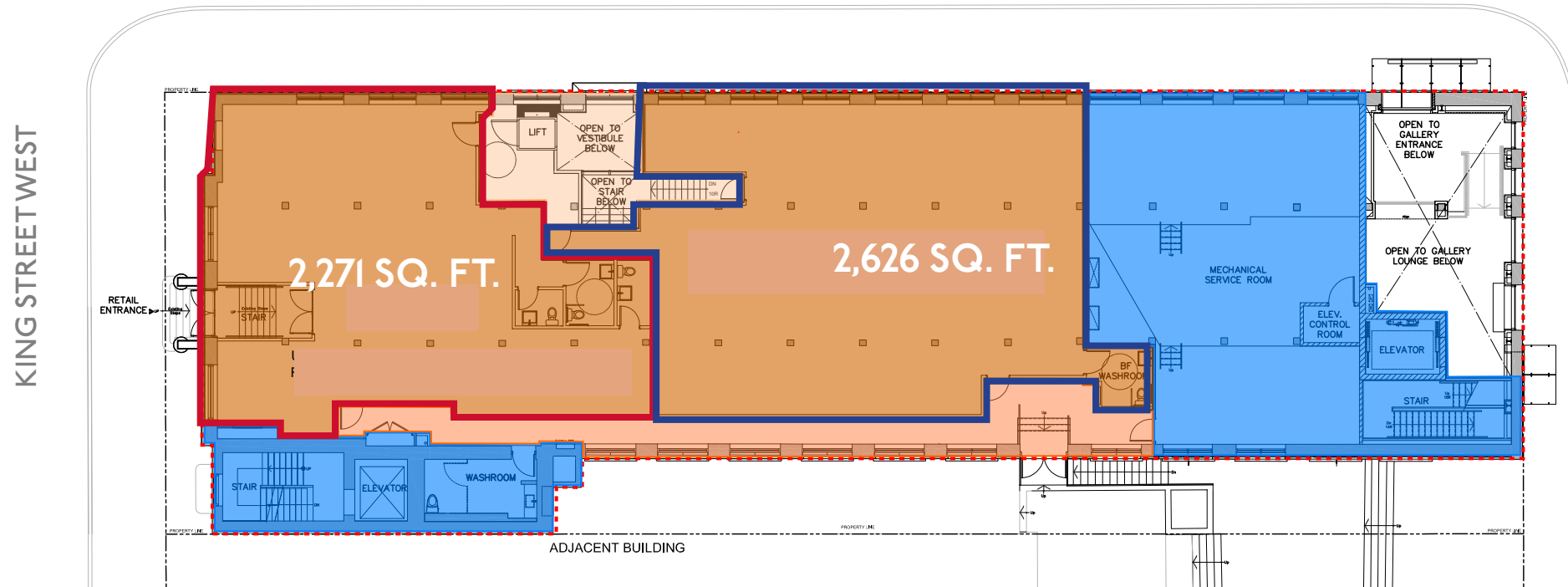
*DOWNTOWN WEST



GROUND FLOOR

4,897 SQ. FT.

JOHN STREET



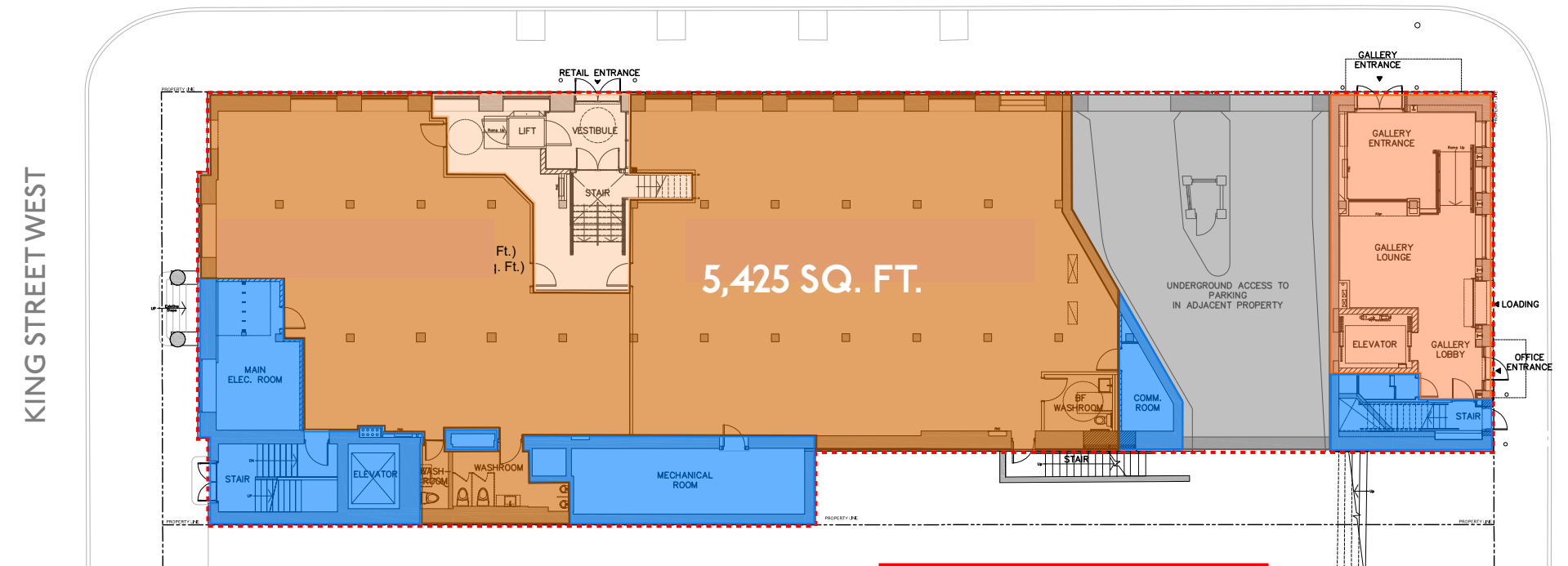
*Sizes are approximate

322 King Street West // Retail for Lease

LOWER LEVEL

5,425 SQ. FT.

JOHN STREET



*Sizes are approximate

322 King Street West // Retail for Lease



322

KING STREET WEST

HISTORIC RETAIL FOR LEASE AT THE CORNER OF KING & JOHN



CONTACT

ARLIN MARKOWITZ*
Senior Vice President
416 815 2374
arlin.markowitz@cbre.com

ALEX EDMISON*
Vice President
416 874 7266
alex.edmison@cbre.com

JACKSON TURNER**
Associate Vice President
416 815 2394
jackson.turner@cbre.com

TEDDY TAGGART*
Sales Associate
416 847 3254
teddy.taggart@cbre.com



This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.