

466 QUEEN STREET WEST

PRIME QUEEN WEST RETAIL FOR LEASE



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THE OPPORTUNITY- 466 QUEEN ST WEST FOR LEASE



BUILD-TO-SUIT

Building will be state-of-the-art, featuring soaring retail ceiling heights and a modern facade. Ground floor will be divisible and second floor options available as well as a full basement.

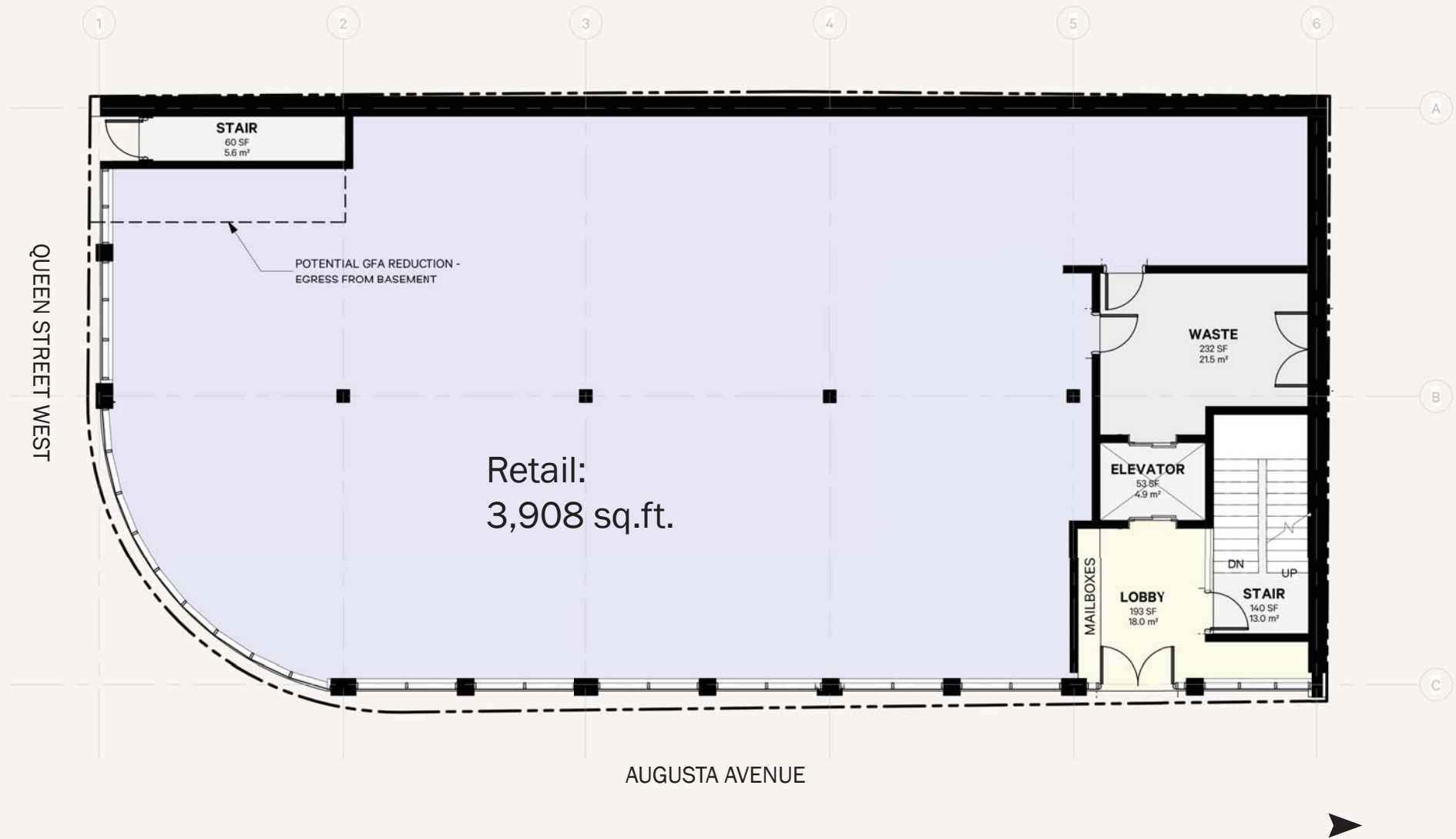
UNBEATABLE CORNER LOCATION

466 Queen Street West is located in the heart of Queen Street West, Toronto's premier shopping strip, which has been dubbed the "second-hippest district in the world" according to Vogue Magazine.

ACCESSIBLE & HIGHLY VISIBLE

With an average daily traffic count of 20,000-28,000 people, and public transit access at the door, 466 Queen is highly visible and incredibly accessible to shoppers. A public parking lot is located directly behind the building with 120 spaces, and an additional 347 spaces are available all within a few minutes walk.

FLOOR PLAN



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QUEEN STREET WEST

Often compared to Soho/Noho, Queen Street West is an international high street with a tenant mix comprised of trendy mid-market fashion brands, furniture stores, chic boutiques and restaurants catering to the under 40 media savvy urbanite. With vacancy rates in the Toronto Eaton Centre and Canada's other AAA super regional at historic lows, Queen Street has become a desirable location for first to market tenants offering more competitive rental rates and a better spread of available stores. This street is Toronto's second longest contiguous shopping destinations, next to Yonge Street and comprises of three distinct sections: Queen West, Queen West West, & West Queen West.

ANTHROPOLOGIE



BRANDY ♥ MELVILLE



American



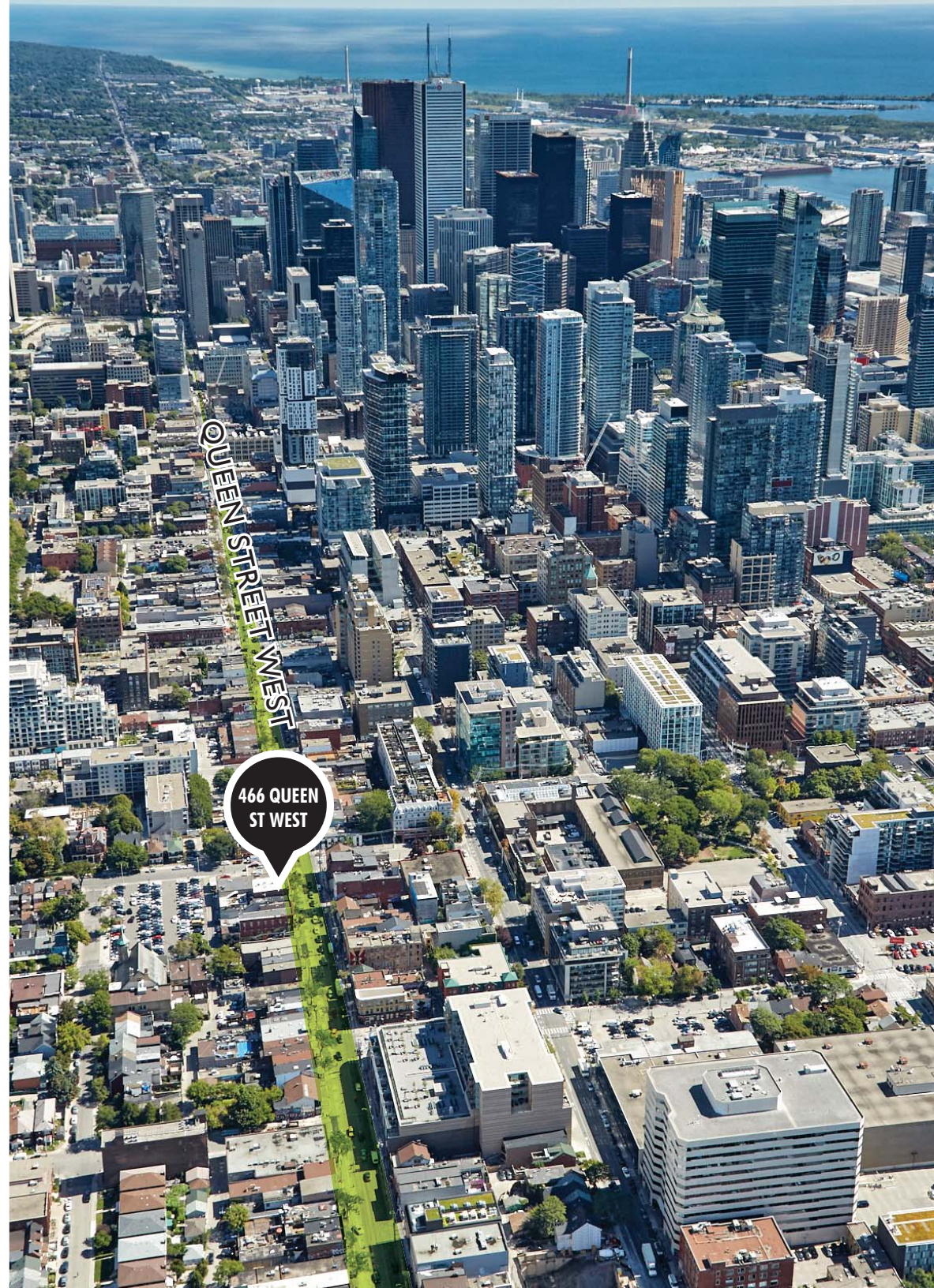
Artizia

OAK + FORT



CLUB MONACO

CBRE



QUEEN STREET WEST | NOTABLE RETAILERS



ANTHROPOLOGIE
WARBY PARKER
BEN SHERMAN
Original Penguin
TERRONI
KIT ACE

URBAN OUTFITTERS
WINNERS
Joe FRESH
American Apparel
aroma espresso bar
C B 2
Loblaws

H&M
ZARA
lululemon athletica
NYX PROFESSIONAL MAKEUP
Saje NATURAL WELLNESS
YYOGA
Aritzia
MEC
THE BODY SHOP
CLUB MONACO

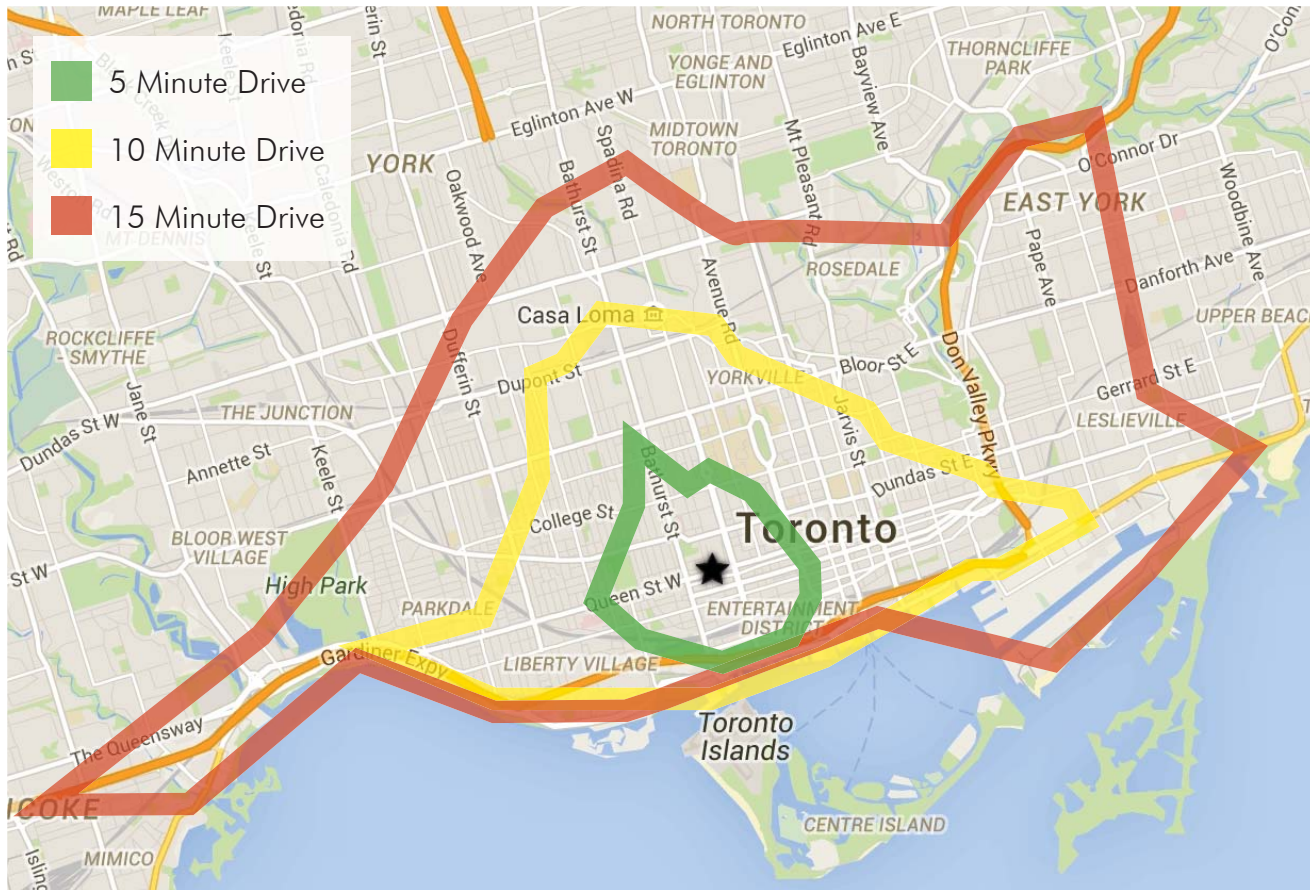
AMPLE ACCESS TO PUBLIC PARKING



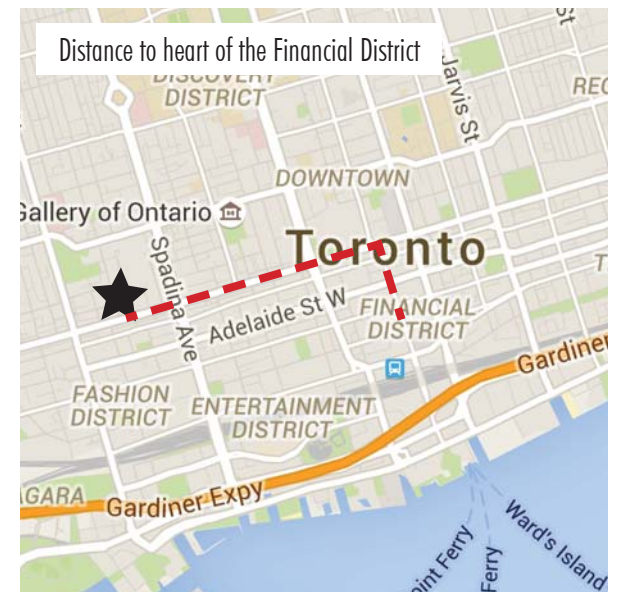
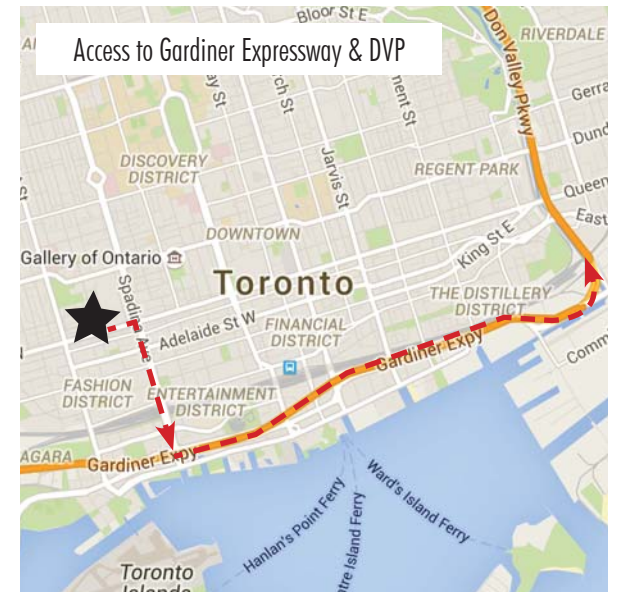
- » A total of **467 parking spaces** in public lots available for use within a two minutes walk to 466 Queen
- » Approximately **20,000-28,000** people walk/drive by the site daily



SEAMLESS ACCESS TO DOWNTOWN TORONTO'S ARTERIAL HIGHWAYS

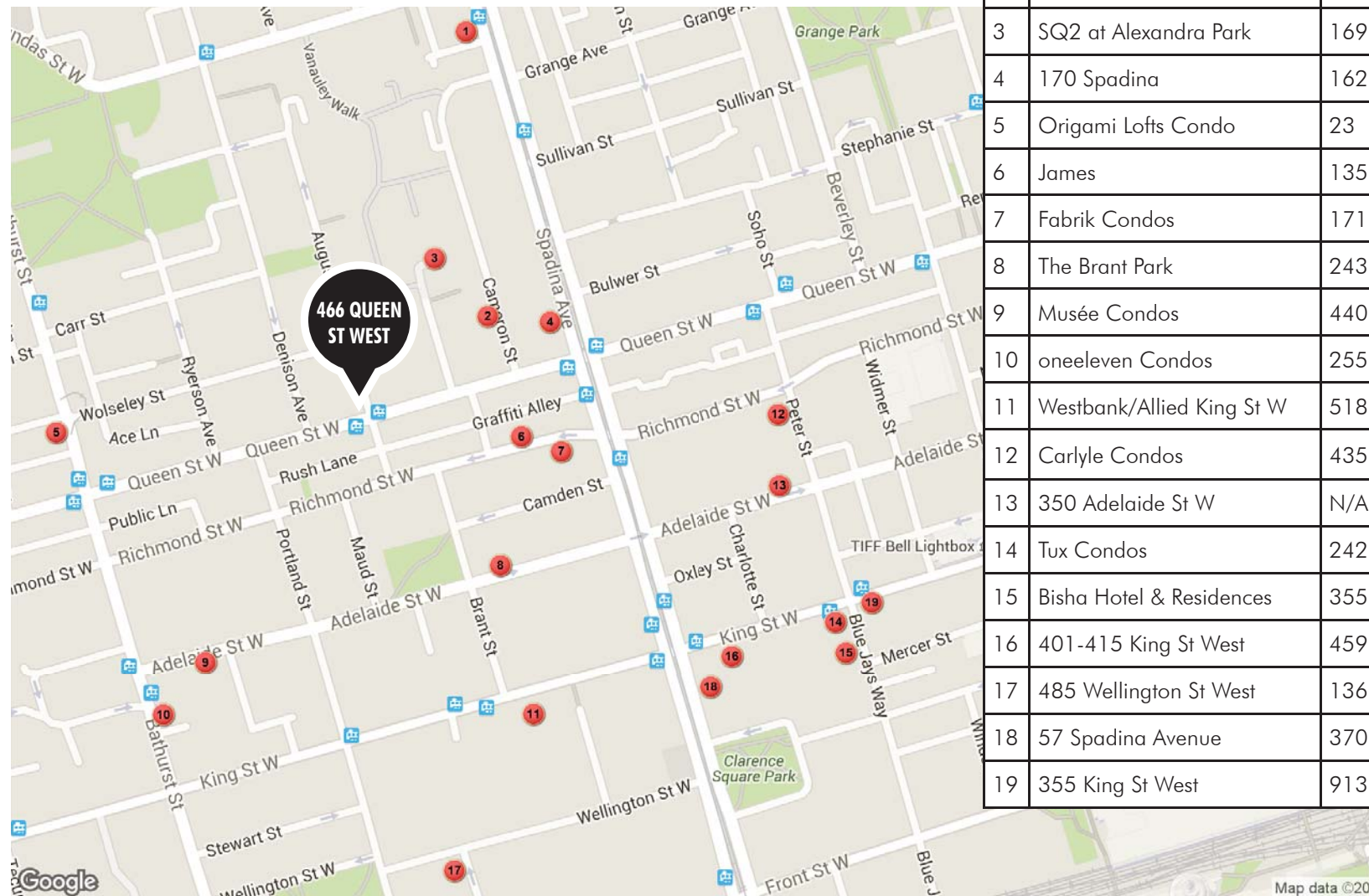


- » GARDINER EXPRESSWAY - 5 minute drive
- » DON VALLEY PARKWAY - Less than 10 minute drive
- » FINANCIAL DISTRICT - 5 minute drive



NEW CONDOMINIUMS IN THE IMMEDIATE VICINITY OF 466 QUEEN ST WEST

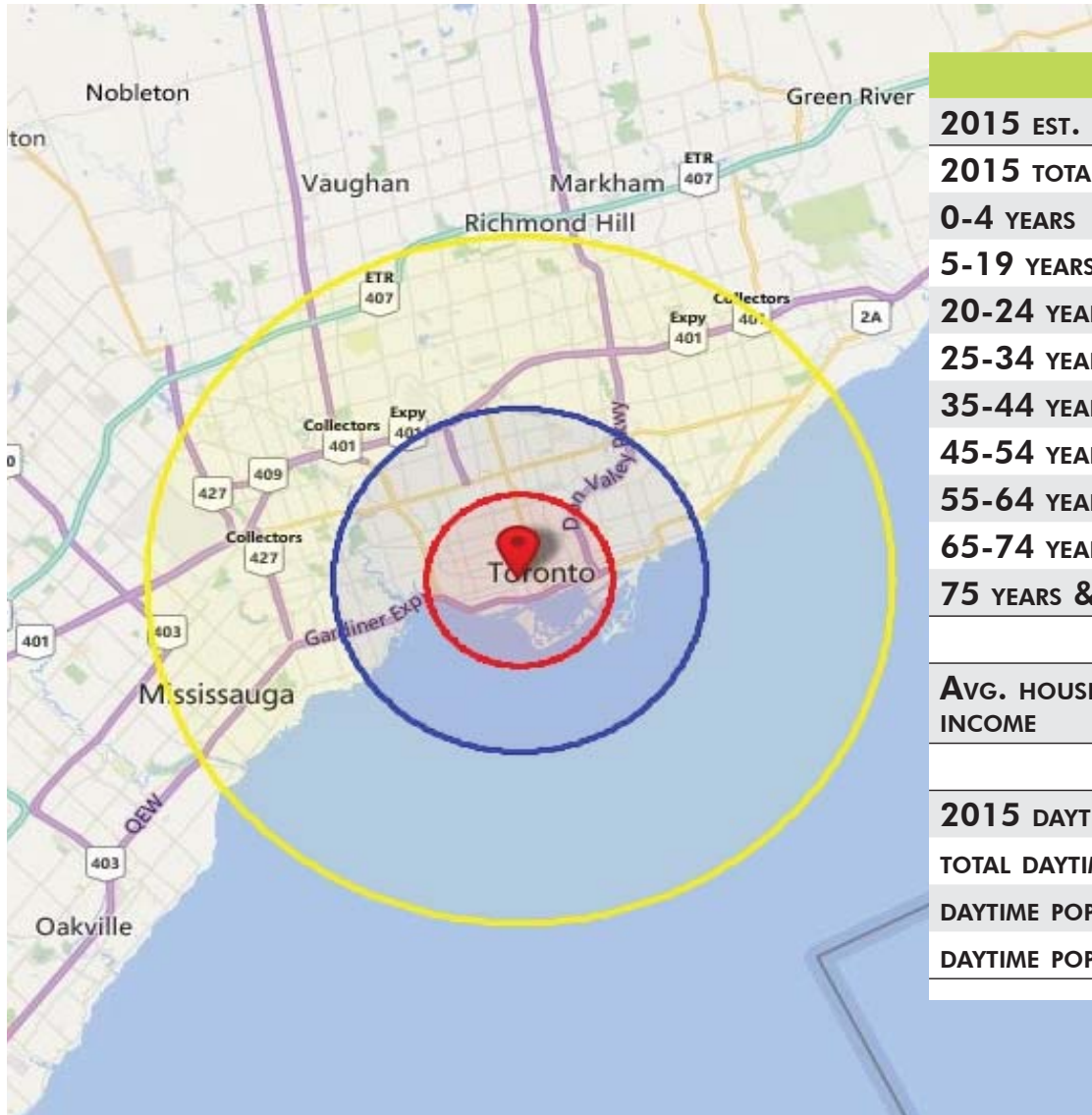
PRE-CONSTRUCTION, UNDER CONSTRUCTION & RECENTLY COMPLETE



#	Name	Units	Development Status
1	Dragon Condos	95	Under Construction
2	SQ Spadina Queen Condos	241	Under Construction
3	SQ2 at Alexandra Park	169	Pre-Construction
4	170 Spadina	162	Pre-Construction
5	Origami Lofts Condo	23	Pre-Construction
6	James	135	Pre-Construction
7	Fabrik Condos	171	Under Construction
8	The Brant Park	243	Recently Complete
9	Musée Condos	440	Under Construction
10	oneeleven Condos	255	Recently Complete
11	Westbank/Allied King St W	518	Pre-Construction
12	Carlyle Condos	435	Pre-Construction
13	350 Adelaide St W	N/A	Pre-Construction
14	Tux Condos	242	Pre-Construction
15	Bisha Hotel & Residences	355	Under Construction
16	401-415 King St West	459	Pre-Construction
17	485 Wellington St West	136	Pre-Construction
18	57 Spadina Avenue	370	Pre-Construction
19	355 King St West	913	Pre-Construction

TOTAL NEW UNITS: 5,362 + UNITS

466 QUEEN STREET WEST | DEMOGRAPHICS



	0.5 KM	10 KM	20 KM
2015 EST. POP.	500,245	1,201,783	2,858,387
2015 TOTAL POP. BY AGE			
0-4 YEARS	20,401	61,347	149,508
5-19 YEARS	48,192	154,153	409,614
20-24 YEARS	34,493	76,777	190,321
25-34 YEARS	122,520	233,908	488,206
35-44 YEARS	90,911	199,290	427,894
45-54 YEARS	67,959	173,846	416,261
55-64 YEARS	52,649	139,435	345,407
65-74 YEARS	34,186	88,018	226,034
75 YEARS & OVER	28,933	75,009	205,143
AVG. HOUSEHOLD INCOME			
	\$105,734	\$111,349	\$99,019
2015 DAYTIME POP.			
TOTAL DAYTIME POP.	875,070	1,475,173	3,164,594
DAYTIME POP. AT HOME	213,860	557,354	1,440,713
DAYTIME POP. AT WORK	661,210	917,820	1,723,881



For More Information,
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