

**CBRE**

336

***QUEEN ST WEST***



**Prime Retail for Lease in the Heart of Queen West**

# About the Space

**Retail 1:** Ground: 1,676 sq. ft.

**Retail 2:** Ground: 360 sq. ft.  
Lower Level: 4,710 sq. ft.

**Available:** Immediately

- Rare opportunity to secure large and affordable space on the best stretch of Queen Street West
- Ground floor vestibule to lower level will have prominent signage and will be ideal for fitness uses and other destination retailers
- Space is at the base of a new 40,000 sq. ft. office/retail building

336

QUEEN ST WEST





*Retail 1*

*Retail 2*





**\$102,699**

AVG. HOUSEHOLD INCOME (2017)



**47,606**

POPULATION (2017)



**19.8%**

% POPULATION CHANGE (2017-2021)

\*Within 1 km of 336 Queen St W



## Location Overview // Queen St West



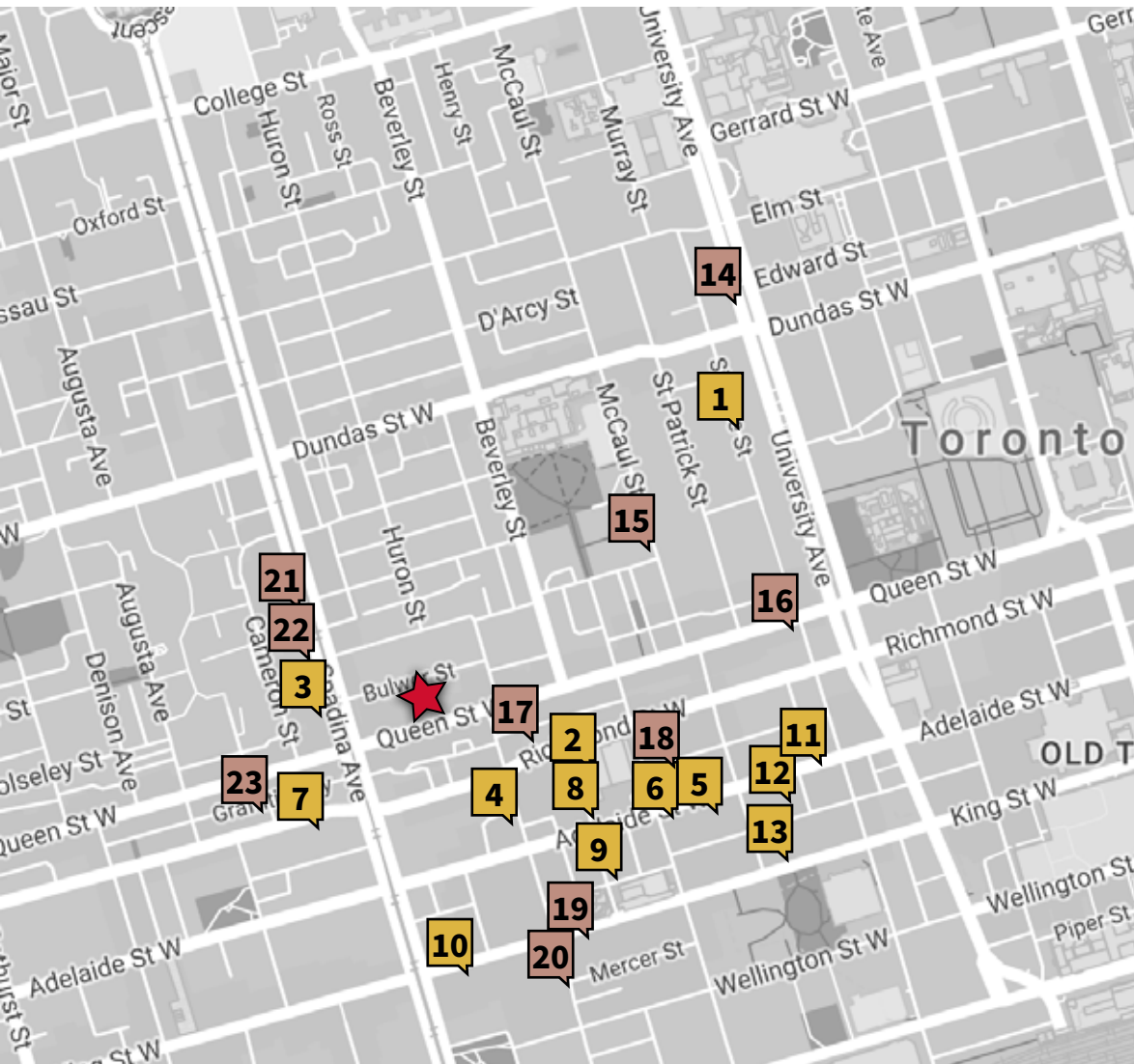
336 Queen Street West is in the heart of one of Canada's most prominent retail hubs and benefits from its location on the north side of the street which features a wider sidewalk and exceptional pedestrian traffic.

Queen West is known for its mix of trendy fashion boutiques and premium international brands including Club Monaco, H&M, Aritzia, Zara, Lululemon and the Mountain Equipment Co-Op flagship.

Queen West's central location in Downtown Toronto, along with the significant residential/employment growth in the immediate area, allows the node to continue its ability to attract premium retail brands, restaurants and bars creating significant pedestrian traffic seven days week.



# Canada's Most Active Condominium Market



Notable Development Applications		
	Address	Total Units
1	234 Simcoe Street	1129
2	40-58 Widmer Street	426
3	170 Spadina Avenue	210
4	102 Peter Street	899
5	263 Adelaide St W	328
6	283 Adelaide St W	372
7	457 Richmond St West	139
8	30 Widmer St	461
9	8 Widmer Street	583
10	401,407-409 & 415 King	615
11	217 Adelaide St W	410
12	100 Simcoe St	524
13	260-270 & 274-322 King	1949

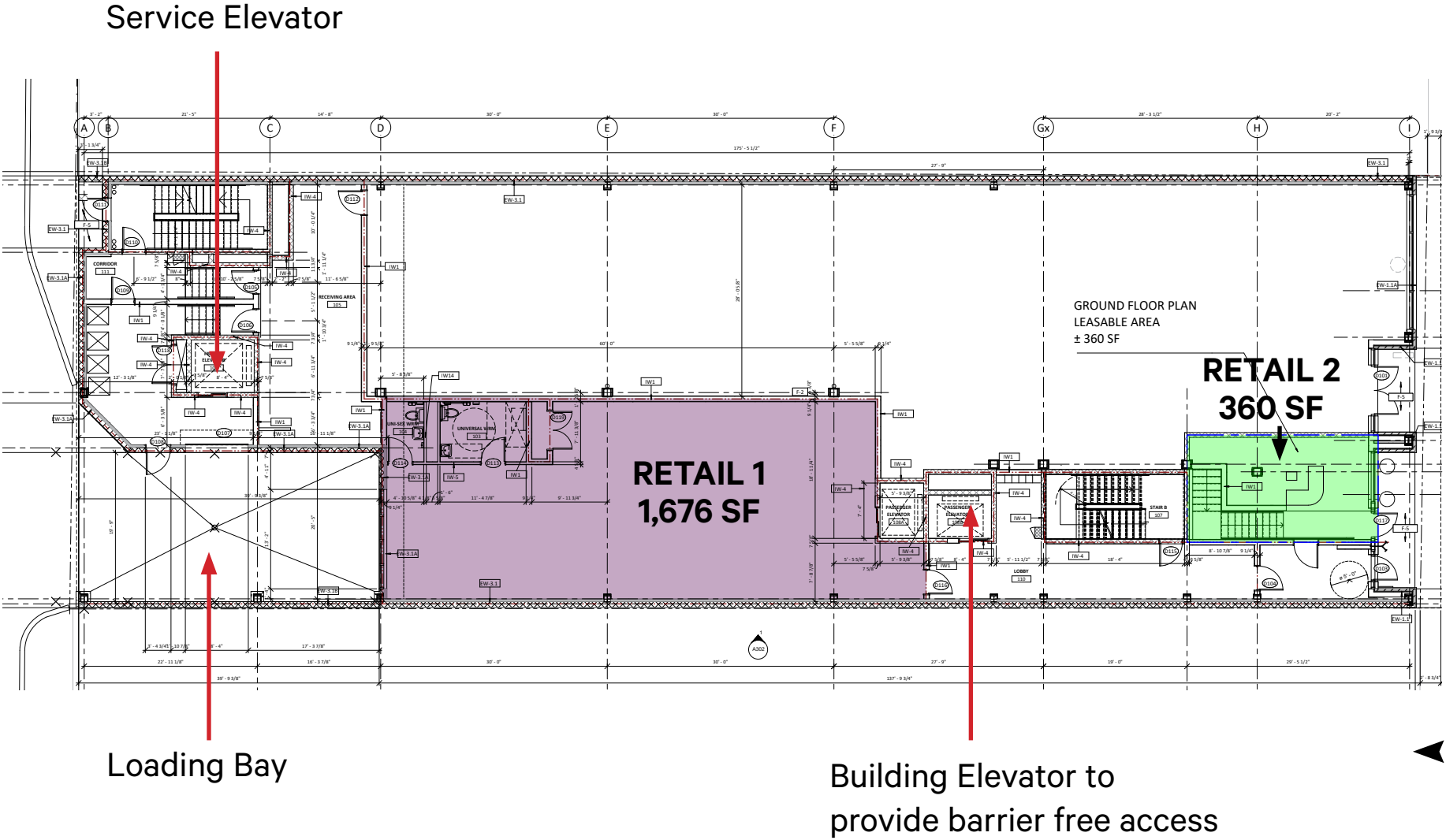
Notable Active Projects		
	Site Name	Total Units
14	488 University Avenue	453
15	Form	189
16	Smart House	241
17	330 Richmond Street W	310
18	PJ	368
19	King Blue- North Tower	387
20	Bisha	334
21	SQ	241
22	SQ2	169
23	James	135

★ 336 Queen Street West

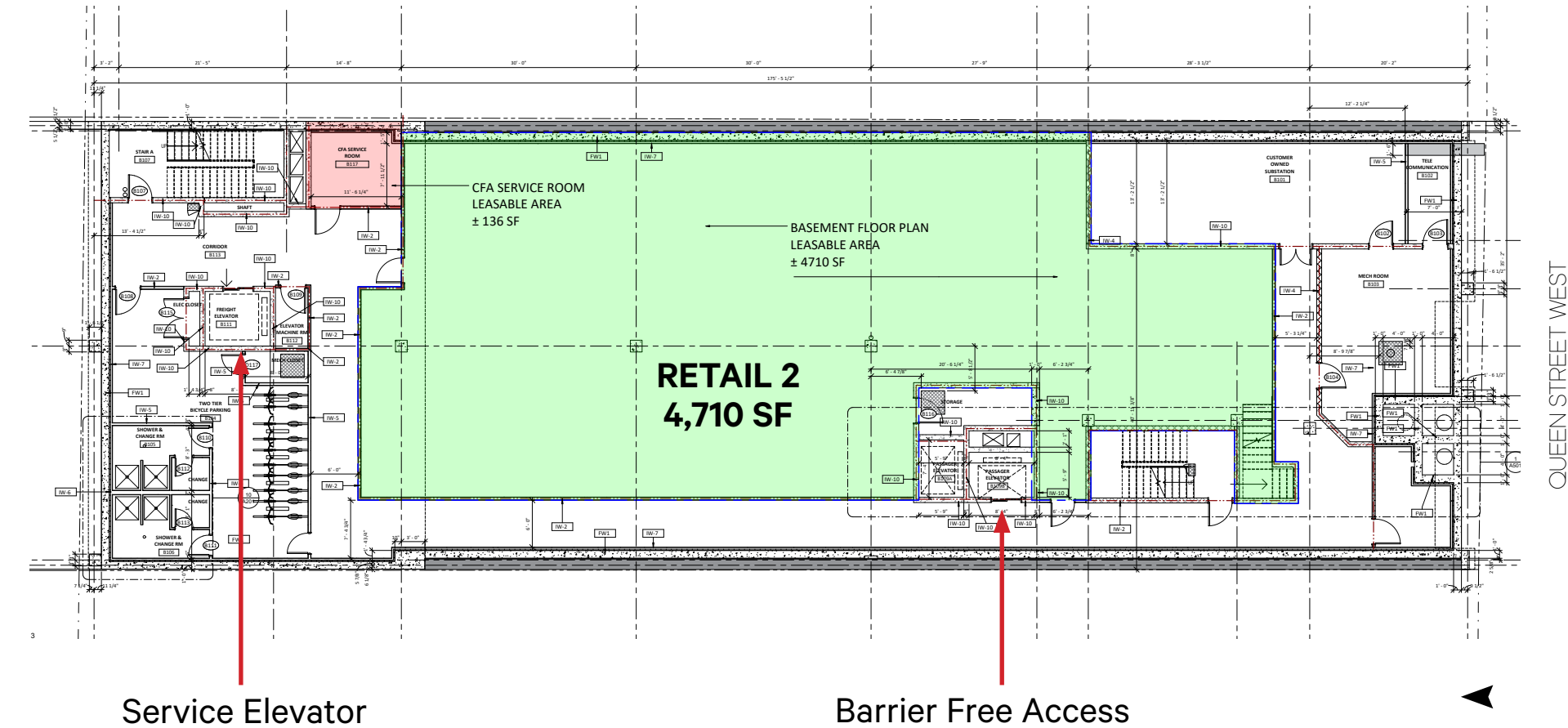
**135** Active Condo Projects in Downtown West



# Ground Floor



# Lower Level Floor Plan





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