

# 310 Richmond Street West Premium Retail Space for Lease



**CBRE**

CBRE Limited, Real Estate Brokerage

**mattamy**HOMES



# About the Space

Availability Floor/Area: Ground Floor: 500-1,950 sq.ft.

Availability: Immediately

Net Rent: Please Contact Listing Agents

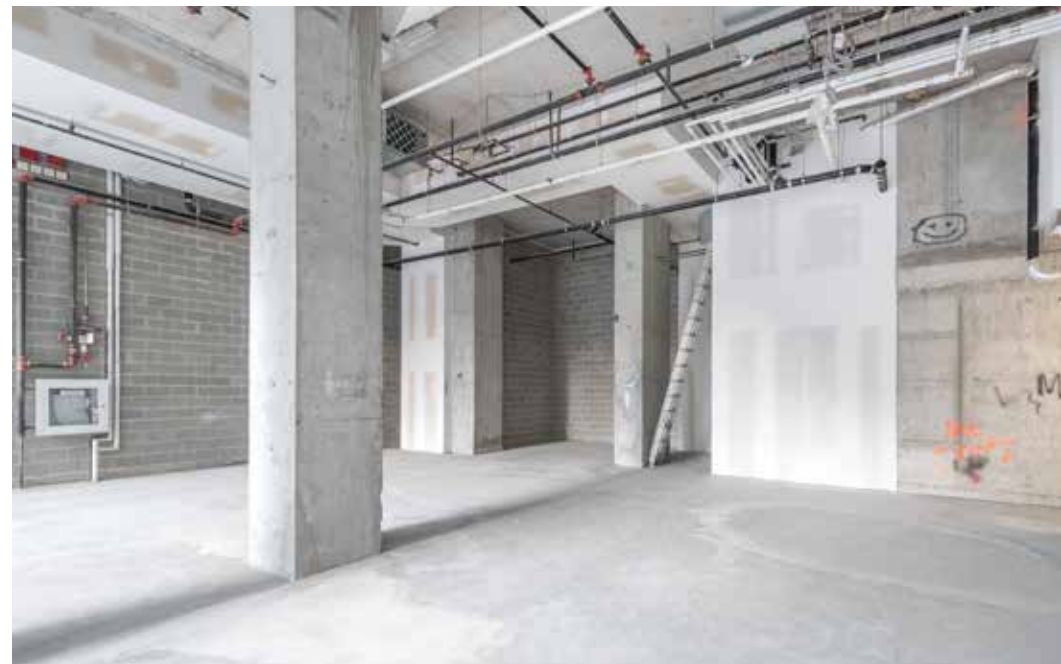
Additional Rent: \$20.00 per sq.ft.  
(2017 Estimate)

Ceiling Heights: 18 ft.

Comments: Co-tenants include Barry's Bootcamp, a world-renowned cross fit gym and Catalyst Fitness, Toronto's leading physio and wellness centre

Interior space is amazing, 18 ft. ceilings and spectacular frontage

Food uses welcome, units are divisible, space has easy access to loading and garbage



# Location Overview

310 Richmond Street West occupies a premier street-front location on Richmond Street West in the heart of downtown Toronto in the Entertainment District. With Queen Street West to the north and King Street West to the south, 310 Richmond is ideally positioned between two of the most dynamic retail nodes in the city.

The Property is surrounded by countless amenities including unrivaled transit access, an assortment of retailers, restaurants, cafes, fitness concepts, world-class entertainment and nightlife. Efficient public transportation, dedicated bike lanes, and a plethora of prime retail shops and close proximity to the Financial Core create a pedestrian haven that makes getting to and from it by car, bike or public transport easy.

Intensification of land use in the form of high-rise residential condominium development has led to increased demand for a variety of retail formats creating a highly competitive leasing environment throughout downtown Toronto. The area surrounding the Property is among the most active leasing markets in Canada, experiencing an unprecedented rental rate growth and demand from domestic and international office and retail tenants – each seeking access to the young and affluent surrounding residents.



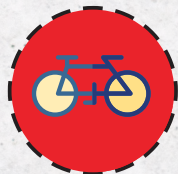
## 100 Walk Score

- Daily errands do not require a car
- Shops & entertainment located within Minutes of the building



## 100 Transit Score

- Steps away from the Queen Streetcar line and the Osgoode Subway Station
- Within walking distance to Union Station, Toronto's central transportation hub



## 56 Bike Score

- Bike lanes available
- 'Flat as a pancake' roads

A **pedestrian** paradise.



Excellent Visibility From Queen West



310 RICHMOND STREET WEST

FINANCIAL CORE

UNION STATION

ST. ANDREW

OSGOODE

501

510

QUEEN STREET WEST

SPADINA AVENUE

CBRE

# Retail Overview

The area surrounding 310 Richmond Street West is Toronto's most dynamic retail environment offering the city's most diverse assortment of retail tenants and concepts.

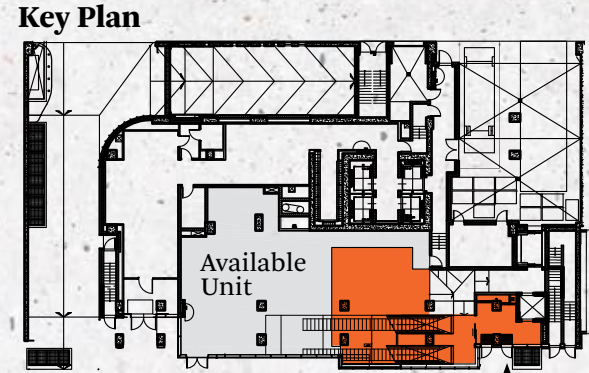
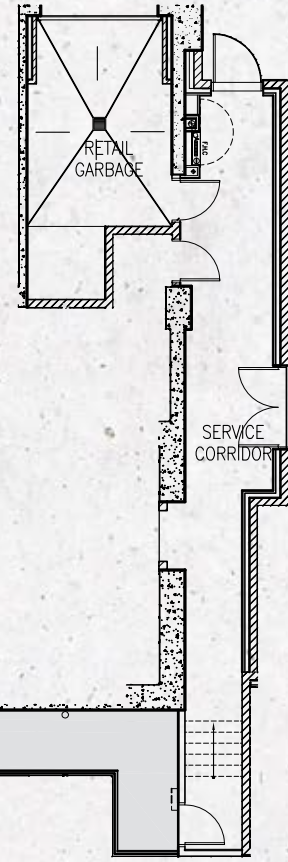
Named the second hippest district in the world by Vogue, Toronto's Queen Street West is the creative heart of the City and the premier streetfront shopping destination offering pedestrians numerous avenues to explore, shop and eat. The stretch of Queen Street West just steps from the Property is Toronto's most coveted streetfront retail corridor and home to a mix of well known international brands including Adidas, American Eagle, Zara, H&M, Brandy Melville Arc'teryx, Lululemon, Aritzia, MAC, NYX and the future build-to-suit Mountain Equipment Co-op flagship.

King Street West, known for the country's trendiest restaurants, entertainment, bars and nightlife, is a few minutes south of the Property. Nationally recognizable entertainment venues including the TIFF Bell Lightbox, where the Toronto International Film Festival calls home, The Princess of Wales Theatre, the Mirvish Theatre and top restaurants such as Byblos, El Caballito, Los Colibris, Patria, Luma, Weslodge, Buca and Jacobs Steakhouse, all reside on King Street West.

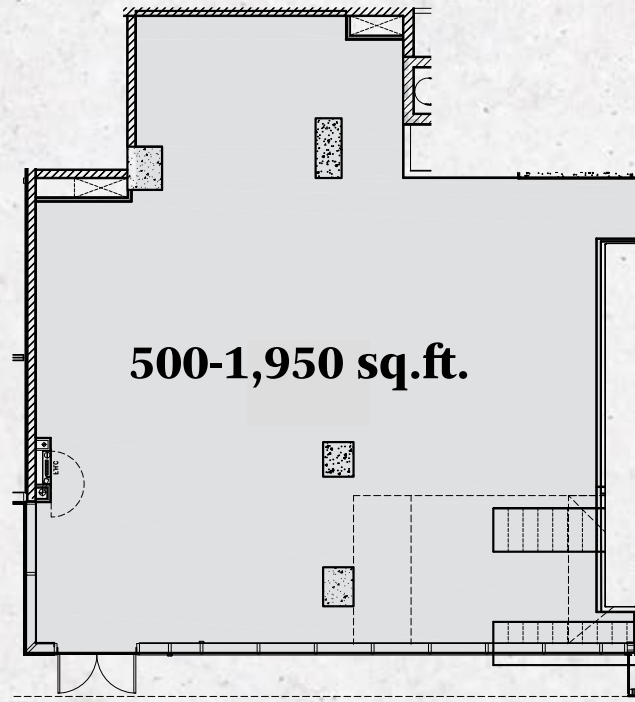
Other notable tenants in close proximity to the Property include The Shangri-la Hotel, Momofuku Noodle Bar, Barhop, the Scotiabank Theatre, The Four Seasons Centre for the Performing Arts, Pai, Figo, Second City, Khao San Road, La Carnita, Sweet Jesus, Khao San Road, Ballroom, The Porch, Bar Hop, Fresh and Alo.



# Ground Floor Plan



**BARRY'S**  
**BOOTCAMP**  
The Best Workout In the World.



RICHMOND STREET WEST



**Join the World Class Tenant Mix**  
*Barry's Bootcamp & Catalyst Health*





# Toronto's **Most Active** Condominium Market

Downtown West bound by John Street to the East, Dufferin Street to the west, Dundas Street to the north, Lakeshore Boulevard to the south, continues to dominate the downtown condominium market. With an unprecedented amount of development in recent years, retailers and businesses in the surrounding area have seen benefits due to the rapidly increasing population. The demand is fueled by young professionals who want to live, work and play within walking distance of their residences. As of Q4 2017, there are 31 active condominium projects totaling 10,928 units that sold at an average of \$1,076 PSF in Downtown West, 23% higher than the average price of GTA condominiums of \$875 PSF.

**41** Development Applications  
Totaling 21,392 Units



Smart House

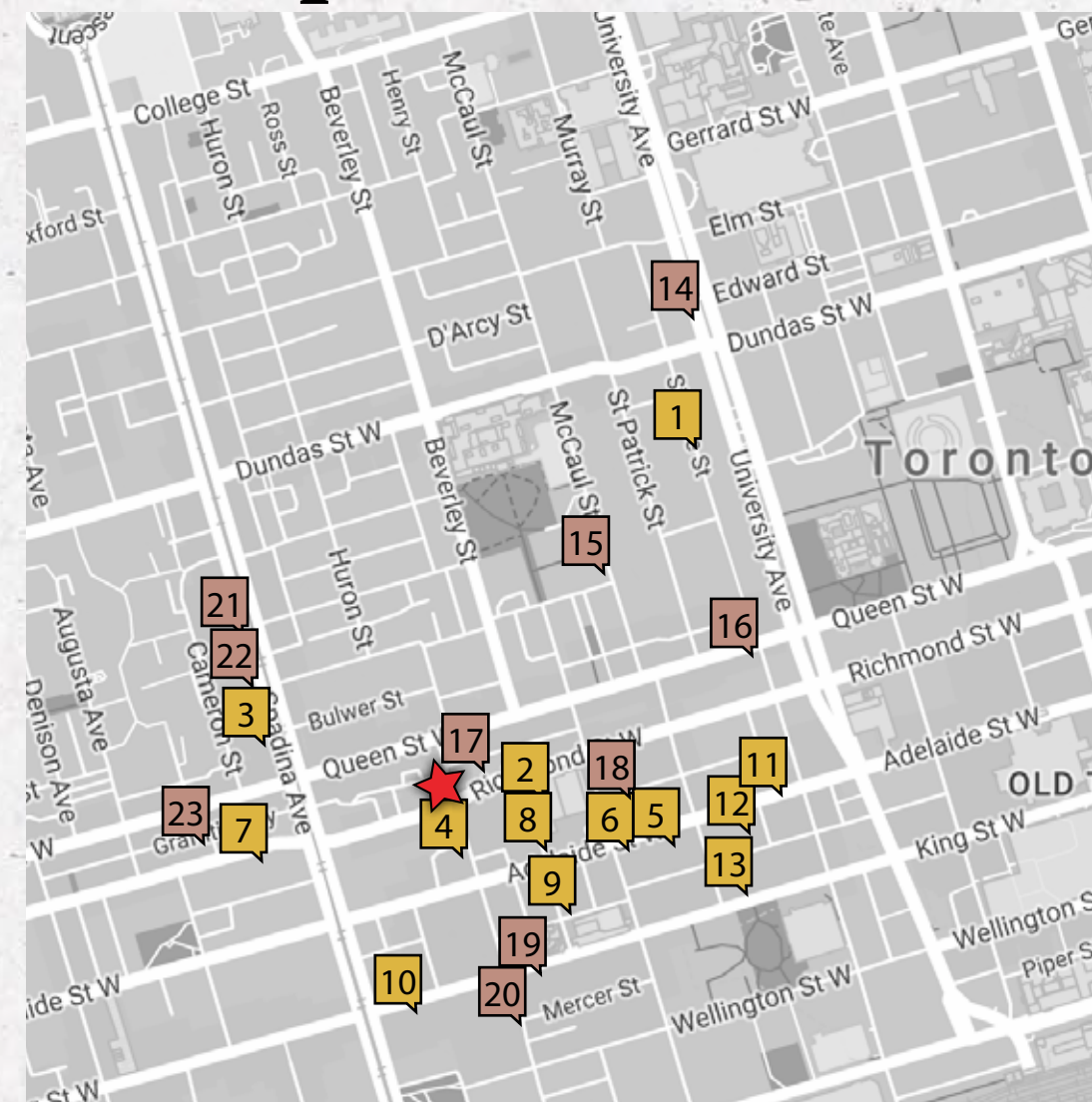


PJ Condos



SQ2

## Development Overview



**31**

Active Condo Projects in  
Downtown West Totaling  
10,928 Units

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
21	SQ	241
22	SQ2	169
23	James	135

★ 310 Richmond Street West

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POPULATION IN THE GREATER TORONTO AREA

# 4<sup>TH</sup> LARGEST CITY IN NORTH AMERICA "BEST PLACE TO LIVE"

THE ECONOMIST (2015)



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