

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

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HISTORIC RETAIL FOR LEASE AT THE CORNER OF KING & JOHN

Size*: Ground Floor - Corner Unit 2,867 sq. ft.
 Ground Floor - Rear Unit 3,326 sq. ft.
 ~~Lower Level: 5,965 sq. ft. — *Under Contract*~~

Net Rent: Please Call Listing Agents

TMI: \$18.08 per sq. ft.

Available: Immediately

- 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

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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**

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)

OFFICE STATS

7.6 MILLION SF
OF OFFICE SPACE

2.6%
VACANCY RATE

1,227,989 SF
OF INCOMING OFFICE DENSITY

*DOWNTOWN WEST

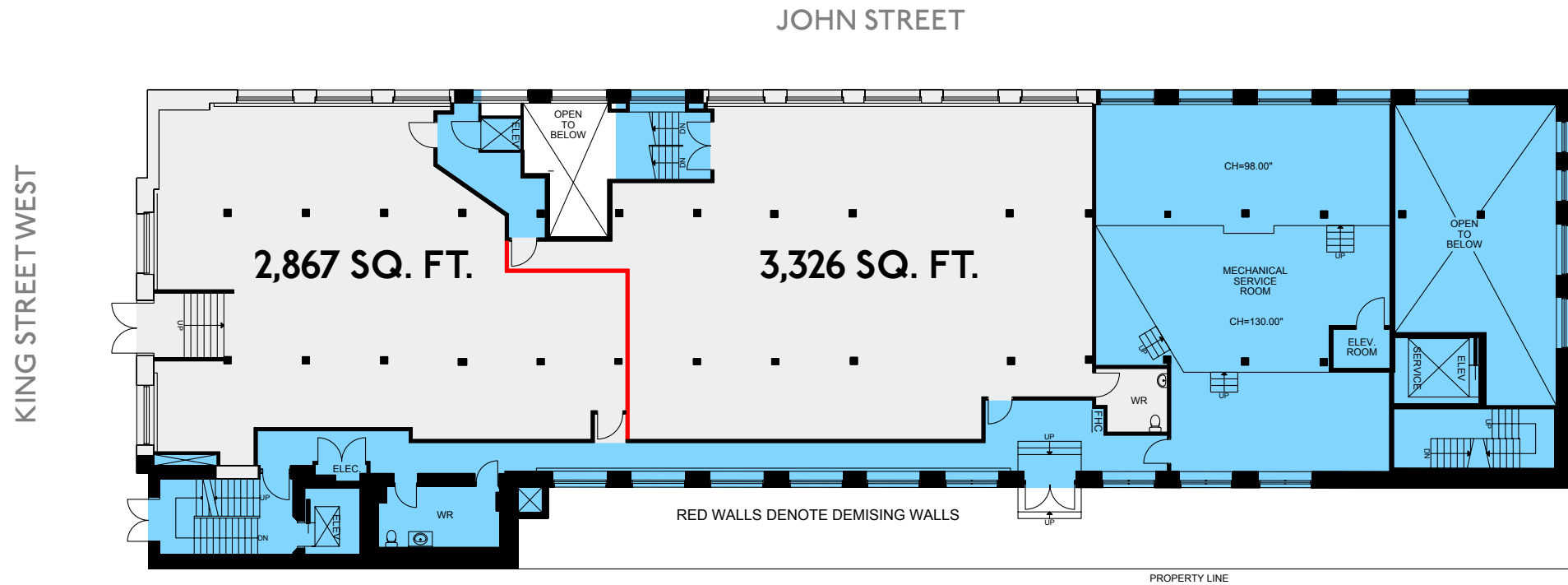


GROUND FLOOR

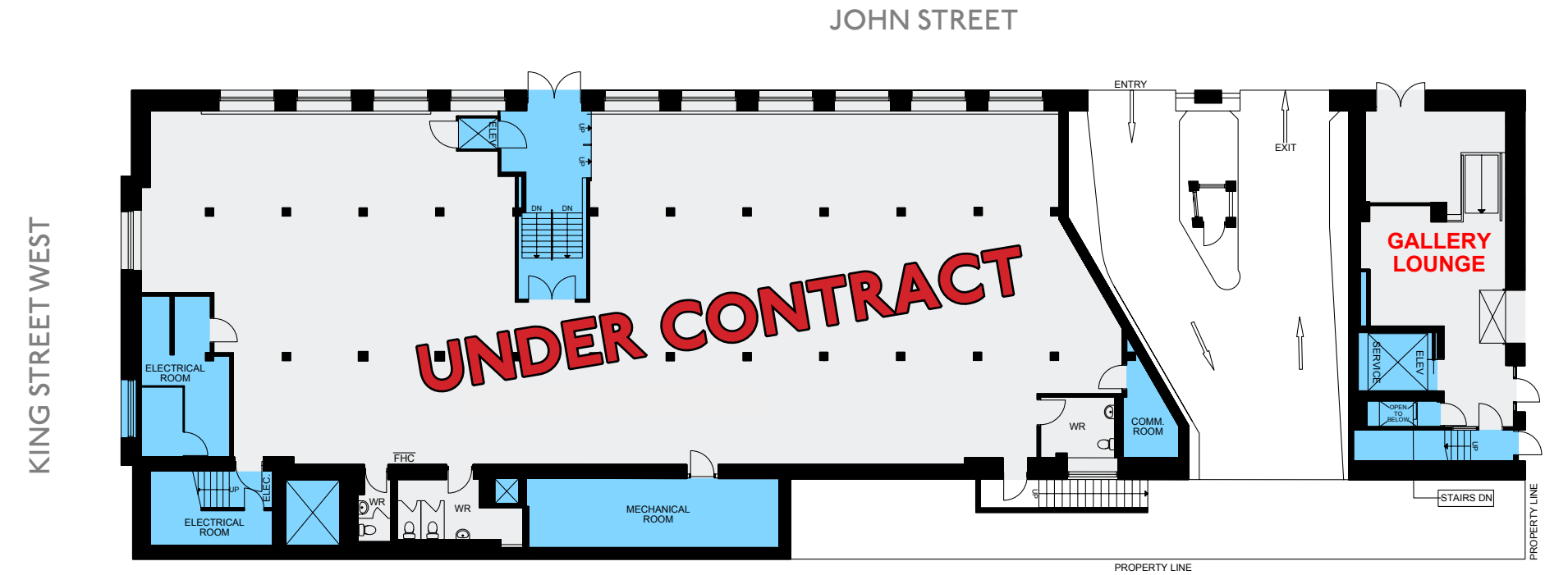
6,193 SQ. FT.

LOWER LEVEL

5,965 SQ. FT.



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PROJECTCORE



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**Broker

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