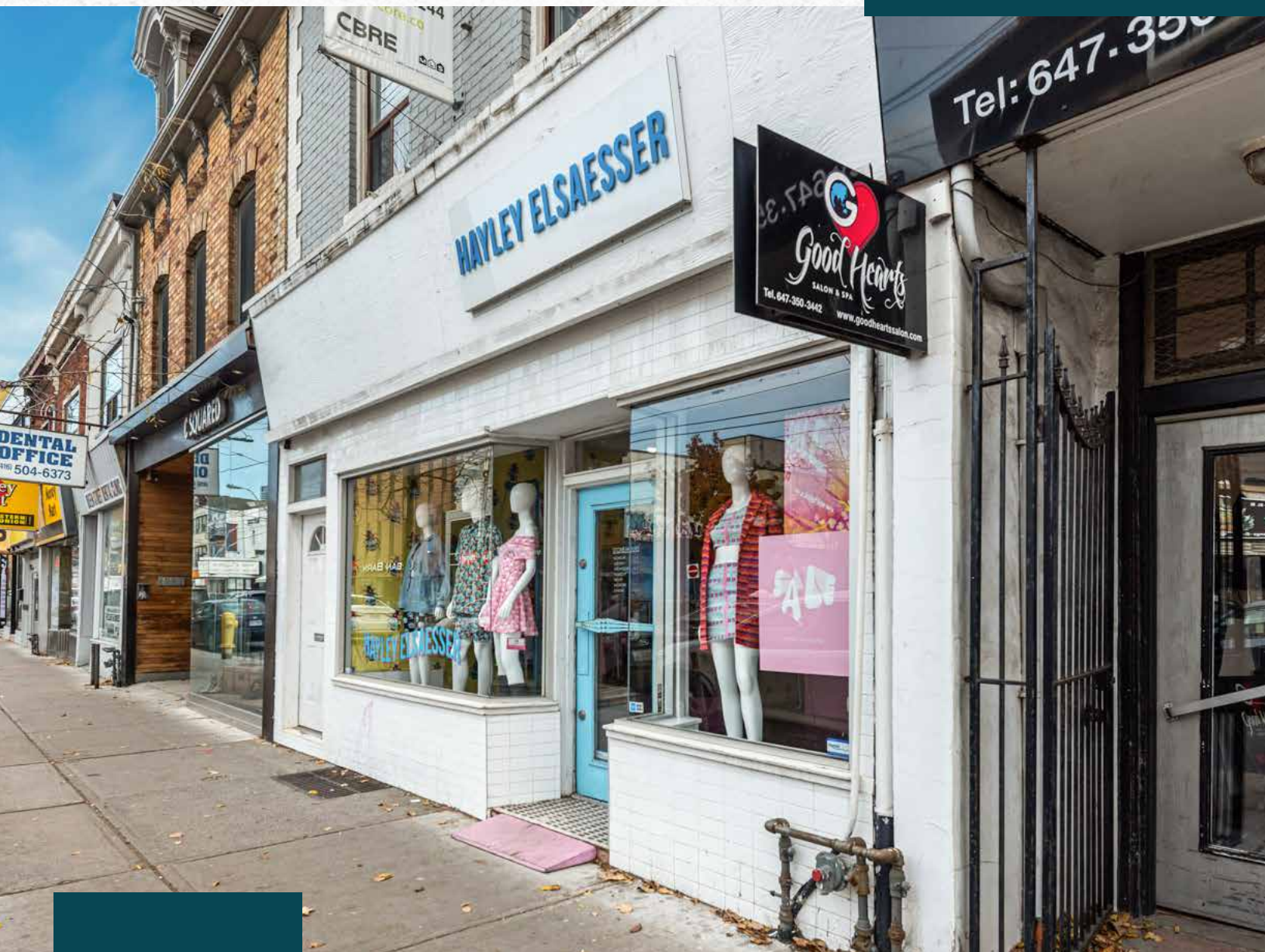


six ninety five queen street west



Prime West Queen West
Opportunity

for lease

CBRE

six ninety five queen street west

SIZE: **Ground:** 1,907 sq. ft.
 Lower Level: 1,700 sq. ft.

NET RENT: Please contact listing agents

TMI: \$10.00 per sq. ft.

AVAILABLE: Immediately

- Excellent brand exposure
- High pedestrian and vehicular traffic
- Over 20 ft. of frontage on Queen West
- Neighbouring tenants include CB2, Loblaws, Warby Parker, Terroni, Bite Beauty, Anthropologie & many more



The Location

West Queen West

West Queen West is a vibrant and hip neighbourhood just west of the downtown core. This area has the largest concentration of art galleries in Toronto and is known for its shopping, trendy cafes and its bar and restaurant scene. It is an in-demand neighbourhood for young professionals and families due to its many amenities, proximity to the financial district and its connectivity to the rest of the city.

695 Queen sits among some of the best shopping in Toronto. Neighbouring retailers and traffic generators include CB2, Terroni, Cumbrae's, Loblaws, Winners, Warby Parker, Sud Forno, Anthropologie and the world-famous Trinity Bellwoods Park.

The site is easily accessible by both public transit and car. The neighbourhood is serviced by the 501 Queen streetcar (east/west) and the 511 Bathurst streetcar (north/south) which both run 24/7. The downtown core can be reached within 15 minutes via the eastbound streetcar. The Property is also a few minutes drive from the DVP, Gardiner Expressway and Lakeshore Blvd. providing easy access via car.





\$118,769

AVERAGE HOUSEHOLD INCOME*



71,983

DAYTIME POPULATION*



11.2%

POPULATION CHANGE (2019-2024)*



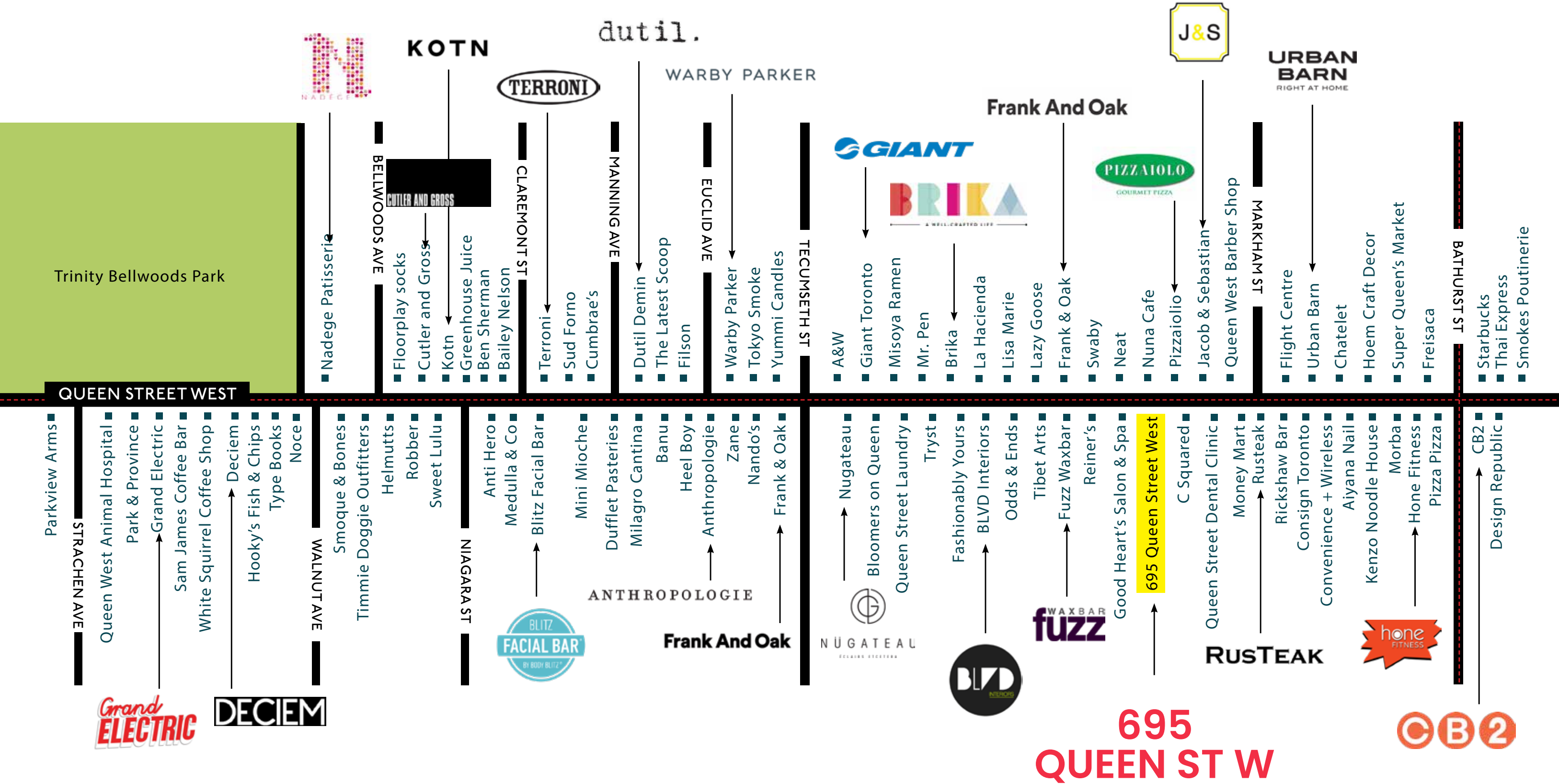
34.2

MEDIAN AGE*

*WITHIN 1 KM OF 695 QUEEN STREET WEST



Neighbouring Retailers



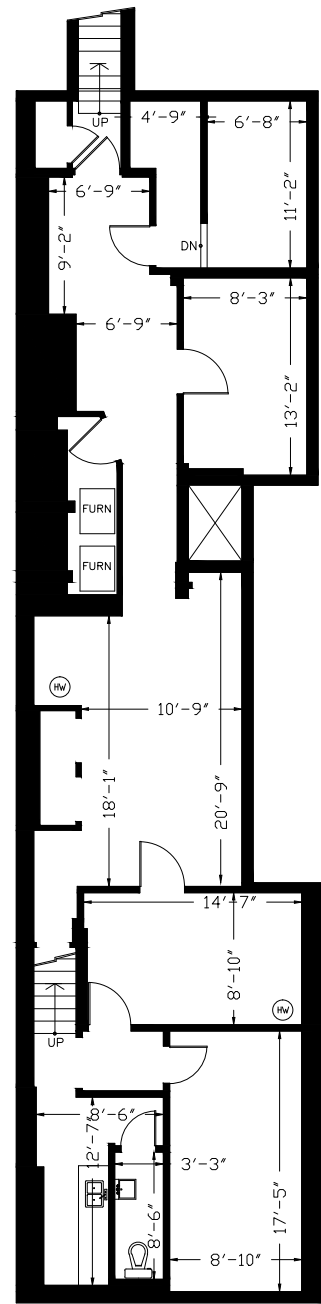
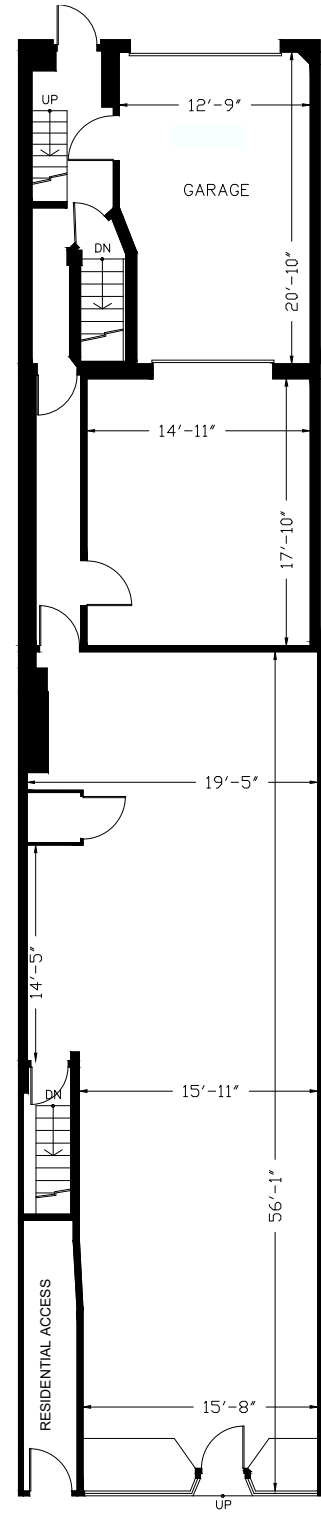
695 QUEEN ST W

Ground

1,907 SQ. FT.

Basement

1,532 SQ. FT.



QUEEN STREET WEST

CBRE

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**Broker

CBRE

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