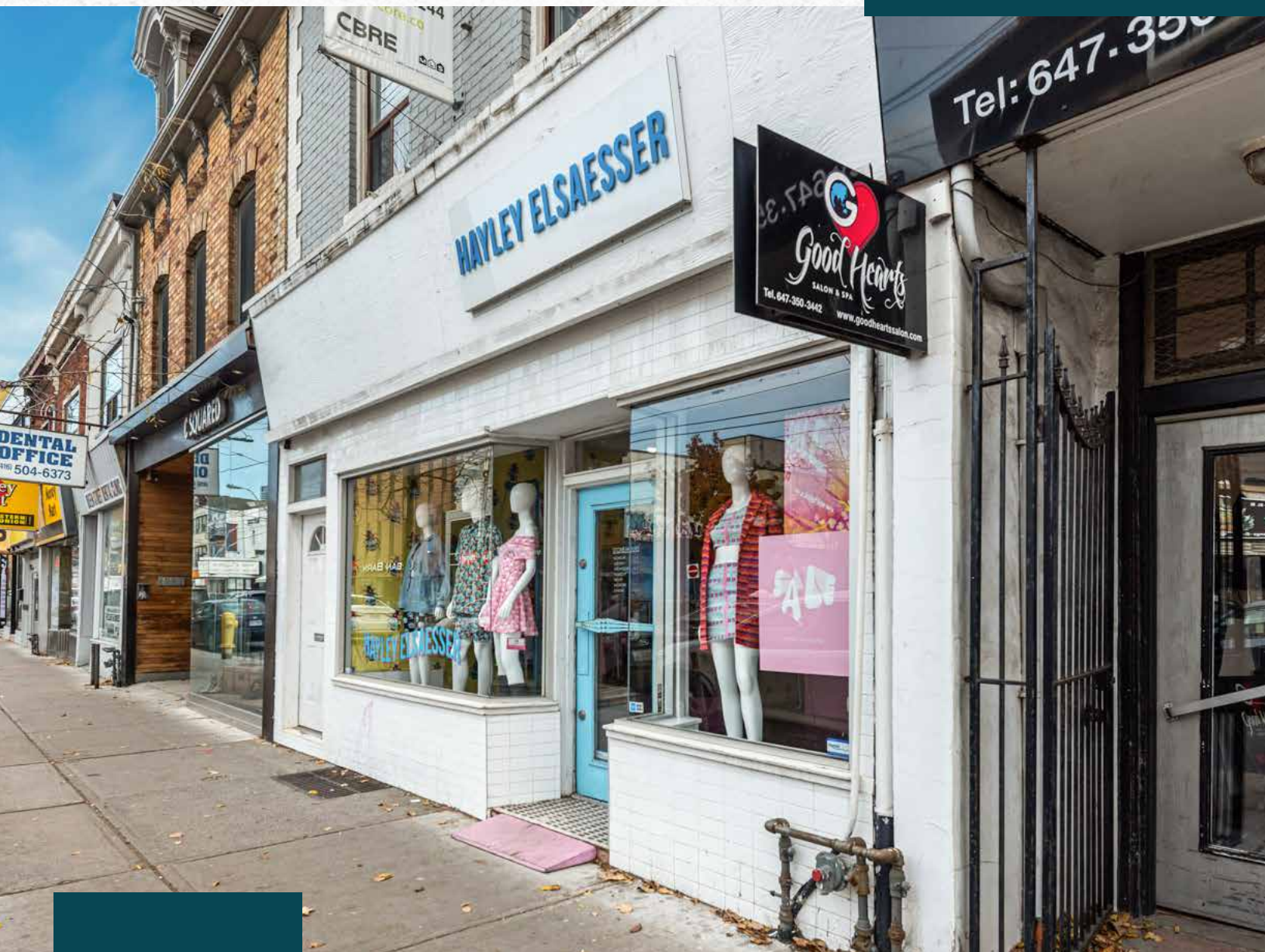


six ninety five queen street west



Prime West Queen West
Opportunity

for lease

CBRE

six ninety five queen street west

SIZE: **Ground:** 1,907 sq. ft.
 Lower Level: 1,532 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)*



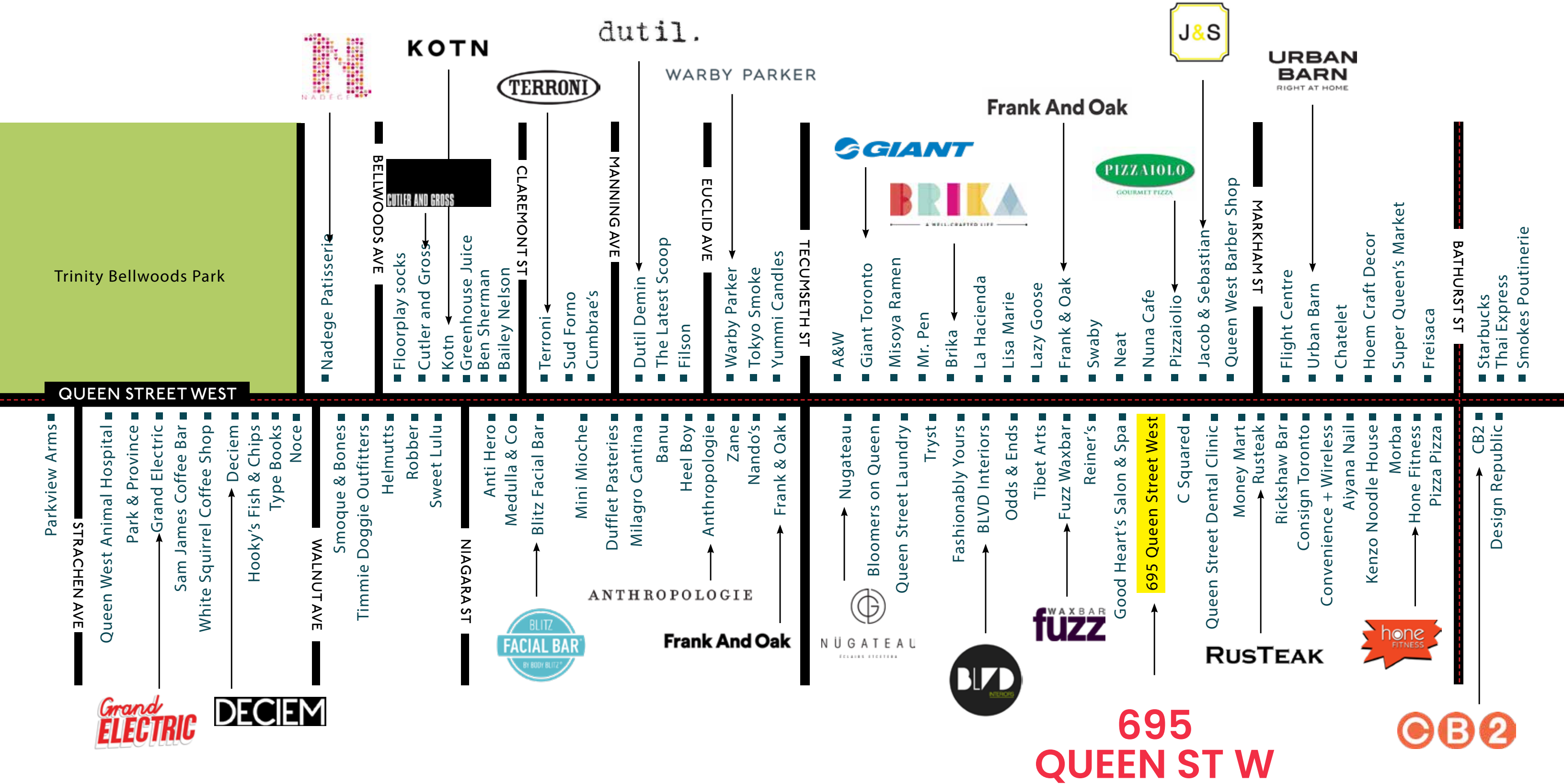
34.2

MEDIAN AGE*

*WITHIN 1 KM OF 695 QUEEN STREET WEST



Neighbouring Retailers

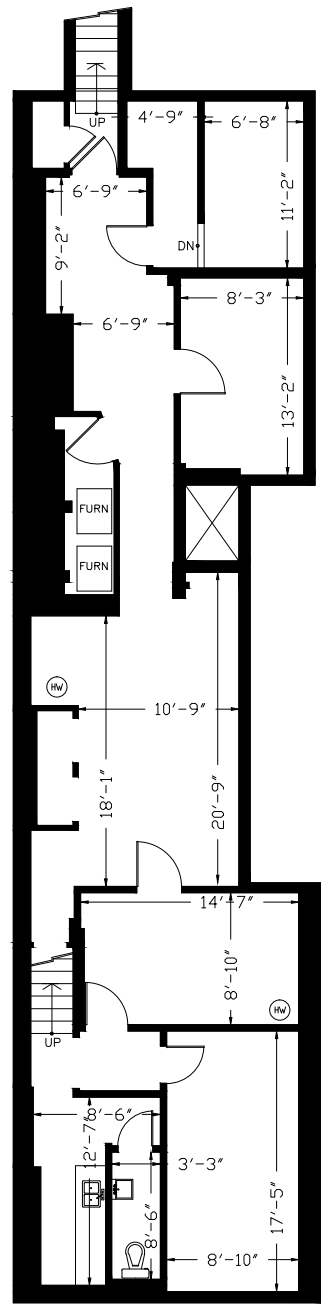
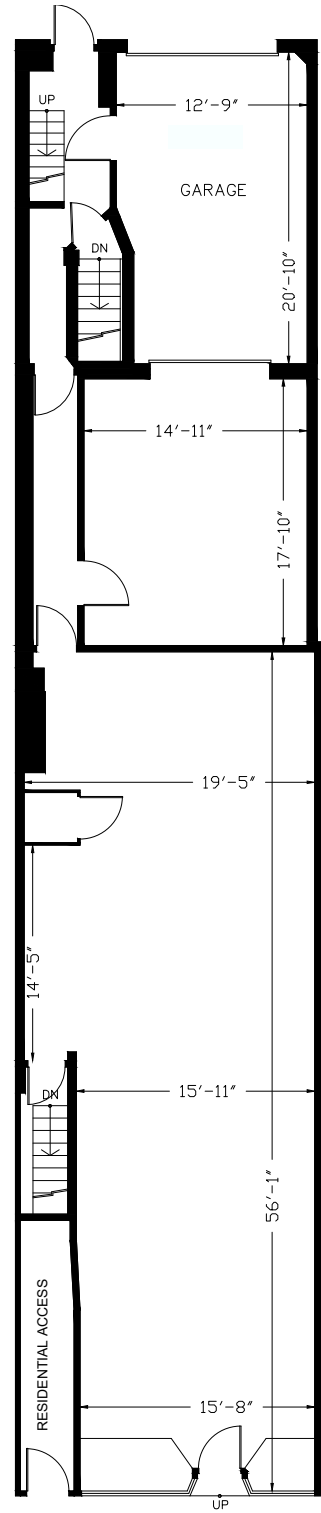


Ground

1,907 SQ. FT.

Basement

1,532 SQ. FT.



QUEEN STREET WEST

CBRE

CONTACT

ARLIN MARKOWITZ*
Senior Vice President
416 815 2374
arlin.markowitz@cbre.com

ALEX EDMISON*
Senior Vice President
416 874 7266
alex.edmison@cbre.com

JACKSON TURNER**
Vice President
416 815 2394
jackson.turner@cbre.com

TEDDY TAGGART*
Senior Sales Associate
416 847 3254
teddy.taggart@cbre.com

SELINA TAO
Sales Representative
416 815 2396
selina.tao@cbre.com

*Sales Representative

**Broker

CBRE

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.