



1221 King Street West | Retail for Lease





# xo marks the spot.

XO Condos is the first of a two-phase, mixed-use development by Lifetime Developments and Pinedale Properties, located at 1221 King Street West. With over 10,000 square feet of ground floor retail space, plus optional mezzanine space, XO Condos is well-suited for a variety of uses to service this ever-growing neighbourhood. The property is located at the bustling King & Dufferin intersection, where four iconic neighbourhoods intersect - Liberty Village, Queen West, King West, and Parkdale.

**14**

Storeys

**307**

Residential  
Units

**10,000+ SF**

Ground Floor  
Retail



# Where Toronto's **most exciting** neighbourhoods intersect.



## Liberty Village

A neighbourhood filled with Gen Z and Millennial energy, Liberty Village has a youthful vibe. Bars and restaurants buzz with energy, especially on game nights when one of the Toronto teams are playing. Liberty Village also functions as one of the city's creative corridors with production facilities, agencies and tech firms operating out of lofts and studio spaces in converted former warehouses. Notable neighbourhood landmark, Liberty Market Building, is home to over 300,000 sq. ft. of revitalized space for retail, studio, and office tenants in a historical building. Plus, the King-Liberty pedestrian cycle bridge spanning from Douro Street to Western Battery Road provides an easy connection to King Street West.



## King West

King Street West is one of Toronto's fastest growing neighborhoods. The area is especially popular with young urban professionals who desire a downtown 'live, work and play' lifestyle. Known as Toronto's Entertainment District, King Street West is home to the city's biggest tourist attractions including TIFF, the Theatre District and the hottest restaurants and nightlife in Toronto. King Street West has experienced exponential growth the past decade with ample mixed used development projects under construction in the immediate area. The area is the city's tech hub and features some of the top tech talent in the country including Shopify's Toronto headquarters.



## Queen West

Queen Street West - where art meets commerce - is known for fantastic fashion, eclectic mom-and-pop shops, lovely parks, and excellent dining. The area offers myriad of stylish shopping, from high-end fashion to chic décor to vintage finds. Tourists flock to Graffiti Alley, off Queen West and Spadina, where colourful walls showcase the work of the city's most remarkable street artists. Some of the city's hottest restaurants are located in this neighbourhood, including the beautifully designed Aloette restaurant for a modern take on a classic diner experience.



## Parkdale

Home to renowned restaurants, indie cafés, art galleries, and sprawling parks, there's always something to do in Parkdale. Parkdale is a place of tight-knit community and shop-local mentality. Residents can be seen strolling in and out of local vintage stores such as Public Butter Vintage with a latte from Capital Espresso in hand on weekends. It is a neighbourhood that takes pride in its surroundings and is consistently on the cutting edge.



 **40,065**  
Population

 **36,403**  
Daytime Population

 **35.4**  
Median Age

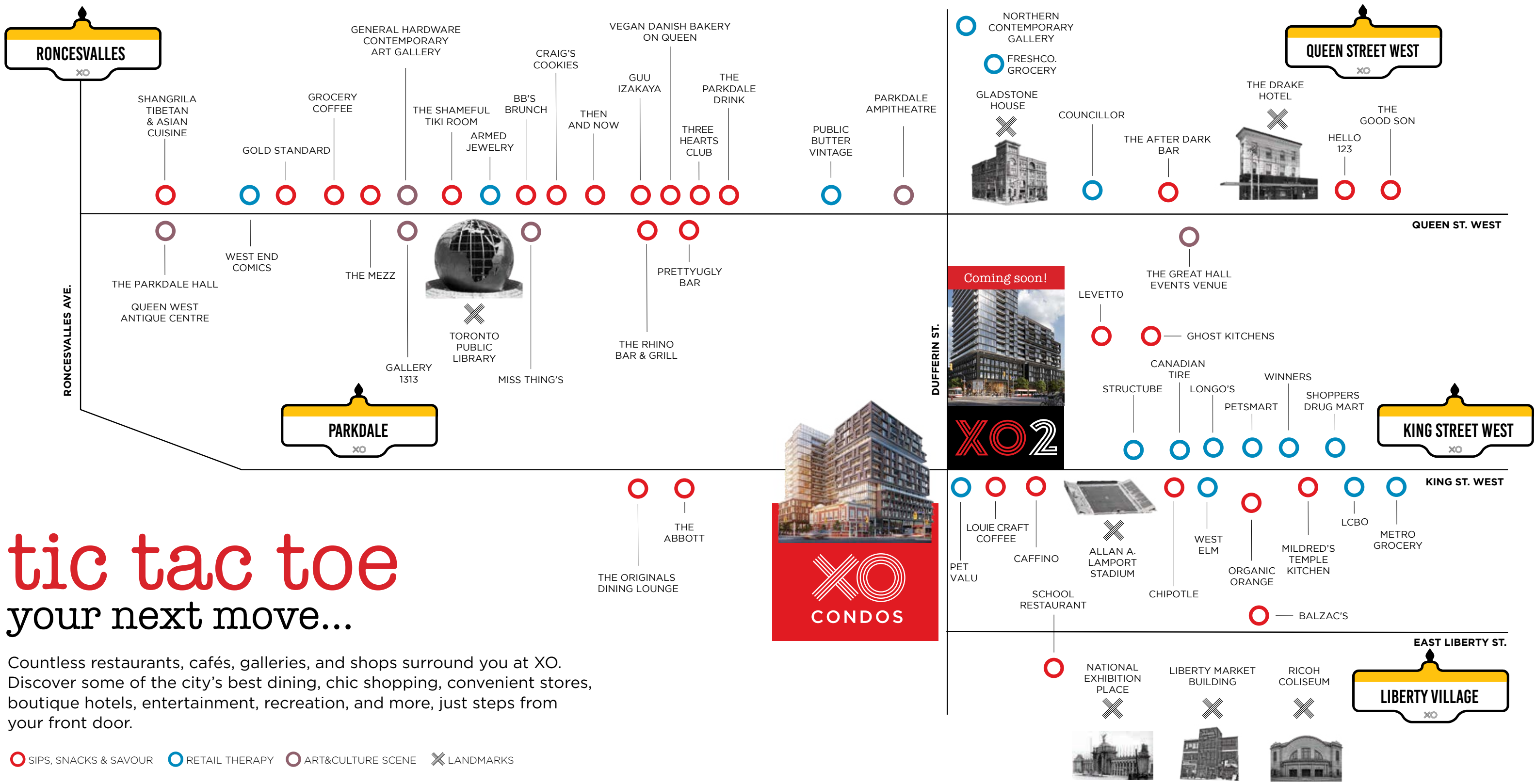
 **8%**  
Growth Rate (Next 5 Years)

 **21,381**  
Total Households

 **\$92,726**  
Avg. HH Income

\* Within 1km Radius  
Source: Statistics  
Canada, 2023

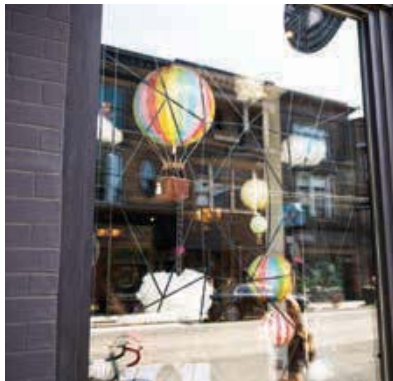
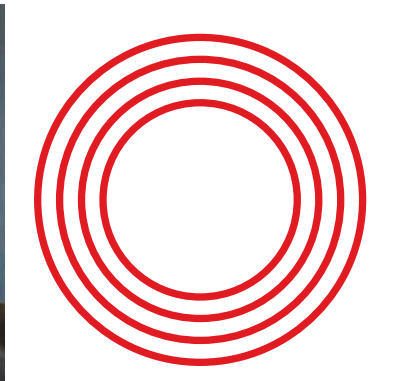
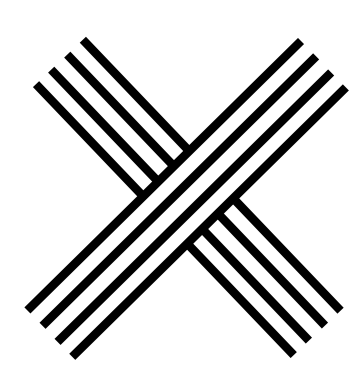




# tic tac toe

## your next move...

Countless restaurants, cafés, galleries, and shops surround you at XO. Discover some of the city's best dining, chic shopping, convenient stores, boutique hotels, entertainment, recreation, and more, just steps from your front door.





# Property Details

Retail 1:	LEASED
Retail 2:	LEASED
Retail 5:	2,051 SF
Available:	Immediate
Term:	5-10 years
Net Rent:	Please Contact Listing Agents
Additional Rent:	\$22.00 PSF (est. 2025)

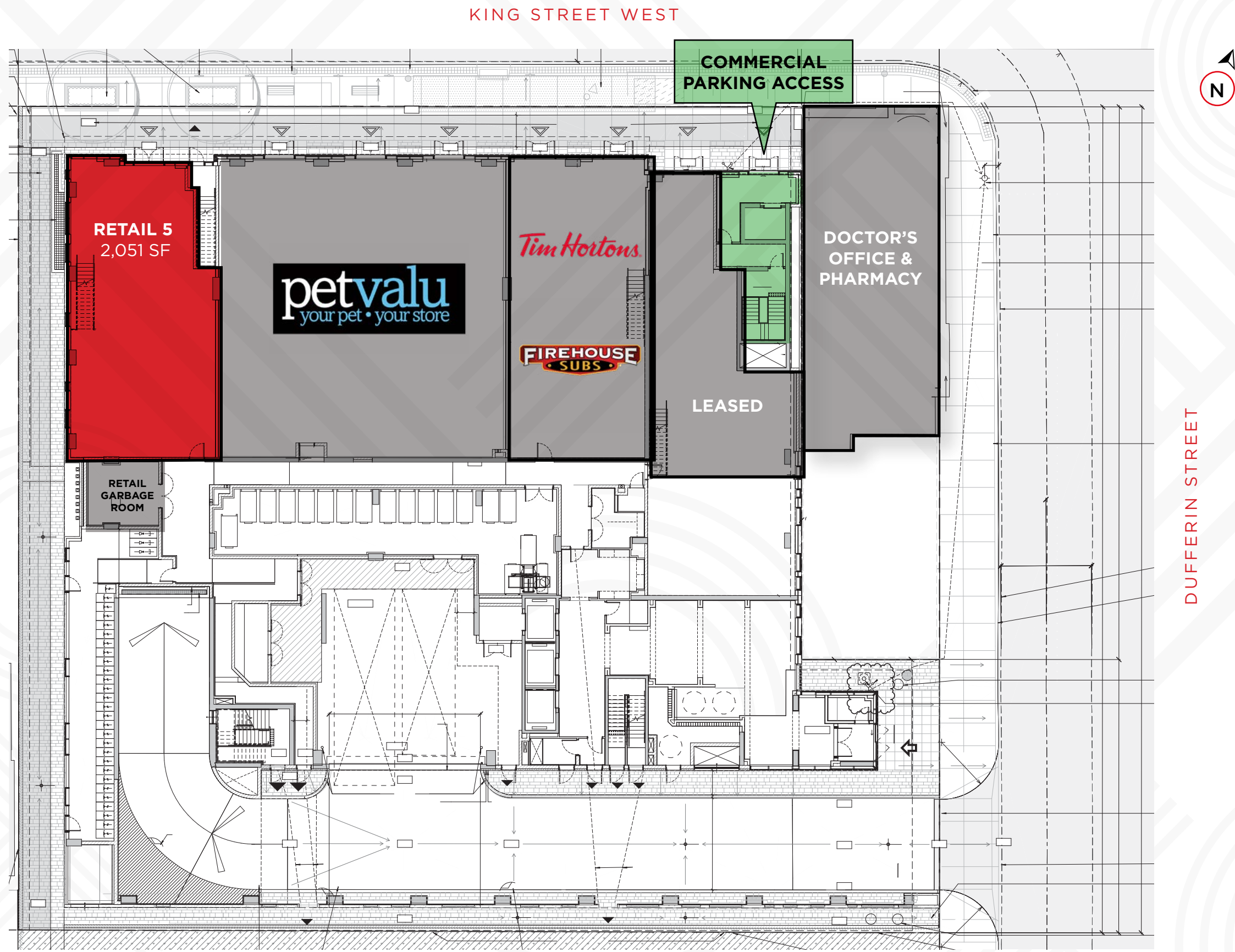
## Highlights

- Excellent location at the gateway of four iconic neighbourhoods
- 504 King Streetcar and 29 Dufferin bus stops at front door
- Situated at the base of XO Condos, a 307-unit mixed-use development by Lifetime Developments and Pinedale Properties
- Strong frontage and branding along King West
- 15+ foot clear height ceilings throughout, with floor-to-ceiling glass window facades, allowing for significant natural light exposure
- Fully-enclosed shipping and receiving bay
- 105 retail parking spaces with access off of King Street West





Site Plan







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