



FOR LEASE

637 KING STREET WEST

Signature Retail Opportunity



Location Overview

637 King Street West sits within Toronto’s coveted King West district, an area renowned for its upscale retail offerings and world-class restaurants. This dynamic neighborhood attracts young professionals and families eager to be near downtown’s energy and cultural vibrancy.

Located just steps from the Entertainment District, the area draws visitors year-round to its thriving nightlife scene. Entertainment venues, high-end boutiques, chic bars, and bustling patios create an active, vibrant social atmosphere throughout the streets. King West is celebrated for its eclectic mix of dining options, making it an ideal environment for businesses serving both locals and visitors.

The district is currently experiencing rapid development momentum, with six active residential projects delivering more than 1,600 new units along the corridor. The location benefits from exceptional foot traffic, supported by a daytime population exceeding 100,000 people within a 1-kilometer radius. With excellent public transportation access and prime connectivity, this space is strategically positioned to capitalize on ongoing development and growth for years to come.



DEMOGRAPHICS (1KM)

EnviroNics, 2025



91,542
TOTAL POPULATION



109,900
DAYTIME POPULATION



50,024
TOTAL HOUSEHOLDS



\$140,566
AVG. HOUSEHOLD INCOME



33.2
MEDIAN AGE



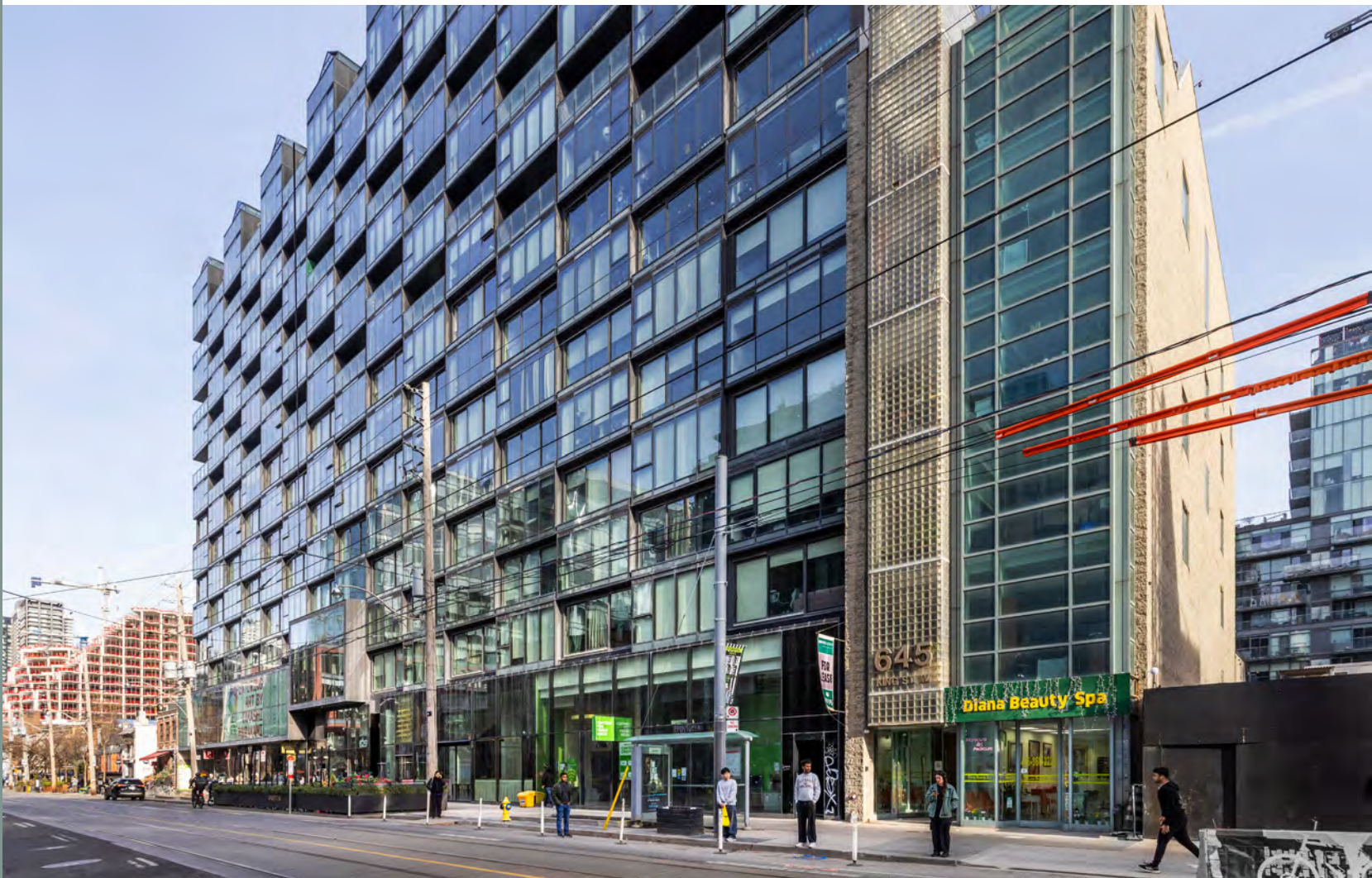
6.3%
GROWTH RATE
OVER NEXT 5 YEARS

Property Overview

GROUND FLOOR	4,811 SF
AVAILABLE	Immediately
TERM	5-10 Years
NET RENT	Please Contact Listing Agents
ADDITIONAL RENT	\$32.00 PSF (est. 2025)

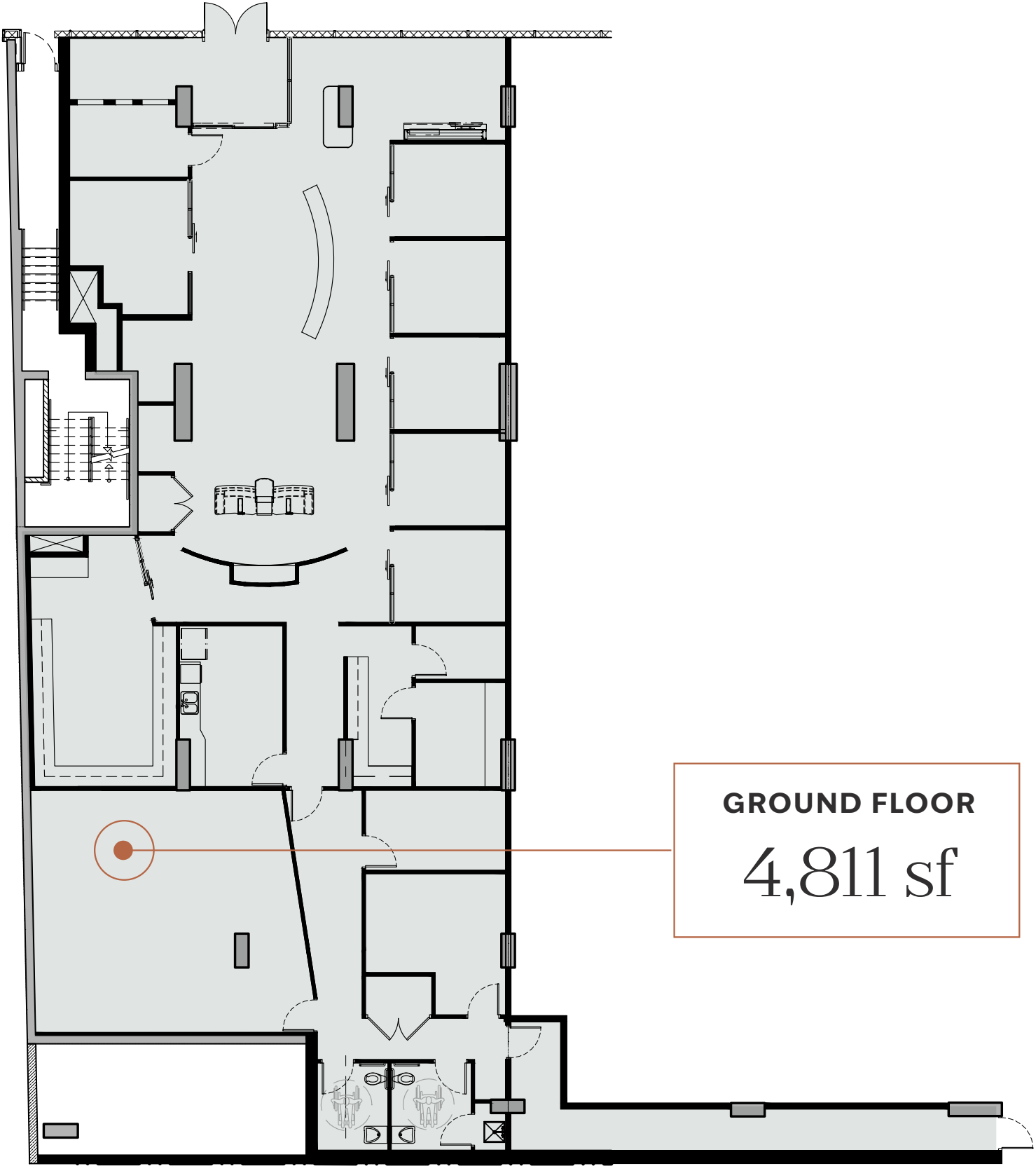
PROPERTY HIGHLIGHTS

- ✓ Premier retail opportunity on highly coveted King Street West
- ✓ Excellent foot traffic and street visibility
- ✓ Soaring 20 FT ceiling heights with over 40 FT of frontage on King Street West
- ✓ Excellent co-tenancies includes Oretta, Starbucks, and Lavalle
- ✓ Neighbouring tenants include McDonald's, Earls, Forno Cultura, Hello Nori, The Parlour, and King Taps
- ✓ Commercial parking on site

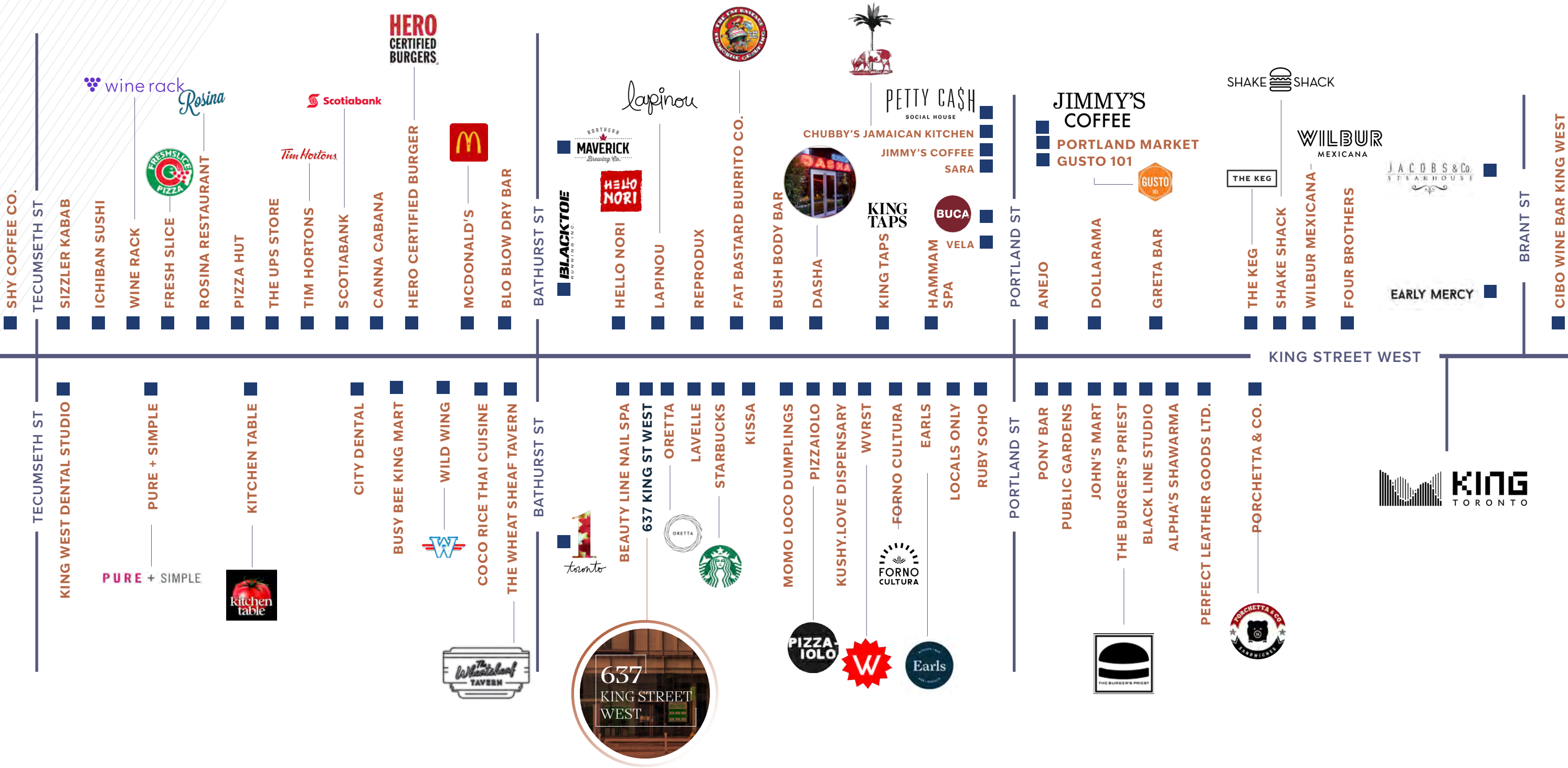




Floor Plan



Retailers Map



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