



763 QUEEN STREET EAST



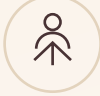


Right-Sized Retail Units in
the Heart of Riverside



OPPORTUNITY OVERVIEW

Biblio Lofts at 763 Queen Street East offers two right-sized retail spaces of 890 and 550 square feet in the heart of Riverside, just a 15-minute streetcar ride from downtown Toronto. Developed by NVSBLE, this 28-unit boutique building features distinctive architecture in a gentrifying yet neighborly area, ideal for character-seeking retailers.

DEMOGRAPHICS (1KM)

	Total Population	33,977
	Daytime Population	16,578
	Growth Rate over next 5 Years	18%
	Avg. Household Income	\$142,273
	Median Age	36.8

Source: Environics, 2025

PROPERTY DETAILS

Size	
Unit 1:	890 SF
Unit 2:	550 SF
Available:	Q4 2025
Term:	5 - 10 Years
Net Rent:	Please Contact Listing Agents
Additional Rent:	TBD



PROPERTY HIGHLIGHTS

- 501 Queen streetcar at doorstep
- Base of boutique luxury condo with curb appeal
- Well-designed retail units with no columns
- Within walking distance of Jimmy Simpson Park
- Within 5-minute drive of Don Valley Parkway



FLOOR PLAN

Unit 1:	890 SF
Unit 2:	550 SF



AREA OVERVIEW

Queen Street East, located in the trendy Riverside area, has transformed from its working-class roots into a vibrant arts and cultural hub. This revitalized district is now known for its mix of restaurants, cafes, and independent shops, including local favorites such as Blackbird Baking Co., Duke’s Refresher, The Broadview Hotel, and The Opera House Grill and Patio.

One of the area's greatest advantages is its exceptional connectivity. It offers quick access to the Don Valley Parkway and easy access to transit through the 501 Queen Street streetcar and future Ontario Line stations. The downtown core is just a 10-minute drive away, providing a short commute to the heart of Toronto.

Surrounded by dynamic neighborhoods like Corktown, Leslieville, and the Distillery District, Riverside combines old Toronto charm with significant development potential. As affordability concerns in the downtown core continue to mount, this area is poised for continued growth, making it an increasingly attractive location for both residents and businesses.



NOTABLE RETAILERS AND LANDMARKS



THE BROADVIEW HOTEL



THE OPERA HOUSE



BLACKBIRD BAKING CO.



DOWNTOWN TOYOTA



DUKE'S REFRESHER



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