

# Large Format Restaurant Space For Lease

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60 Atlantic Avenue





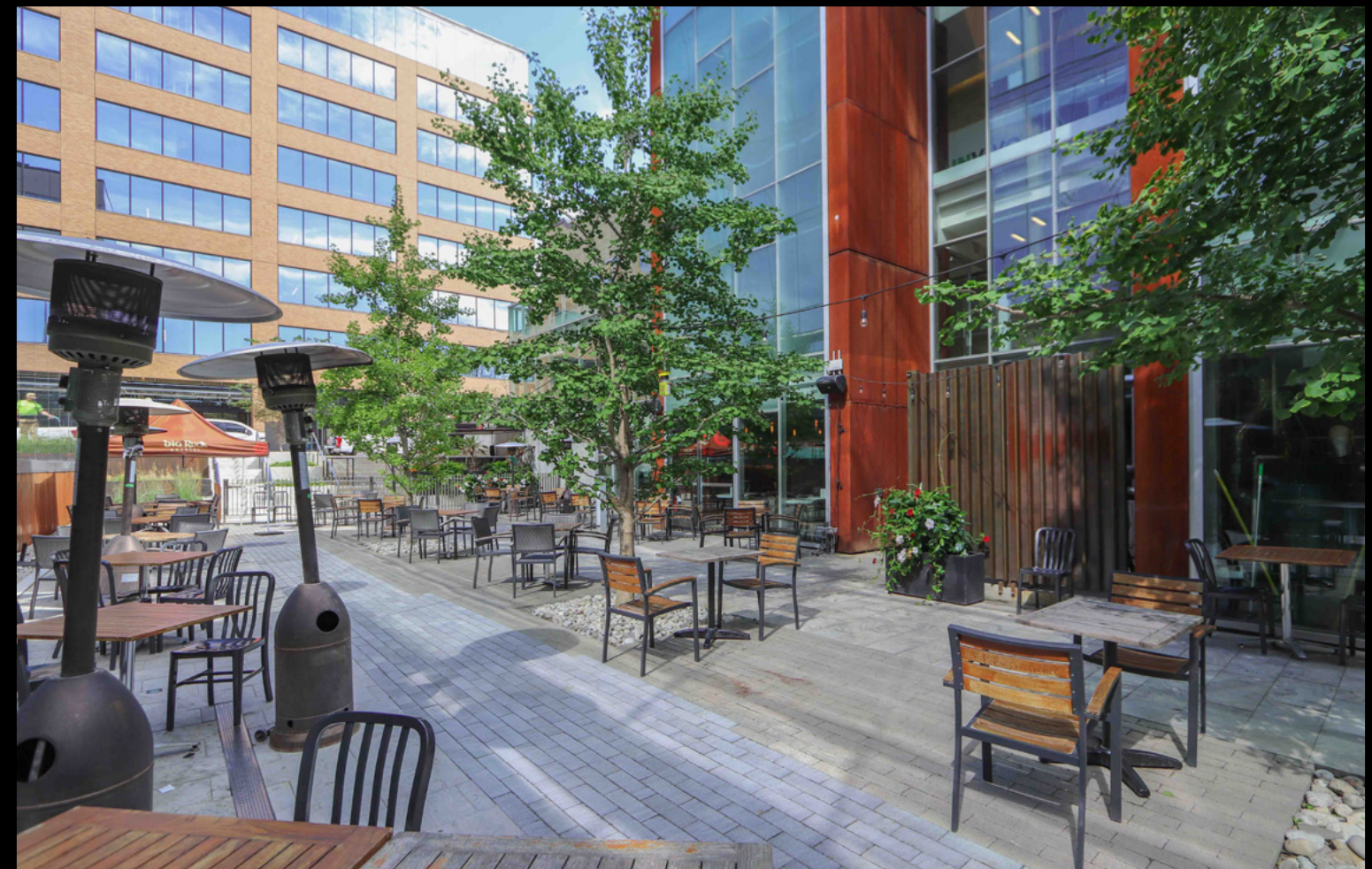
## AREA OVERVIEW

Once utilized solely for industrial, warehouse and manufacturing purposes, Liberty Village has evolved into one of Toronto's most densely populated, mixed-use communities. The neighbourhood offers a youthful and energetic aura, with young professionals making up a large portion of the population. Liberty Village offers a wide variety of restaurants, bars and fitness facilities that cater to residents and daytime visitors occupying the 2.5 million square feet of office, creative and studio space the area has to offer. Adjacent to BMO field, nearby retailers benefit from the foot traffic of thousands of sports fans. BMO Field is the host stadium and sports facility to the Toronto FC and Toronto Argonauts with a capacity of 40,000.



## CONNECTIVITY







- Multiple surface parking lots available to the public.
- Less than 5-minute walk to the King West TTC streetcar.
- Less than a 5-minute walk to the Exhibition Go Train Station.
- 5-minute drive to the Gardiner Expressway.
- 8-minute walk to King-Liberty Smart Track.
- 10-minute drive to Billy Bishop Airport, 20-minute drive to Pearson International Airport.





# DEMOGRAPHICS

0.5KM Radius

	TOTAL POPULATION	10,136
	DAYTIME POPULATION	8,370
	TOTAL HOUSEHOLDS	6,238
	AVG. HOUSEHOLD INCOME	\$112,366
	AVG. HOUSEHOLD SPENDING	\$108,350
	MEDIAN AGE	33.5

Source: Environics, 2025



# HIGH-RISE RESIDENTIAL DENSITY OVERVIEW

1	XO1 Condos	Lifetime Developments, Pinedale Properties	Complete	14	307
2	XO2 Condos	Lifetime Developments, Pinedale Properties	Under Construction	19	410
3	8 Temple	Curated Properties	Pre-Construction	15	269
4	Liberty Market Lofts	Lifetime Developments, BLVD Developments	Complete	13	w300
5	Kings Club	First Capital, CAPREIT	Complete	18, 14, 12	569
6	Toy Factory Lofts	Lanterra Developments	Complete	7	215
7	Liberty Yard	First Capital	Pre-Construction	36, 33, 32	963
8	Liberty Market Tower	Lifetime Developments	Complete	28	281
9	Liberty Place	CanAlfa Group	Complete	32	664
10	80 Lynn Williams	Shiplake, Collecdev-Markee Developments	Pre-Construction	44	520
11	1071 King Street West	Hullmark, First Capital	Under Construction	17	304
12	King West Life Condos	Plaza, Greybrook	Complete	24, 24, 25	1,195
13	The Tower at King West	Plaza, Greybrook	Complete	26	438
14	Liberty Central by the Lake	CanAlfa Group	Complete	27	303
15	Liberty House	Fitzrovia, Choice Properties REIT	Complete	25	440
16	ZEN King West	CentreCourt	Complete	31	481
17	45 Stachan	BGO	Under Construction	39	433
18	Novus at Garrison Point	BGO	Complete	34, 25	424
19	Garrison Point	Cityzen, Diamond Corp, Fernbrook, Greybrook	Complete	35, 29	395
				Total Units:	8,911





# PROPERTY DETAILS

GROUND FLOOR VESTIBULE RETAIL SPACE	1,441 SF
LOWER-LEVEL RESTAURANT SPACE	13,339 SF
TOTAL RENTABLE AREA	14,780 SF
POSSESSION	IMMEDIATELY
ASKING NET RENT	\$35.00 PSF
ADDITIONAL RENT	\$18.00 PSF ( EST. 2025)

\* GROUND FLOOR VESTIBULE IS TO BE INCLUDED IN BOTH DEMISING OPTIONS

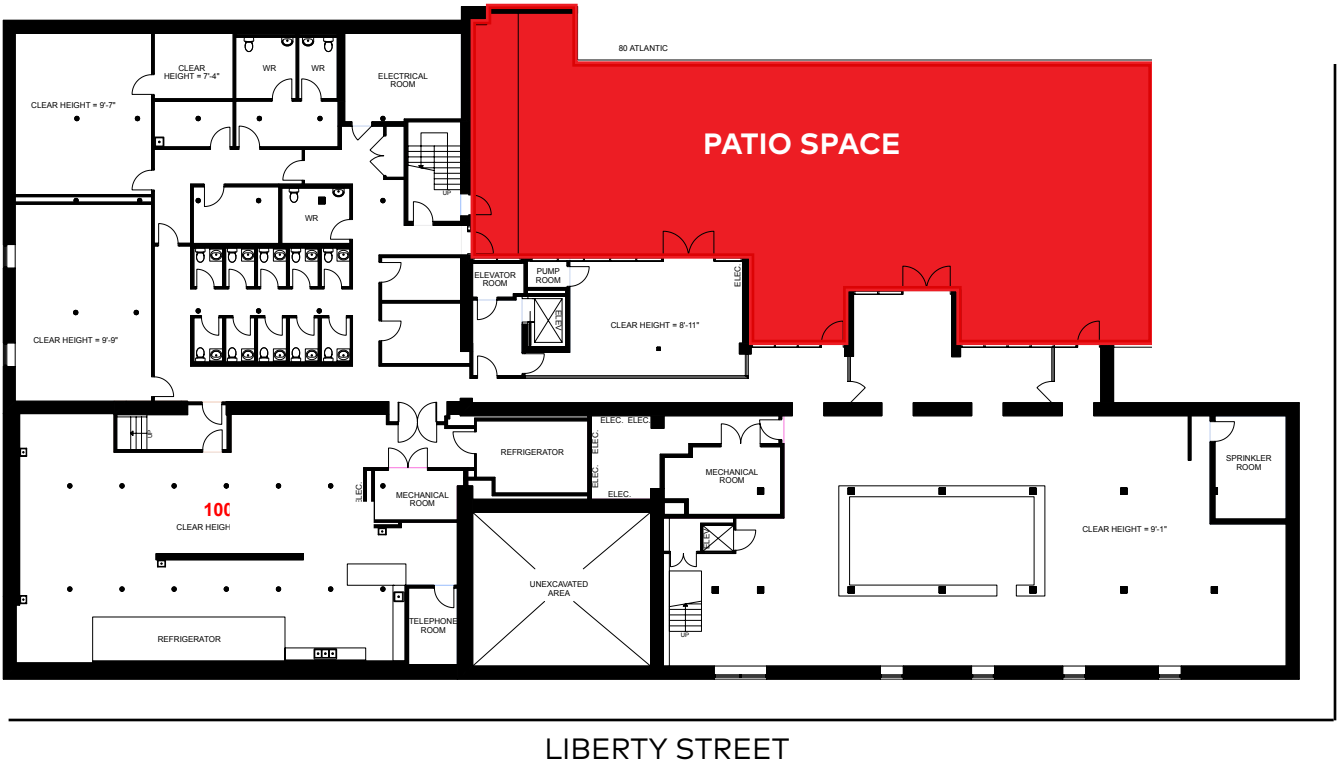
# HIGHLIGHTS

- Pre-fixtured brick and beam restaurant space featuring two large-format, dedicated patios.
- Landlord open to offering demising options down to 7,000 square feet.
- Significant wraparound signage / branding exposure to Atlantic Avenue and Liberty Street.
- Easy access to TTC and GO Train including multiple parking options in immediate area.
- Nearly 9,000 residential units in a 0.5KM radius.
- Immense foot traffic from locals and visitors attending BMO Field and Budweiser Stage events.

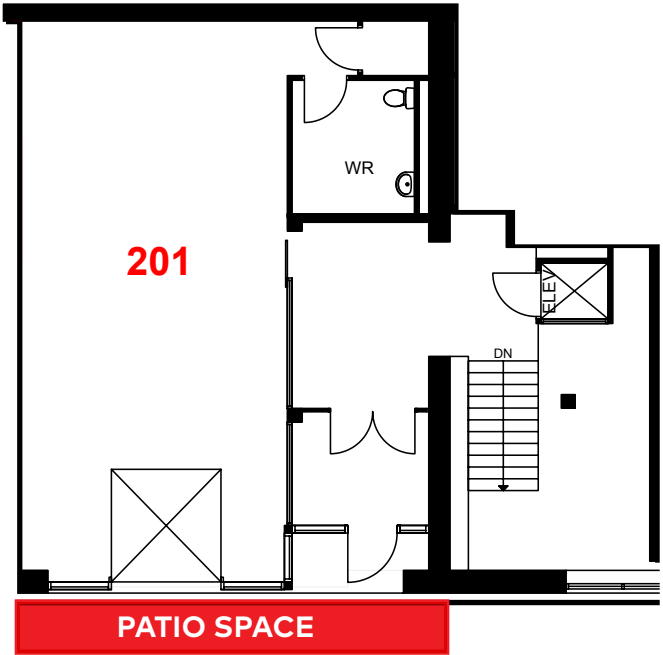


# FLOOR PLAN

LOWER LEVEL RESTAURANT SPACE - 13,339 SF



GROUND FLOOR VESTIBULE - 1,441 SF





# FLOOR PLAN - DEMISING OPTION A

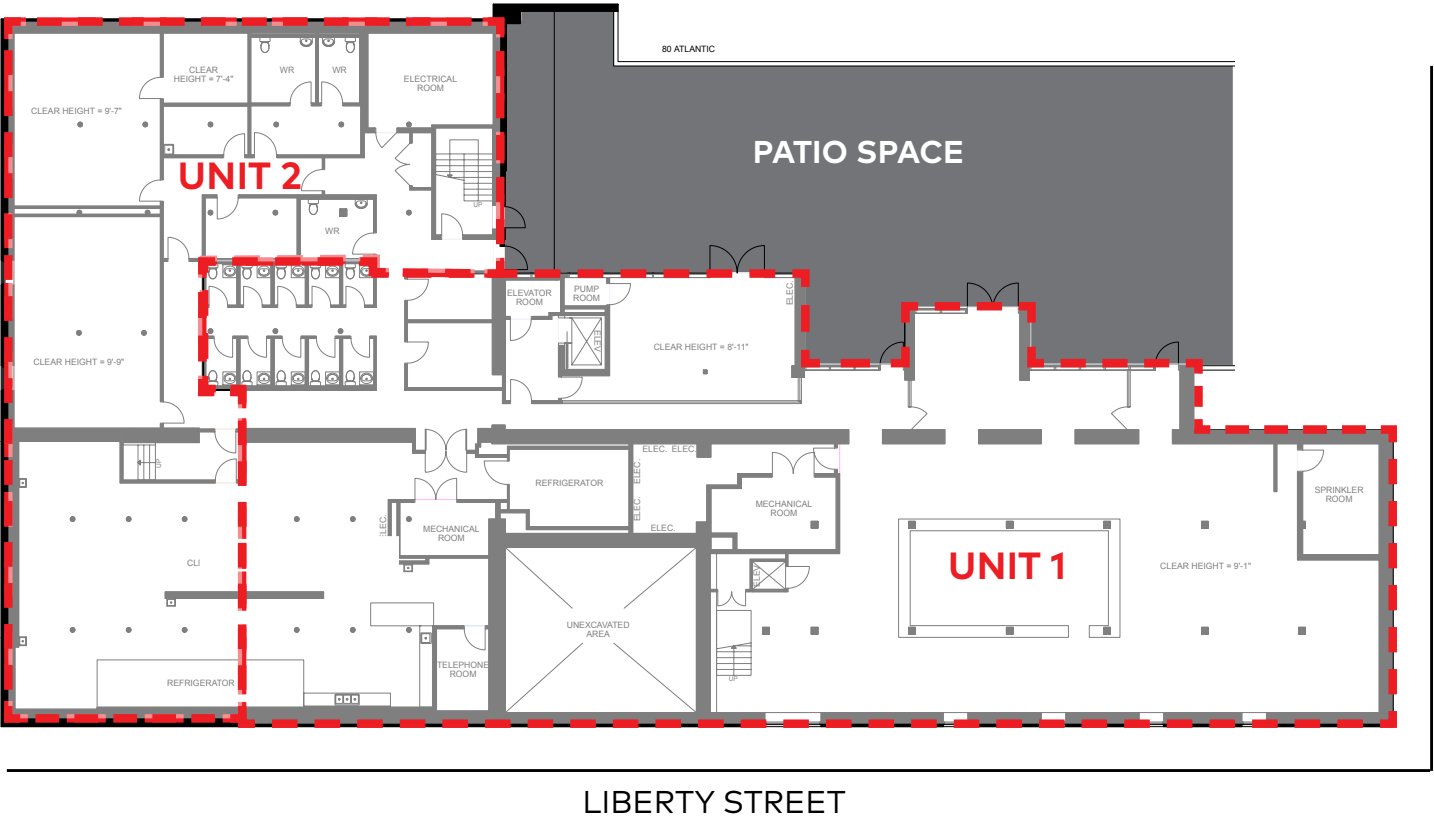
VESTIBULE 1,798 SF

UNIT 1 8,049 SF

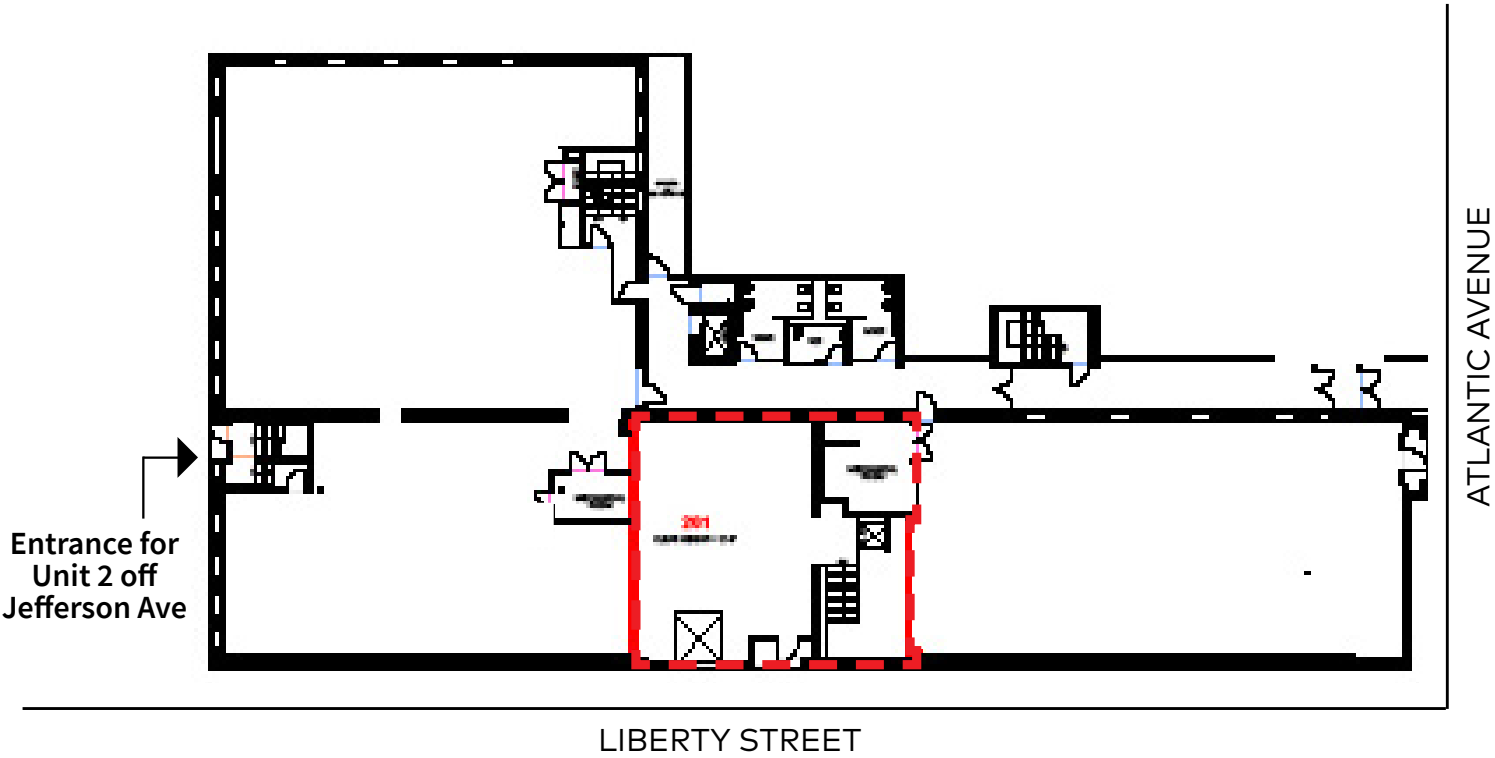
UNIT 2 4,369 SF

\* GROUND FLOOR VESTIBULE IS TO BE INCLUDED IN BOTH DEMISING OPTIONS

LOWER LEVEL RESTAURANT SPACE



GROUND FLOOR VESTIBULE



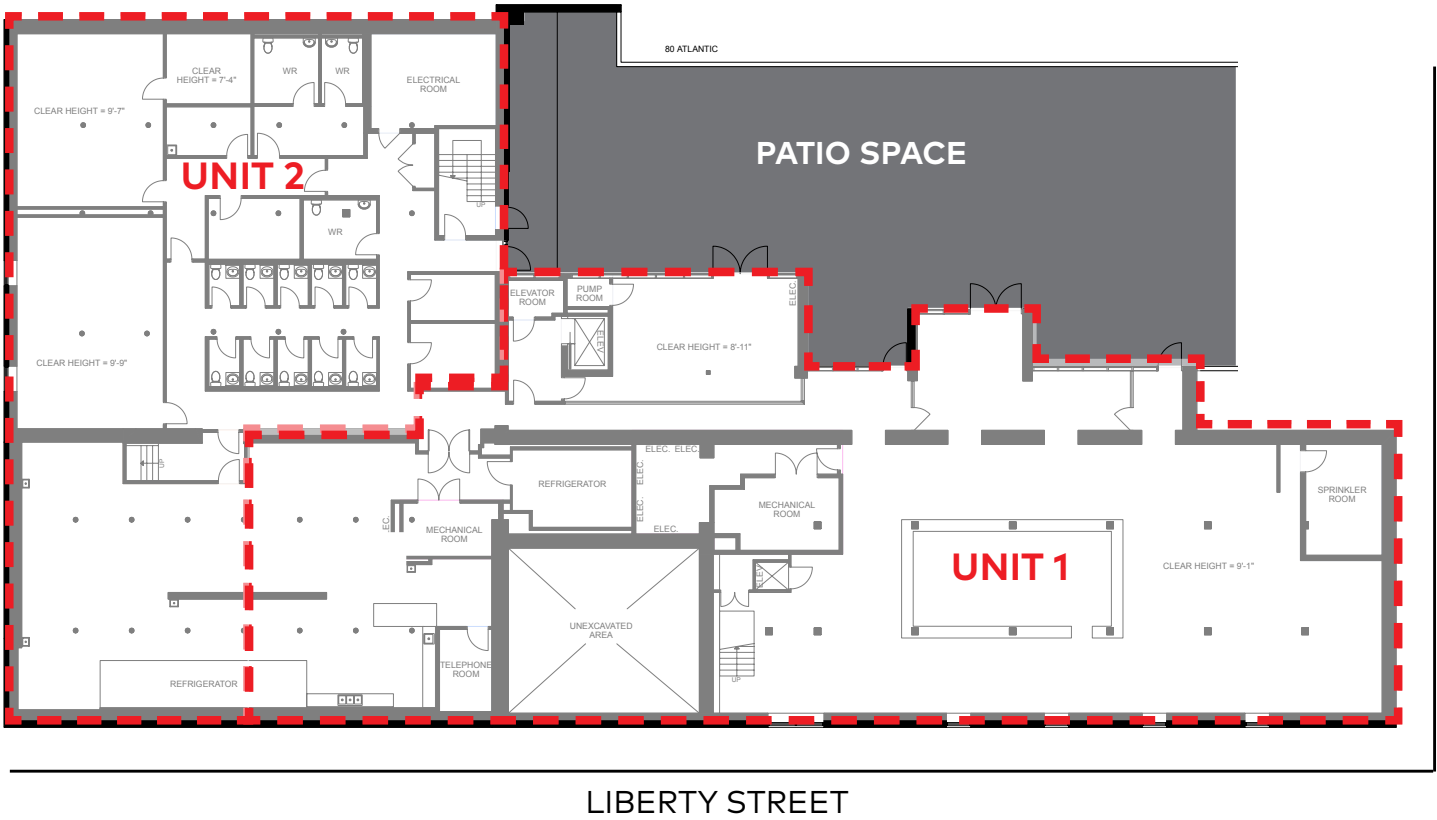


# FLOOR PLAN - DEMISING OPTION B

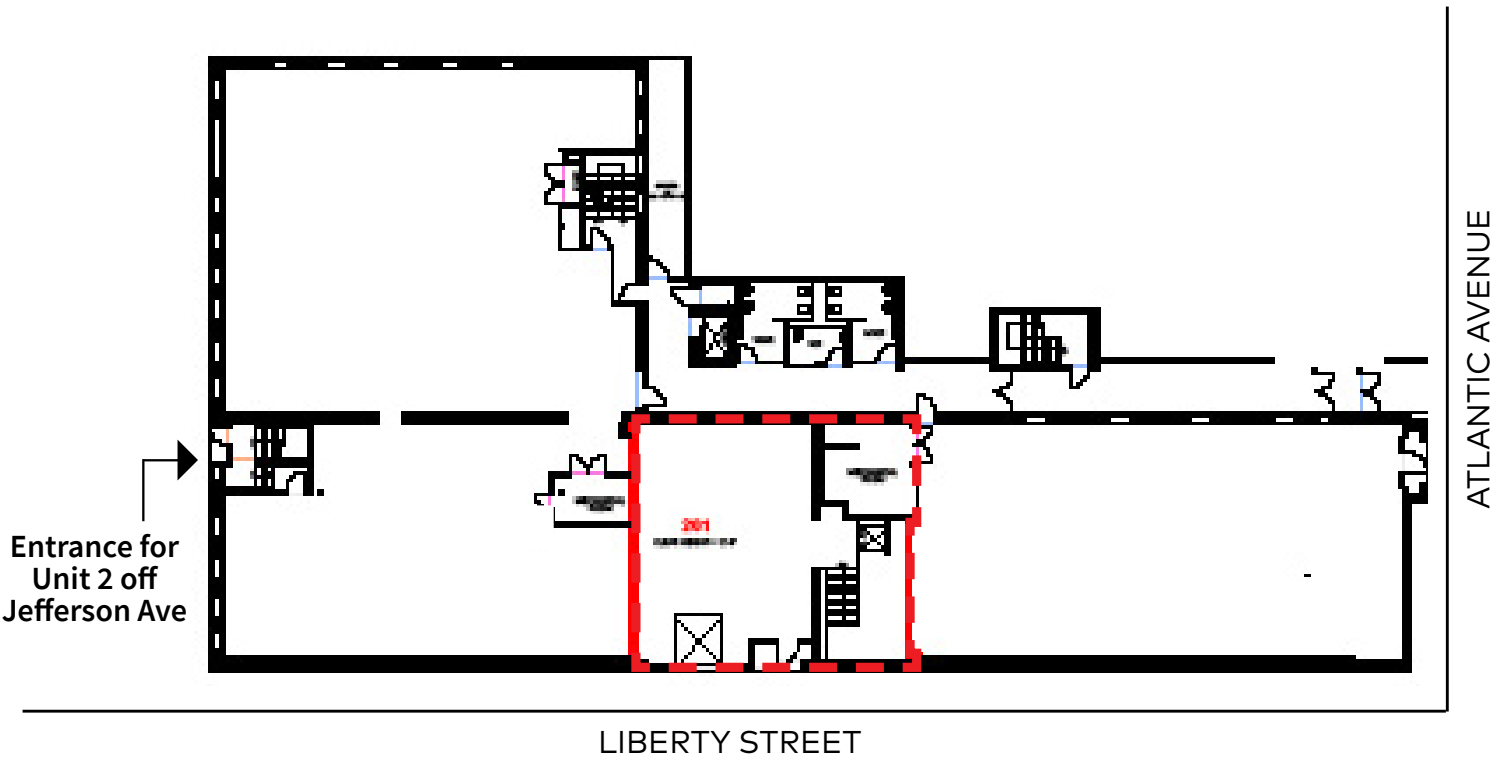
VESTIBULE	1,798 SF
UNIT 1	7,045 SF
UNIT 2	5,375 SF

\* GROUND FLOOR VESTIBULE IS TO BE INCLUDED IN BOTH DEMISING OPTIONS

LOWER LEVEL RESTAURANT SPACE



GROUND FLOOR VESTIBULE



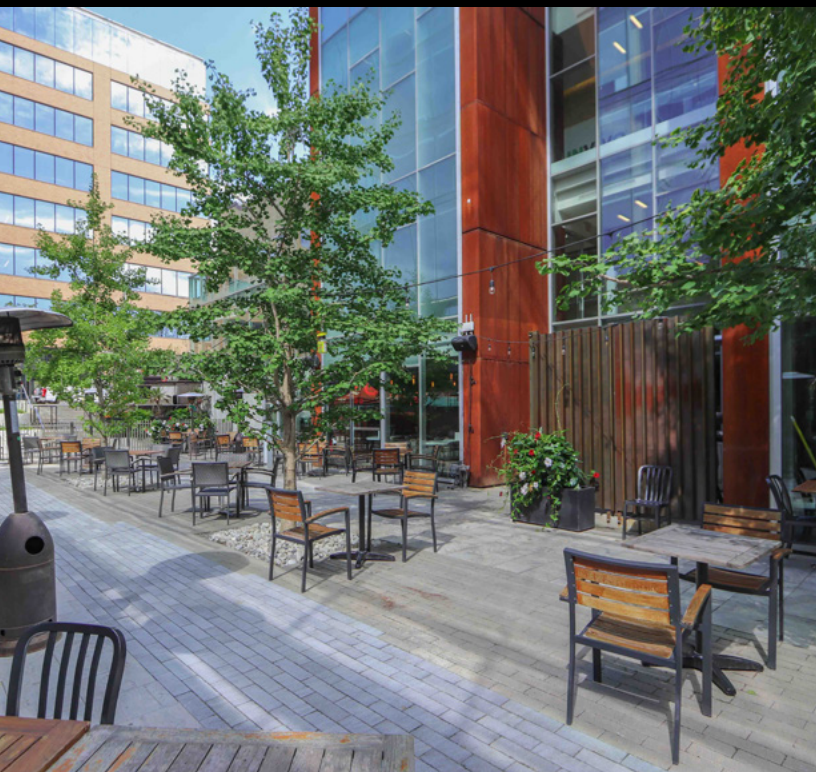


LIBERTY VILLAGE MAP





EXTERIOR





INTERIOR





NEARBY AMENITIES



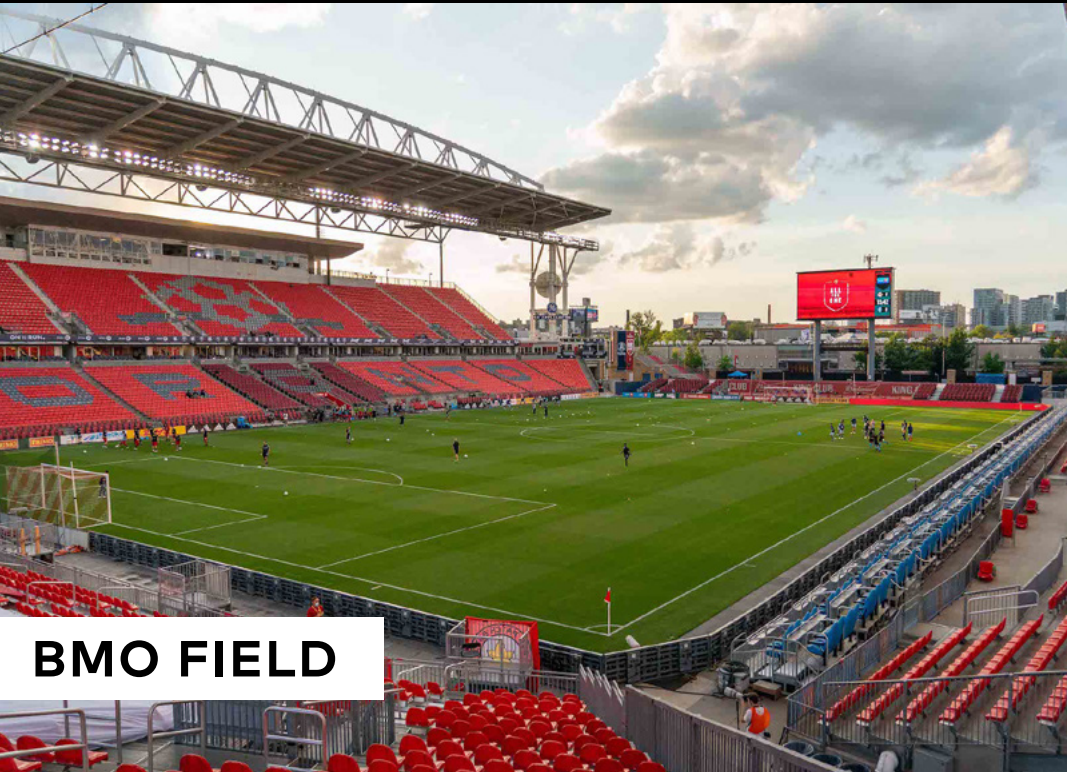
ARVO COFFEE



LIBERTY SOHO



BUDWISER STAGE



BMO FIELD



LOCAL EATERY PUB



ALTEA ACTIVE



LARGE FORMAT RESTAURANT  
SPACE FOR LEASE

# 60

## ATLANTIC AVENUE

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