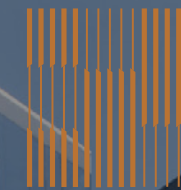


Flagship Restaurant Opportunities For Lease



PORTLAND
COMMONS

530 Front Street West

530 Front Street West



Retail Unit 1: Signature Patio Rendering



SIGNATURE RETAIL in the heart of Toronto's 'King West' neighbourhood

At the intersection of Front Street West and Portland Street, in the heart of the King West neighbourhood, is a new 560,000 sf high performance commercial development designed with a focus on employee wellness, technology, and sustainability.

Presenting 14,260 SF of best-in-class retail space, Portland Commons offers tenants expansive street level presence, multiple large outdoor patios, generous ceiling heights of 22 FT, and floor-to-ceiling windows providing an abundance of natural light into the spaces.

The retail premises located on Portland Street, just south of Wellington Street West, offers a view of Victoria Memorial Square and is highly visible from Front Street West.

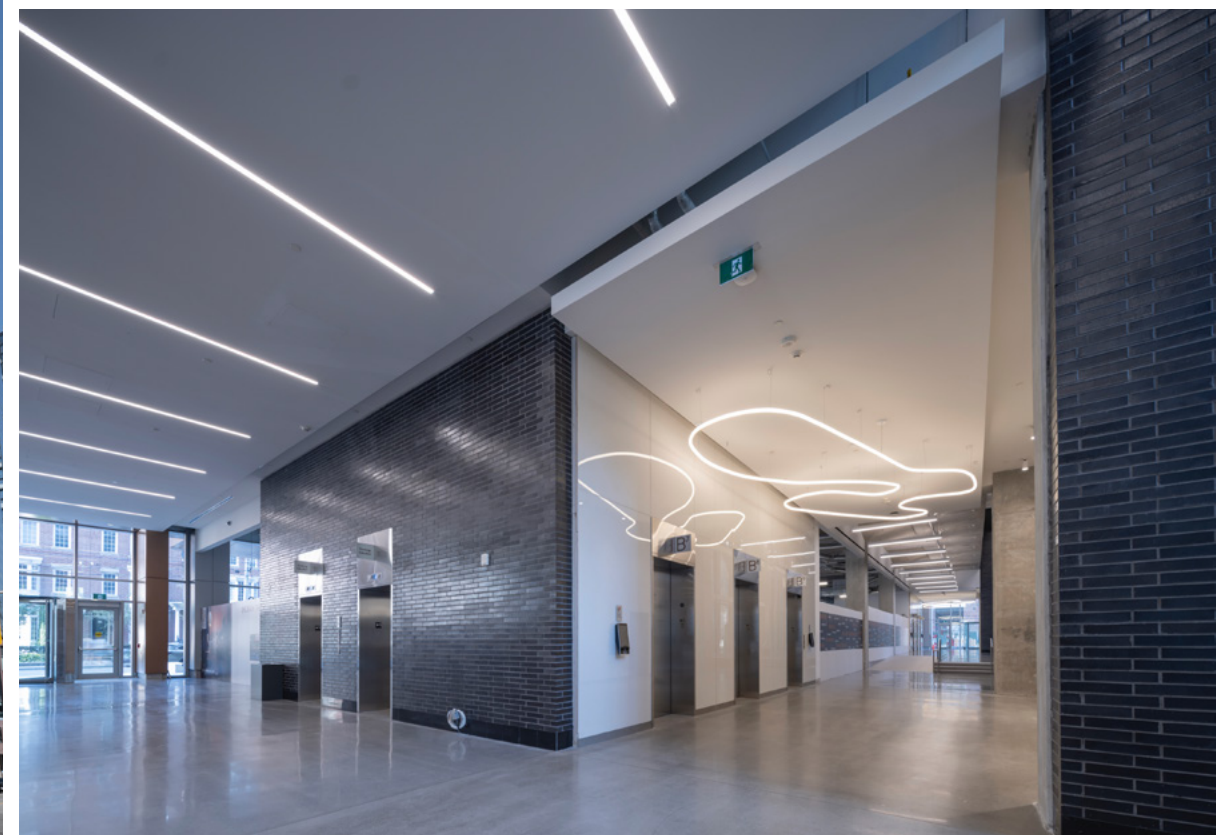
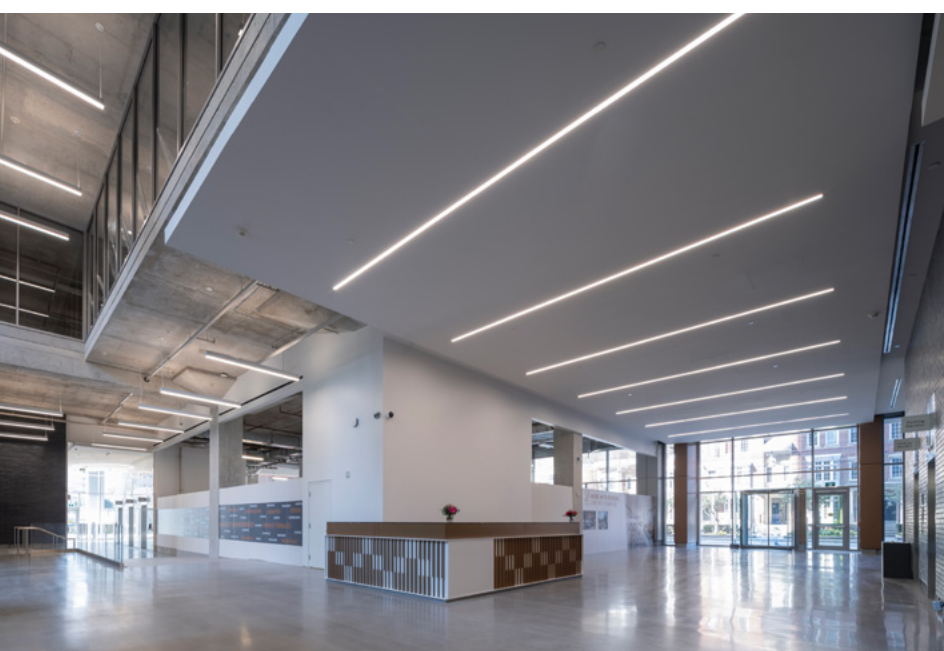
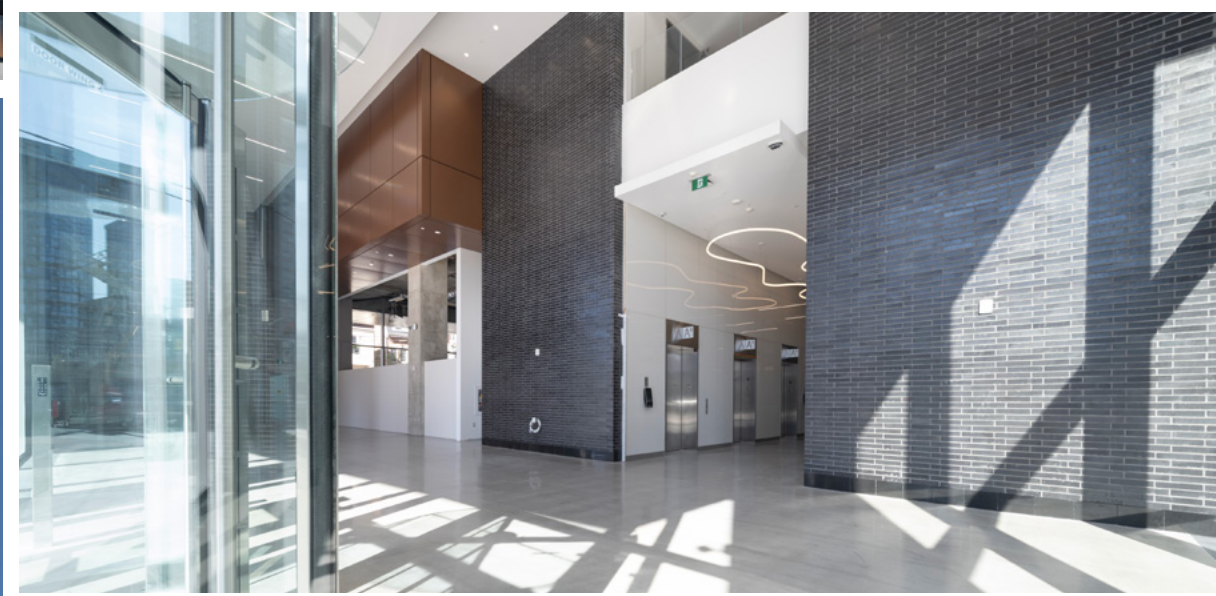


Property DETAILS

Retail 1:	6,400 SF	} Can be combined or leased separately
Retail 2:	3,067 SF	
Retail 3:	3,500 SF	
Retail 4:	Columbus Café	
Available:	Ready For Fixturing	
Term:	10 years	
Net Rent:	Please Contact Listing Agents	
Additional Rent:	\$22.79 PSF (est. 2025)	
Zoning:	CRE (x19)	

- Situated at the base of a 560,000 SF office development at the northeast corner of Portland Street & Front Street West
- Multiple large outdoor patio areas fronting onto the signature courtyard walkway and Portland Street, across from Victoria Memorial Square
- Soaring ceiling heights of approximately 22 FT slab to slab
- Beautiful, new construction retail premises with modern glass curtain façades
- Two Type B and two Type C loading bays with direct elevator access to P1 shipping
- Multiple retail entrances from outside and the interior lobbies with ability to add interior seating in South lobby
- 242 parking stalls (including 51 EV chargers), operable 24/7 as public garage
- P1 level storage space available
- Sustainability: Green Loan, Green Good Design, Targeting LEED Platinum Core & Shell, LEED Zero Carbon and Well Gold. Currently Certified WiredScore Platinum & SmartScore



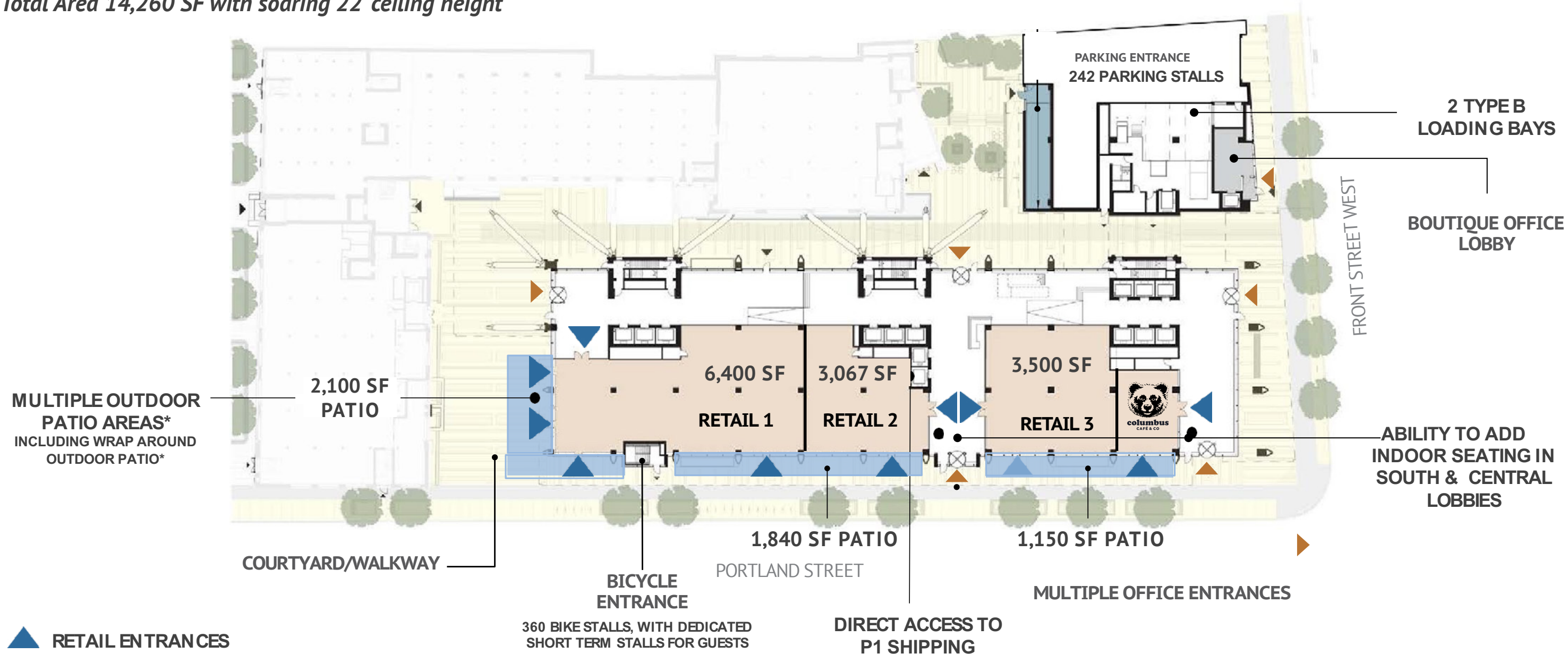


RETAIL PREMISES

GROUND FLOOR

- Retail 1 - 6,400 SF
 - Retail 2 - 3,067 SF
 - Retail 3 - 3,500 SF
 - Retail 4 - Columbus Café
- Can be combined or leased separately

Total Area 14,260 SF with soaring 22' ceiling height





Retail Unit 1: Interior Restaurant Rendering



Retail Unit 2: Exterior Facade Rendering

LOCATION

DOWNTOWN WEST

FINANCIAL CORE



320,000 SF RETAIL 1.2M SF OFFICE 1.5M SF RESIDENTIAL
CONSISTING OF 1,700 UNITS AND 3,000 RESIDENTS



CITY PLACE

BILLY BISHOP AIRPORT

SPADINA AVENUE



205K SF COMMERCIAL SPACE

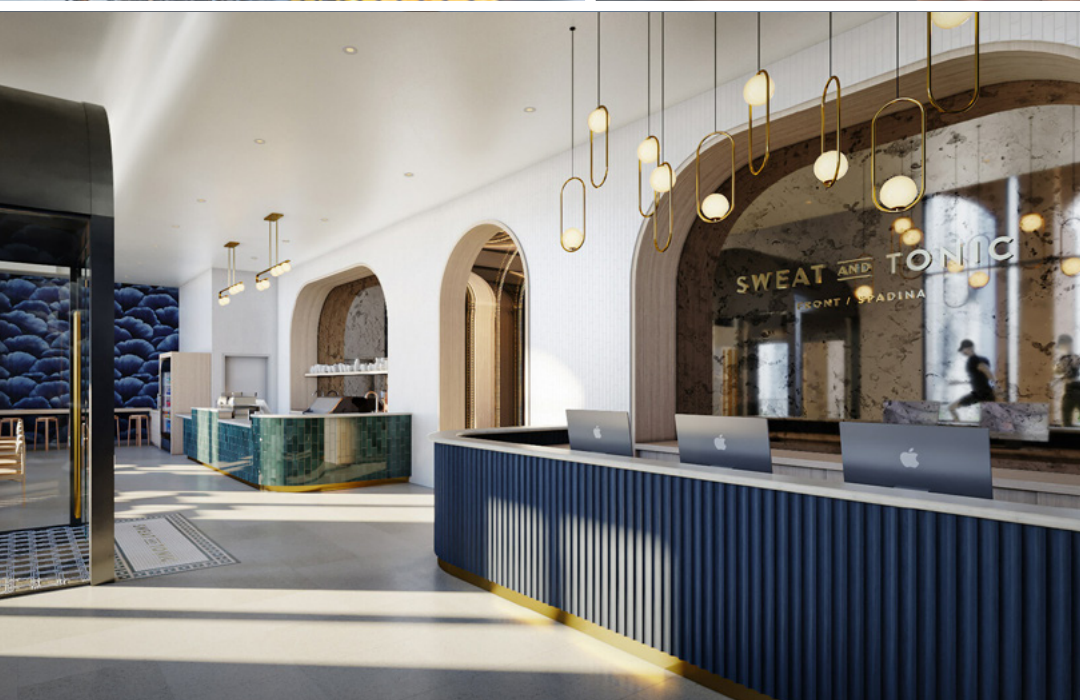
VICTORIA MEMORIAL SQUARE

1 HOTEL TORONTO



FORT YORK NATIONAL HISTORIC SITE

FUTURE KING-BATHURST STATION (LRT)



DOWNTOWN WEST NEIGHBOURHOOD

BRING YOUR BUSINESS HERE.

Portland Commons brings a high performance commercial development to the Downtown West neighbourhood, while embracing everything this community has to offer including world-class restaurants, coffee shops, fitness studios and boutique retail. Centrally located near the financial, entertainment and waterfront districts with immediate transit and highway access, Portland Commons seeks to amplify the everyday in this fast-growing community.



Retailer MAP

91

WALK SCORE



6 MIN DRIVE FROM
BILLY BISHOP

96

BIKING SCORE



10 MIN BIKE FROM
LIBERTY VILLAGE

100

TRANSIT SCORE



5 MIN DRIVE FROM
GARDINER EXPY



KING WEST DEMOGRAPHICS

67.8%

Population within
1 km with
university education
(59.5% within 3 km)

66.1%

Population within
1 km between
ages 20 – 40
(56.2% within 3 km)

52.2%

Population within
1 km that walks, bikes,
or takes transit to work
(49.8% within 3 km)

LEGEND

Restaurants & Bars

Coffee Shops

Fitness

Others

The Well

Transit

1 Hibachi

2 Lavelle

3 Buca

4 Forno Cultura

5 Ruby Soho

6 Gusto 101

7 Casa Madera

8 Oretta

9 Wilbur Mexicana

10 Marbl

11 Belfast Love

12 Jacobs & Co.

13 Cibo

14 Baro

15 nook

16 Lapinou

17 Pink Sky

18 SPIN

19 Hunters Landing

20 Vela

21 Myth

22 Le Select Bistro

23 Shy Coffee Co.

24 Milky's Cloud Room

25 Starbucks

26 Jimmy's Coffee

27 Pilot Coffee Roasters

28 Studio Lagree

29 GoodLife Fitness

30 F45

31 barre3

32 Totum Life

33 Elle Fitness & Social

34 Downtown Kids Academy

35 Daycare ABC's

36 1 Hotel

37 Hounds of York

38 Loblaws

39 Shake Shack

40 Ace Hotel

41 Farm Boy

42 Sobey's

43 Sweat and Tonic

44 Oliver & Bonacini

45 Etiket

46 Daycare

47 Mandy's Gourmet Salad

48 Adidas

49 Vie by Le

50 HealthOne

51 Prince St. Pizza

52 De Mello Coffee

53 Groovy Shoes

54 Fix Coffee+Bikes

55 Indigo Books

56 Wellington Market

57 Bailey Nelson

58 Quantum Coffee

59 The Bone & Biscuit Co.

60 Maverick Studio

61 Grit & Grace

62 Suetables

63 Giotelli

TTC Streetcar

TTC Bus Route

TTC Subway

Local Parks

Landmarks

NEIGHBOURHOOD STATS

Portland Commons brings a high performance office development to the King West neighbourhood, while embracing everything this community has to offer including world-class restaurants, coffee shops, fitness studios and boutique retail. Centrally located near the financial, entertainment and waterfront districts with immediate transit and highway access, Portland Commons seeks to amplify the everyday in this fast-growing community.

DEMOGRAPHICS

(Within 0.5KM radius)

23,642

TOTAL
POPULATION

29,290

DAYTIME
POPULATION

\$130,151

AVERAGE HH
INCOME

33

MEDIAN
AGE

FRONT & PORTLAND INTERSECTION



4,852

PEDESTRIAN
COUNT



17,225

VEHICLE
COUNT



400M

510 SPADINA
STREETCAR



17M+ SF

OFFICE
SPACE



**SPADINA-
FRONT
GO STATION**

2024 COMPLETION



450M

511 BATHURST
STREETCAR

91

WALK SCORE

96

BIKING SCORE

100

TRANSIT SCORE



6 MIN DRIVE FROM
BILLY BISHOP



10 MIN BIKE FROM
LIBERTY VILLAGE



5 MIN DRIVE FROM
GARDINER EXPY



KING WEST

DEMOGRAPHICS

67.8%

Population within
1 km with
university education
(59.5% within 3 km)

66.1%

Population within
1 km between
ages 20– 40
(56.2% within 3 km)

52.2%

Population within
1 km that walks, bikes,
or takes transit to work
(49.8% within 3 km)



Uniting with a single vision
of high performance

THE TEAM

Carttera

Carttera is a Canadian real estate investment fund manager and developer. The firm invests its capital in innovative urban intensification development projects and is a leader in environmental sustainability in the Canadian development industry. Carttera's strength lies in its track record of success in originating, structuring and executing complex development projects. Carttera has developed projects exceeding \$6.2 billion in total value since its inception in 2005, with primary holdings concentrated in the GTA and Montreal. The firm's projects include a wide range of product types including office, mixed-use, industrial, condominiums and rental apartments. www.carttera.com.

Sweeny&Co

Sweeny&Co Architects was founded in 1988 to offer architecture that drives smart urban densification. Our team focuses on collaborating with Owner's, Investors and Consultants to optimize sites with increased density, outstanding public realm, highest and best use of mixes, with incredible market success due to the quality of space, desirable amenities, and award winning, sustainable buildings www.sweenyandco.com.

 **EllisDon**

EllisDon is a world-leading construction and building services company that completes in excess of \$5 billion worth of contracts annually, in every market sector and across the globe. Over the last 69 years, we've grown from being a general contractor to a multi-faceted company that can deliver any aspect of a project. www.ellisdon.com.

 **JLL**

The JLL team help organizations understand and quantify the impact a work environment can have on employee happiness, health and productivity - and ultimately their bottom line. JLL shapes the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces and sustainable real estate solutions for our clients, our people and our communities. JLL is the only Real Estate company named one of the "World's Most Ethical Companies" for the thirteenth year in a row by the Ethisphere Institute. JLL is a Fortune 500 company with annual revenue of \$18.0 billion in 2019, operations in over 80 countries and a global workforce of nearly 93,000. www.jll.ca.

JLL RETAIL CANADA

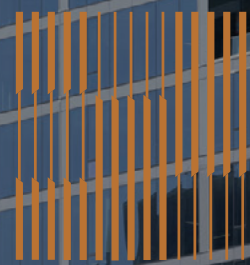
GRAHAM SMITH*
Executive Vice President
+1 416 855 0914
Graham.Smith@jll.com

BRANDON GORMAN**
Executive Vice President
+1 416 855 0907
Brandon.Gorman@jll.com

AUSTIN JONES**
Associate Vice President
+1 416 304 6050
Austin.Jones@jll.com

MATTHEW MARSHALL*
Associate Vice President
+1 416 238 9925
Matthew.Marshall@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle IP, Inc. All rights reserved. *Sales Representative. **Broker.



PORTLAND COMMONS

530 Front Street West

PORTLANDCOMMONS.COM

Carttera | JLL