

235

QUEEN STREET WEST

RETAIL FOR LEASE



PROPERTY OVERVIEW

- **GROUND FLOOR:** 2,000 SF
- **AVAILABLE:** Immediately
- **TERM:** 5-10 Years
- **NET RENT:** Please Contact Listing Agents
- **ADDITIONAL RENT:** \$36.69 PSF + 5% Administration Fee (est. 2025)

PROPERTY HIGHLIGHTS

- Steps to Osgoode station and 501 Queen streetcar
- Prime location in the heart of Queen Street West
- Second generation restaurant space
- Excellent branding opportunity with over 28 feet of frontage along Queen Street West
- Neighbouring retailers include Rudy, PLANTA Queen, Real Fruit Bubble Tea, Starbucks, Mizzica Gelateria, Nord Lyon and many more



Area Overview

Positioned in the heart of Toronto’s prestigious Queen Street West corridor, this property occupies a prime location within one of Canada’s most dynamic retail destinations. Queen Street West has maintained its status as a premier shopping district for decades, continuously evolving while preserving the authentic character that draws visitors year after year.

Transit connectivity is outstanding, with the 501 Queen streetcar directly accessible and Osgoode Subway Station within easy walking distance, providing seamless access for both customers and staff.

This south-side Queen Street West location near University Avenue benefits from high pedestrian volumes and significant vehicle traffic generated by the adjacent Entertainment District and central business core.

The area boasts an impressive tenant roster including premium brands such as Lululemon, Aritzia, Aux Merveilleux de Fred, Planta, and Starbucks. These flagship retailers complement a curated selection of local boutiques and dining establishments, creating a thriving cultural hub with exceptional retail and dining amenities

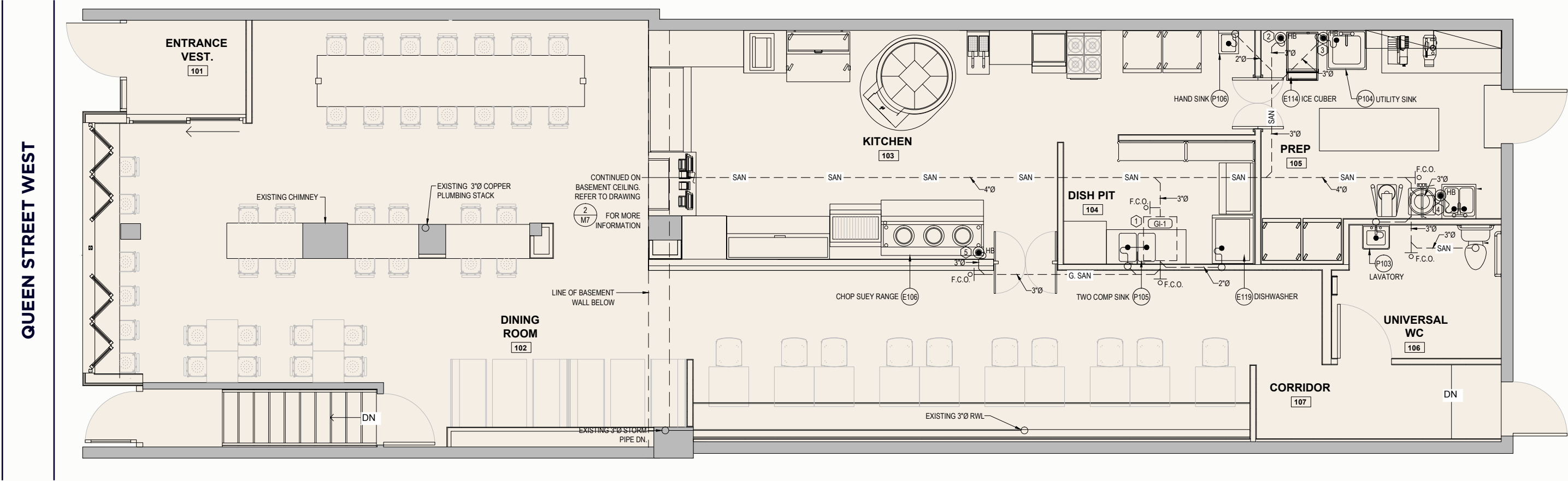


DEMOGRAPHICS - 1 KM RADIUS

POPULATION	DAYTIME POPULATION	GROWTH RATE OVER NEXT 5 YEARS	MEDIAN AGE	TOTAL HOUSEHOLDS
61,296	274,209	27.1%	31.7	35,708

Floor Plan

GROUND FLOOR: 2,000 SF



Neighbourhood

● CAFES & RESTAURANTS

- 1. Chick-fil-A
- 2. Tanghulu Tanghulu
- 3. Mizzica Gelateria & Cafe
- 4. PAI
- 5. Khao San Road
- 6. Raku
- 7. Los Compas Tacos
- 8. The Haam (Sushi & Taco)
- 9. The Burger’s Priest
- 10. PLANTA Queen
- 11. RUDY
- 12. Real Fruit Bubble Tea

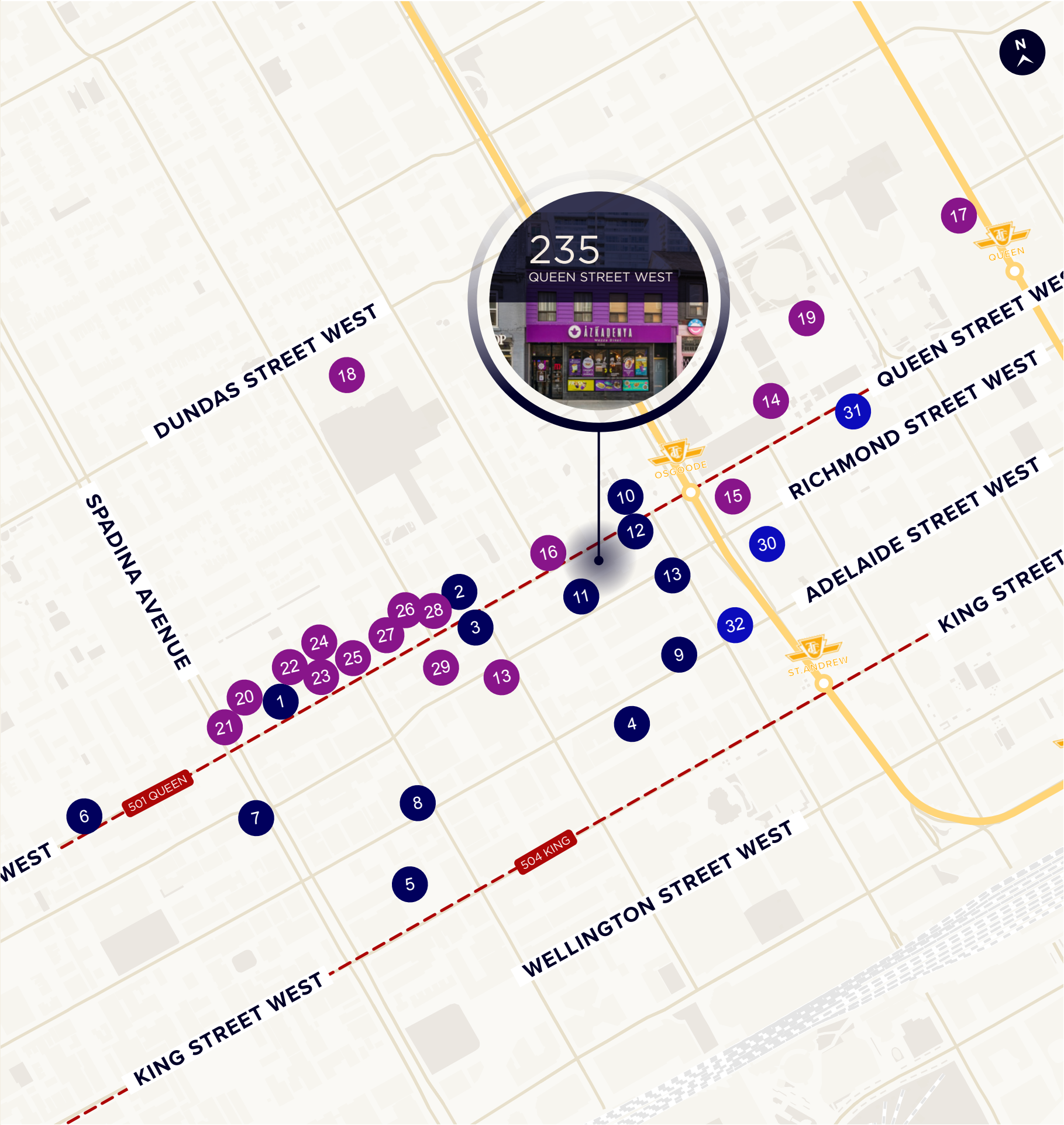
- 25. Lush Cosmetic
- 26. Aritzia
- 27. Knix
- 28. LCBO
- 29. Good Behaviour Ice Cream and Sub Sandwiches

- HOTEL
- 30. Hilton Toronto
 - 31. Sheraton Centre Toronto Hotel
 - 32. Shangri-La Toronto

● SHOPPING & AMENITIES

- 13. Scotiabank Theatre Toronto
- 14. Osgoode Hall
- 15. Four Seasons Centre for the Performing Arts
- 16. Scotiabank
- 17. CF Toronto Eaton Centre
- 18. Art Gallery of Ontario
- 19. Nathan Phillips Square
- 20. Poulet Rouge
- 21. Mac Cosmetics
- 22. Brandy Melville
- 23. Petview
- 24. Lululemon

- TTC SUBWAY STATION
- 501 QUEEN STREETCAR
- 504 KING STREETCAR
- TTC LINE 1





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