



MRKT

635

DUNDAS STREET
WEST

RETAIL FOR LEASE

TRIDEL®

Toronto
Community
Housing



JLL

Area Overview

Positioned at the heart of Toronto's cultural landscape, surrounded by the city's most vibrant neighbourhoods including Queen West, Kensington Market, and Chinatown.

This property sits within a dynamic community featuring an eclectic blend of independent retailers, diverse dining, arts venues, and cultural institutions. The walkable area combines heritage architecture with contemporary development, anchored by iconic Kensington Market to the north.

The heritage brick podium integrates retail spaces, residential lobbies, community amenities, and specialty units including townhomes. Strong transit access, proximity to employment centres, and steady pedestrian activity driven by the area's urban energy and cultural appeal enhance the neighbourhood's vitality.



DEMOGRAPHICS (1KM)

	TOTAL POPULATION	117,850
	DAYTIME POPULATION	259,849
	GROWTH RATE OVER NEXT 5 YEARS	7.3%
	AVERAGE HOUSEHOLD INCOME	\$139,483
	MEDIAN AGE	33.4

Source: Environics, 2026



WALK SCORE

100



TRANSIT SCORE

100



Property Details

UNITS

Retail 1	1,054 SF
Retail 2	755 SF
Retail 3	807 SF
Retail 4	1,087 SF
Retail 5	762 SF
Total	4,466 SF
Available	Immediately
Term	5-10 Years
Net Rent	\$55.00 PSF
Additional Rent	\$20.00 PSF (EST. 2026)



Property Highlights

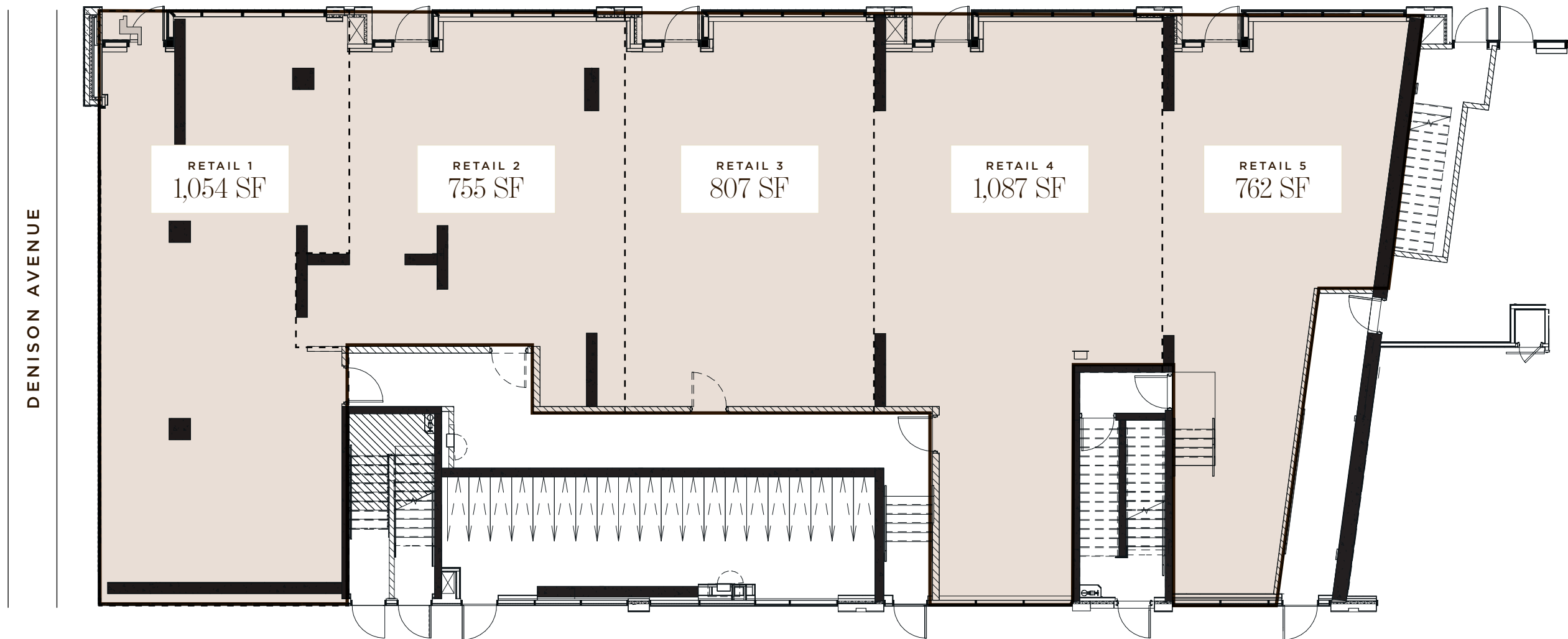
- ✓ The heritage brick podium will house a mixture of retail spaces.
- ✓ Located in downtown Toronto's Queen West/Kensington Market border area, positioned in one of the city's most dynamic and culturally diverse neighbourhoods.
- ✓ In close proximity to Kensington Market, one of the most hip and trendy retail markets in the city.
- ✓ The area is well-served by multiple TTC routes, and St. Patrick subway station (Line 1) is within reasonable walking distance.
- ✓ Near major institutions including downtown core, Financial District and University of Toronto.



Floor Plan



DUNDAS STREET WEST



MRKT

635

DUNDAS STREET
WEST

BRANDON GORMAN**

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

GRAHAM SMITH*

Executive Vice President
+1 416 855 0914
Graham.Smith@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.
©2026 Jones Lang LaSalle IP, Inc. All rights reserved. **Broker. *Sales Representative.

TRIDEL[®]

Toronto
Community
Housing



JLL

635 DUNDAS STREET WEST