

King West

Retail

For Lease

315 & 317 King Street West





Property details

315 King Street West

GROUND FLOOR | 2,259 SF

LOWER LEVEL | 2,204 SF

317 King Street West

GROUND FLOOR | 2,306 SF

LOWER LEVEL | 1,441 SF

AVAILABLE | Immediately

TERM | 10 Years

NET RENT | Contact Listing Agents

ADDITIONAL RENT | \$22.17 (est. 2020)

Highlights

- No sale or demolition right required for first 10 years
- Restaurant use welcome
- Over 25 FT of frontage on King Street West in the heart of The Entertainment District
- Ample ceiling heights
- Nearby attractions include: TIFF Bell Lightbox, Princess of Wales Theatre, Royal Alexandra Theatre, Roy Thompson Theatre, and Second City Theatre
- Perfect Walk Score and Transit Score

Overview

315 & 317 King Street West are rare opportunities to secure long-term retail space in the heart of The Entertainment District. The properties are situated on historical Restaurant Row, a unique row of restaurants located between John Street and Peter Street, and attract tourists and residents alike. Positioned directly across from TIFF Bell Lightbox and just steps to the Financial District and 504 King Streetcar stop, these high-profile properties are ideal for restaurant use.

Demographics



49,953
Population



89,640
Daytime Population



\$150,817
Avg. HH Income



\$155,926
Avg. HH Annual Spending



36
Median Age



100
Transit Score

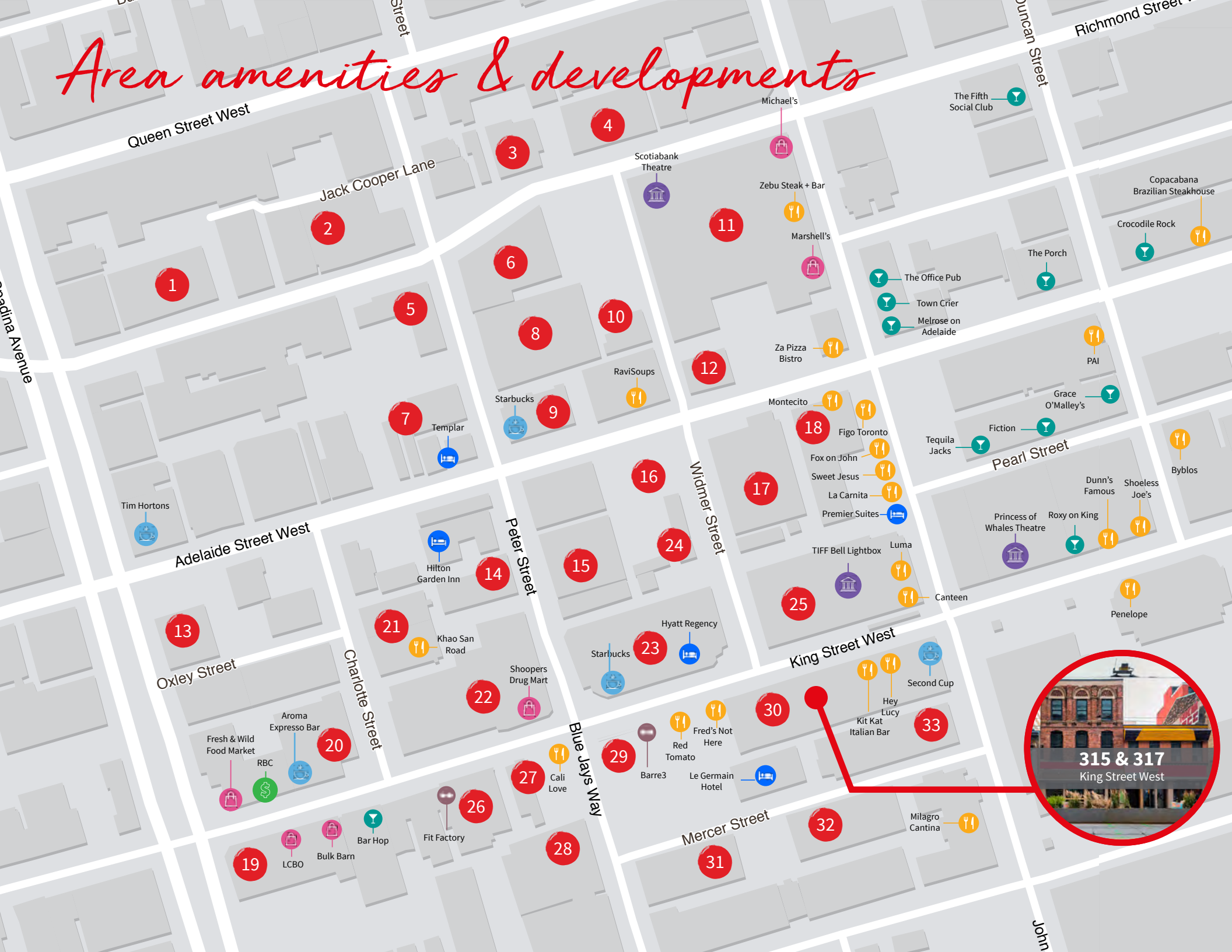


100
Walk Score

Within 1KM | Statistics Canada, 2019



Area amenities & developments



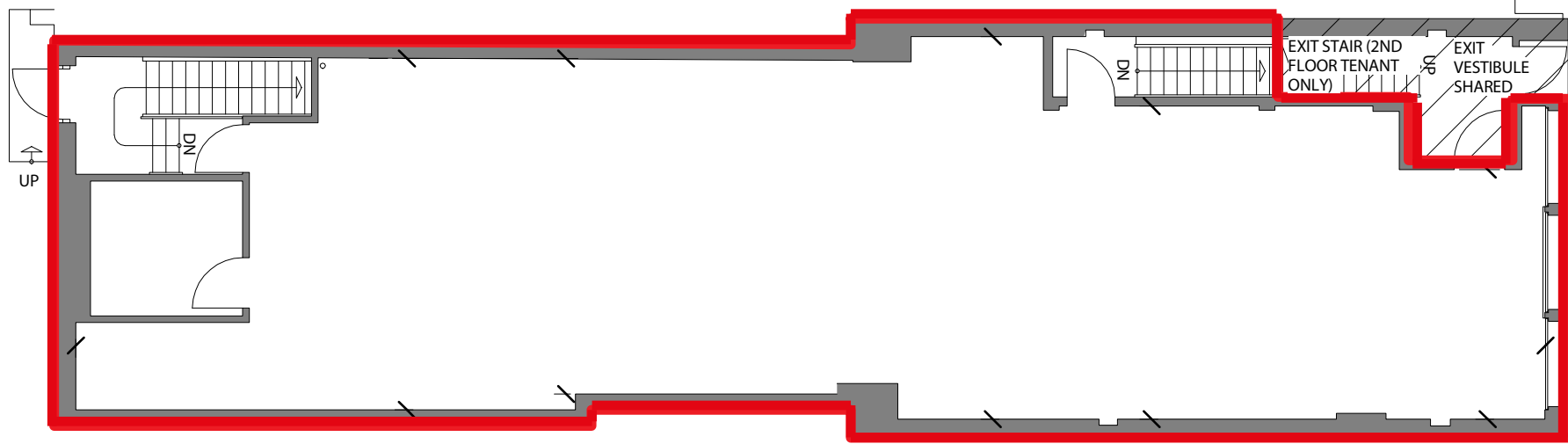
Development Name / Address	Developer	Development Type	# of Units	SF of Office	Completion Date
1 District Lofts	Context Development	Residential	146	N/A	2002
2 134 Peter Street	Allied REIT	Office	N/A	30,699	2015
3 330 Richmond Street West	Greenpark	Residential	344	N/A	2019
4 Picasso on Richmond	Mattamy Homes	Residential	409	N/A	2016
5 Carlyle Condos	Carlyle Communities	Residential	348	N/A	2021
6 Tableau	Urban Capital	Residential	410	N/A	2014
7 Peter & Adelaide	Graywood	Residential	696	N/A	2022
8 111 Peter Street	N/A	Office	N/A	252,000	1972
9 Peter Street Condominiums	CentreCourt	Residential	429	N/A	2014
10 38 Widmer (Central Condos)	Concord	Residential	426	N/A	2022
11 RioCan Hall	Riocan	Residential	613	N/A	TBD
12 The Bond	Lifetime Developments	Residential	369	N/A	2017
13 101 Spadina Avenue	Devron, Great Gulf	Residential/Office	400	150,000	TBD
14 Hilton Garden Inn	N/A	Hotel	224	N/A	N/A
15 87 Peter Street Condos	Menkes	Residential	630	N/A	2018
16 Encore Theatre District Condos	Plaza Corp	Residential/Hotel	120	N/A	2022
17 Cinema Tower	The Daniels Corporation	Residential	444	N/A	2014
18 The Pinnacle on Adelaide	Pinnacle International	Residential	564	N/A	2014
19 401-415 King West Condos	Great Gulf, Terracap	Residential	615	N/A	TBD
20 Charlie Condos	Great Gulf	Residential	314	N/A	2012
21 400 King West (King & Charlotte Condos)	Plaza Corp	Residential	530	N/A	TBD
22 388 King West	Allied REIT	Office	N/A	740,000	2023
23 Hyatt Hotel	N/A	Hotel	394	N/A	N/A
24 10 Widmer	Plaza Corp	Residential	583	N/A	2021
25 86 John Street	Tawse Realco Inc.	Residential	14	N/A	2021
26 Festival Tower Condos	The Daniels Corporation	Residential	305	N/A	2011
27 357 King West	Great Gulf	Residential	324	N/A	2022
28 Bisha Hotel	Lifetime Developments	Hotel	100	N/A	2017
28 Bisha Residences	Lifetime Developments	Residential	355	N/A	2017
29 King Blue	Greenland	Residential	913	N/A	2019
30 Maverick	Empire Communities	Residential	328	N/A	2022
31 99 Blue Jays Way	CentreCourt	Residential	537	N/A	TBD
32 Nobu	Madison, Westdale	Residential	660	N/A	2022
33 The Mercer	Graywood	Residential	412	N/A	2015
			12,956	1,172,699	

Floor plans

315 King Street West

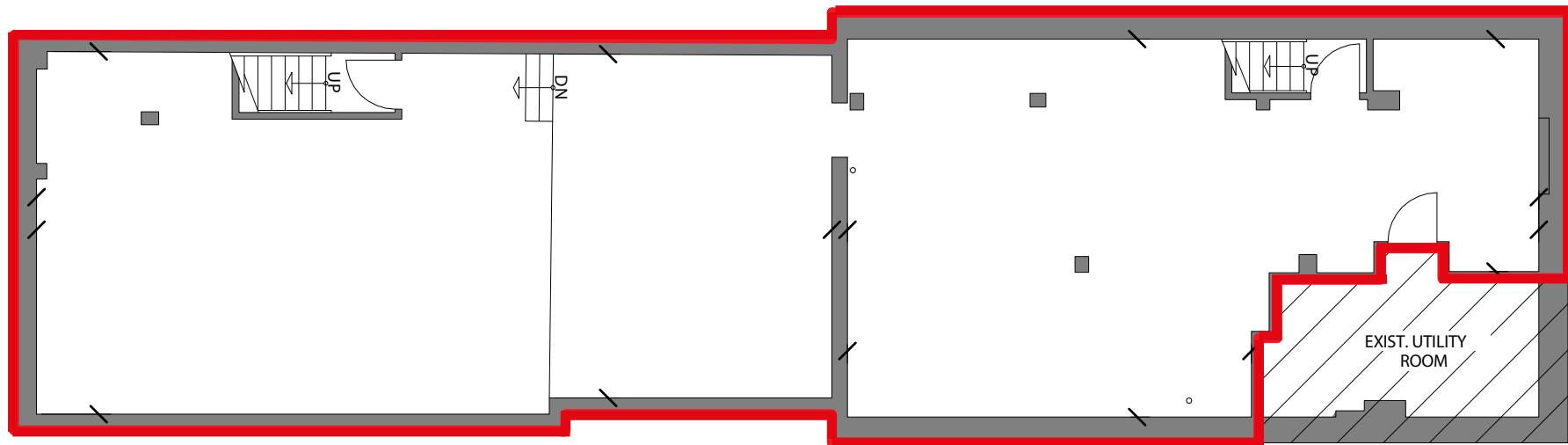


Ground Floor | 2,259 SF



KING STREET WEST

Lower Level | 2,204 SF



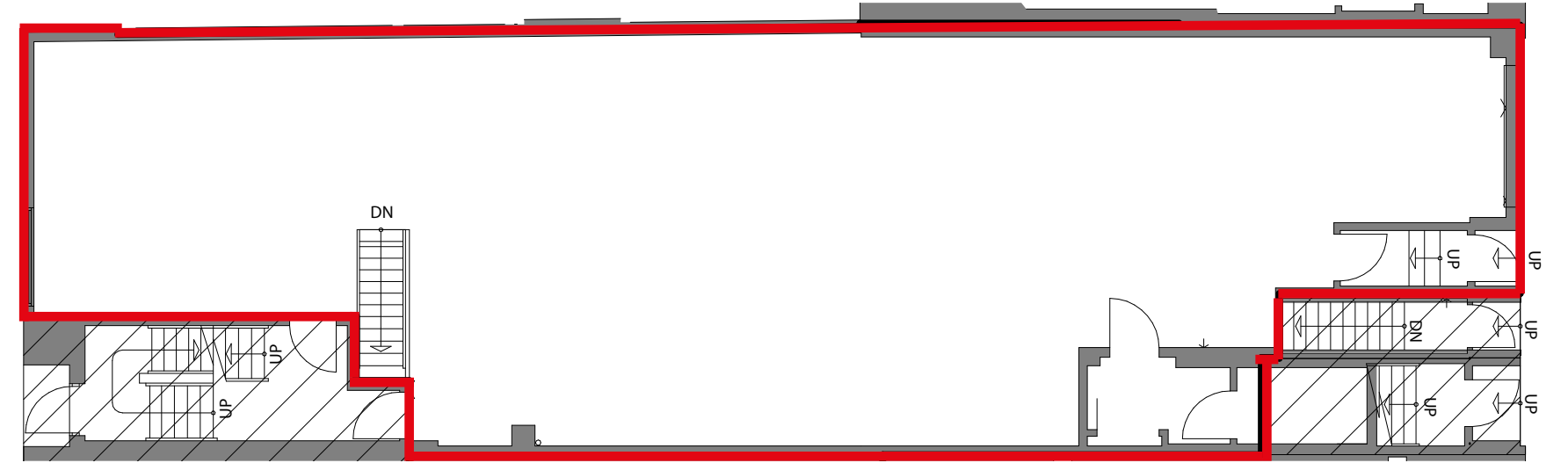
KING STREET WEST

Floor plans

317 King Street West

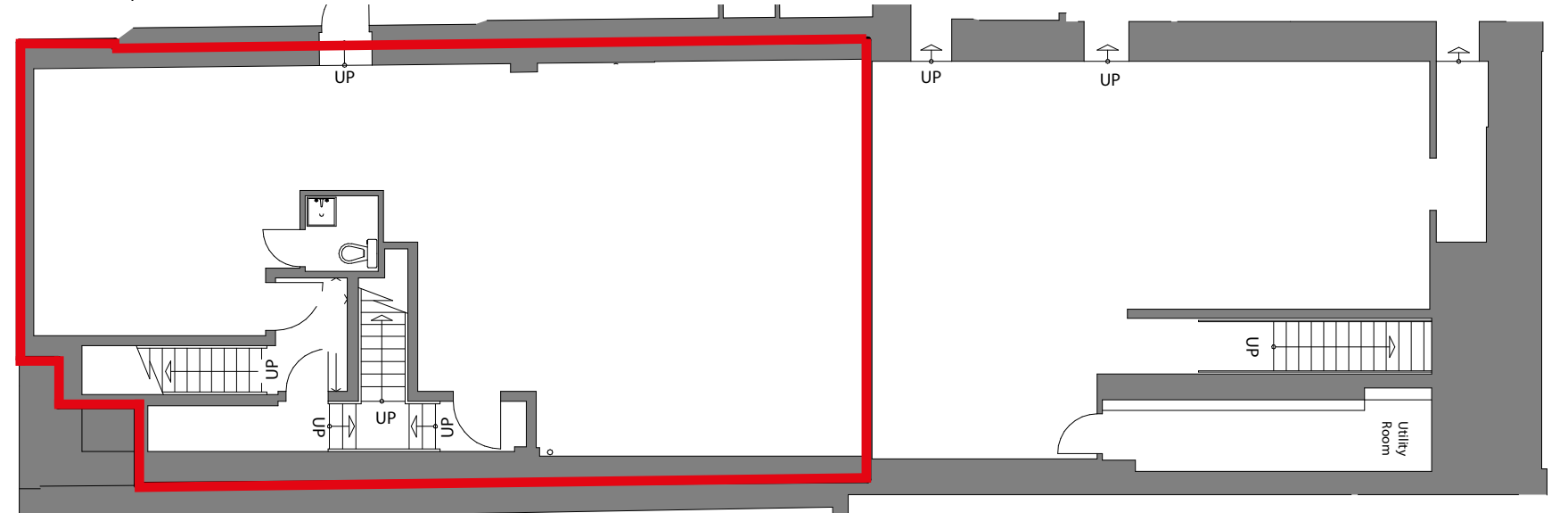


Ground Floor | 2,306 SF



KING STREET WEST

Lower Level | 1,441 SF



KING STREET WEST

FOR LEASE | 315 & 317 KING STREET WEST

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