



# Retail FOR Lease

*Retail*  
For Lease

**+1 416 238 9868**

Brandon Gorman\*

Graham Smith\*

Austin Jones\*

© 2020 Jones Lang LaSalle IP, Inc. All rights reserved. \*Sales Representative



*Retail*  
For Lease

**+1 416 238 9868**

Brandon Gorman\*

Graham Smith\*

Austin Jones\*



**480**  
**QUEEN  
STREET  
WEST**










# Overview

Centrally located in one of Canada’s coolest and busiest neighbourhoods, 480 Queen Street West offers a rare opportunity to secure retail space in one of Toronto’s most sought-after retail locations. Located on the north side of Queen Street, just west of Spadina Avenue, 480 Queen Street West has incredible vehicular and pedestrian traffic.

Benefitting from local and international co-tenants such The Healthy Butcher, Loblaws, Shoppers Drug Mart, and Urban Outfitters, and many more, this location provides unparalleled access to the vibrant culture of one of Toronto’s most in-demand neighbourhoods.

# Demographics

	0.25km	0.5km	1km
 Population	2,911	12,564	59,404
 Daytime Population	5,612	31,198	105,348
 Avg. Household Income	\$86,008	\$107,645	\$109,692
 Avg Household Spending	\$87,853	\$109,302	\$113,277
 Median Age	35	34	33



# Property details

**GROUND FLOOR** | 1,599 SF

**AVAILABLE** | Immediately

**TERM** | 5 - 10 Years

**NET RENT** | Contact Listing Agents

**ADDITIONAL RENT** | \$23.14 PSF (est. 2020)

## Highlights

- Significant exposure on Queen Street West
- 501 Queen and 510 Spadina Streetcar stops at front door with convenient access to Osgoode Subway Station
- Includes 1,704 SF lower level
- Excellent co-tenancies, including The Healthy Butcher, Loblaws, Joe Fresh, Shoppers Drug Mart, Aroma Espresso Bar, and Urban Outfitters



100  
Walk score

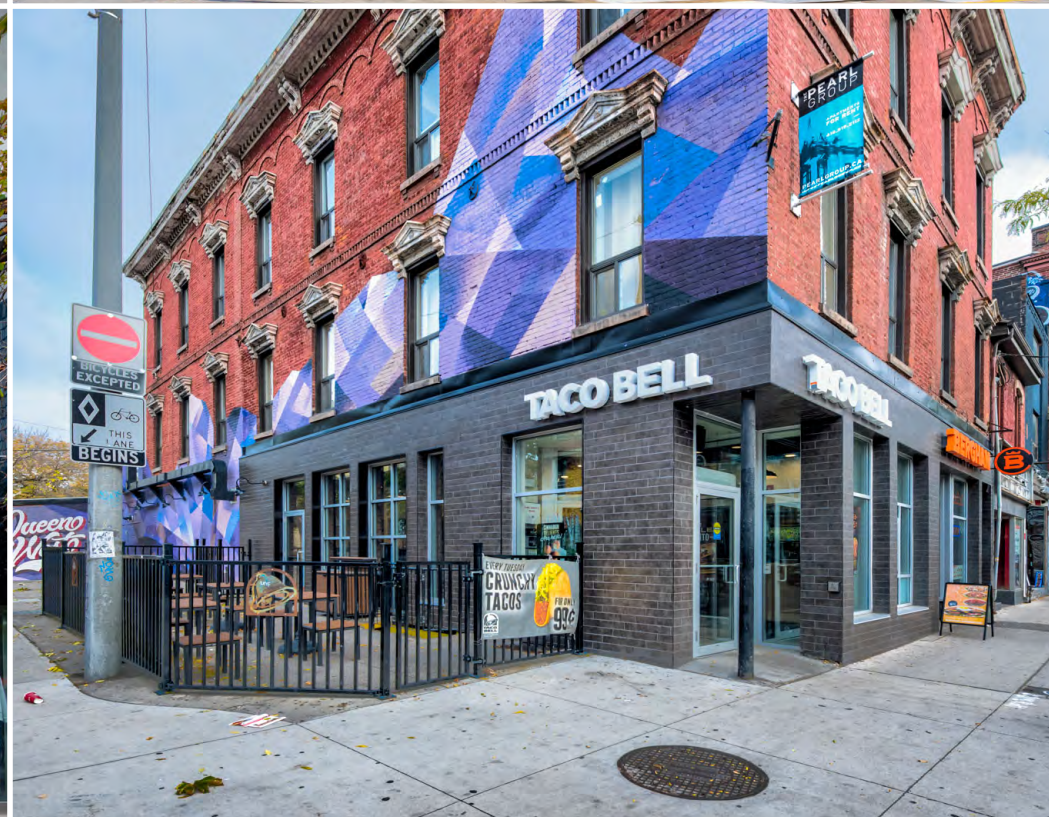


100  
Transit score

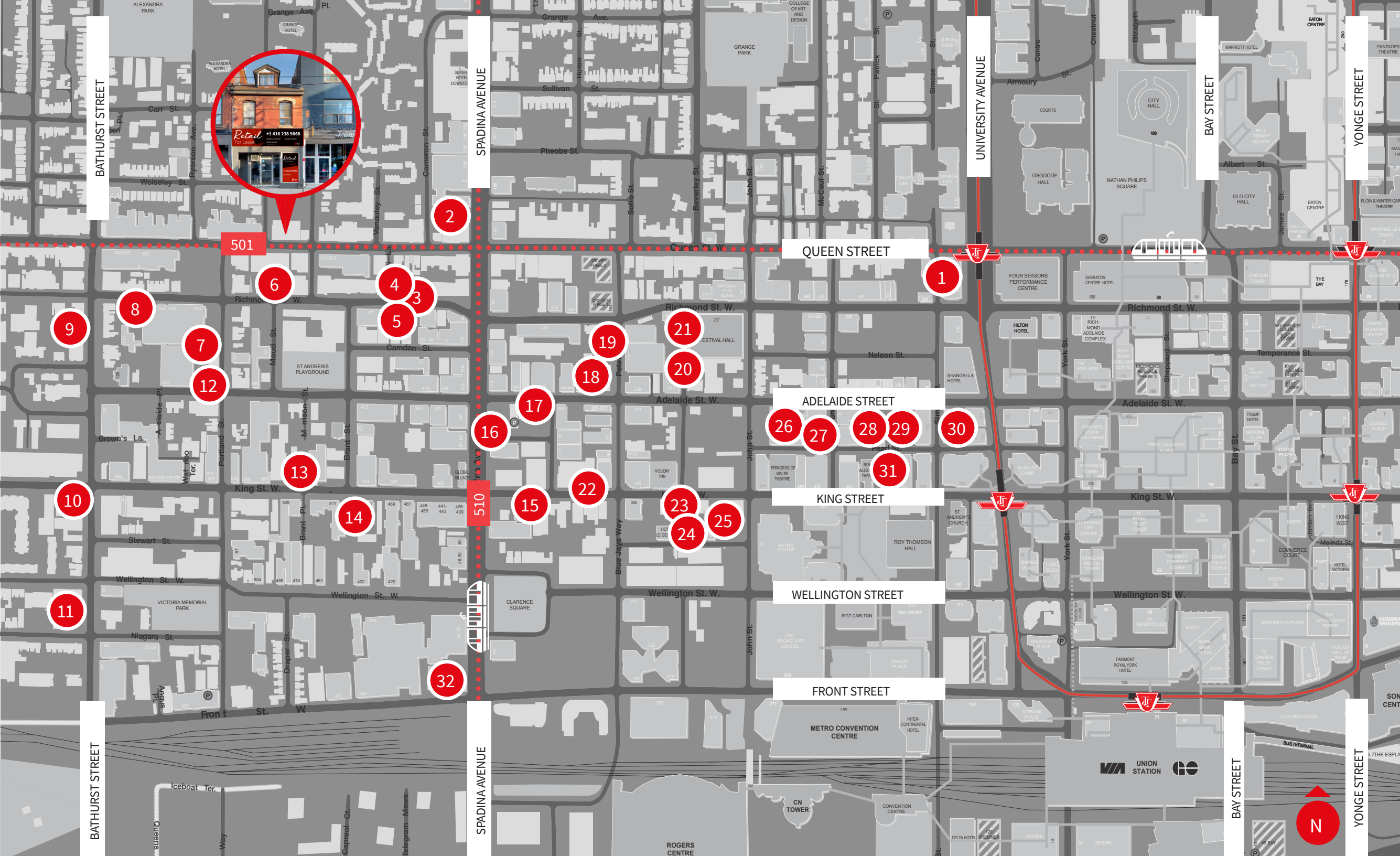




## Neighbourhood Retailers







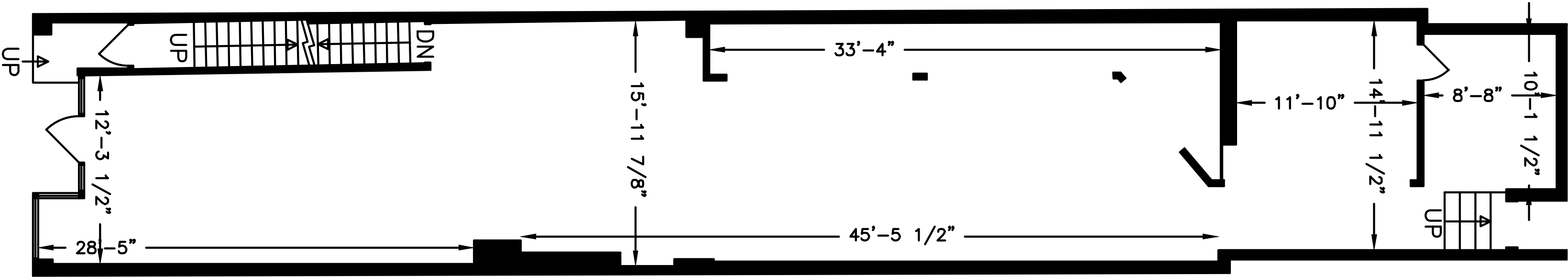
# Downtown West Neighbourhood Developments

ADDRESS	# OF UNITS	ADDRESS	# OF UNITS
1 250 University Avenue	495	17 46 Charlotte Street	216
2 170 Spadina Avenue	169	18 350 Adelaide Street West	696
3 450 Richmond Street West	111	19 122 Peter Street	348
4 452 Richmond Street West	130	20 38 Widmer Street	426
5 457 Richmond Street West	139	21 10 Widmer Street	583
6 520 Richmond Street West	123	22 400 King Street West	530
7 135 Portland Street	117	23 329 King Street West	328
8 553 Richmond Street West	476	24 24 Mercer Street	12
9 149 Bathurst Street	88	25 305 King Street West	402
10 663 King Street West	251	26 263 Adelaide Street West	353
11 64-86 Bathurst Street	333	27 14 Duncan Street	369
12 502 Adelaide Street West	105	28 19 Duncan Street	462
13 544 King Street West	77	29 150 Pearl Street	610
14 489 King Street West	514	30 100 Simcoe Street	524
15 401-415 King Street West	615	31 260 King Street West	1917
16 101 Spadina Avenue	417	32 410 Front Street West	1587

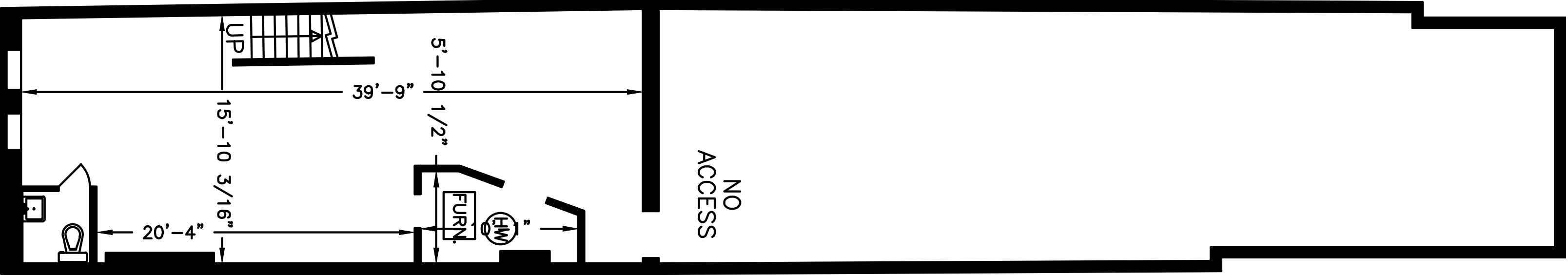
TOTAL UNITS 13,523

# Floor plan

GROUND FLOOR | 1,599 SF



LOWER LEVEL | 1,704 SF



Queen Street West





**FOR LEASE** | 480 QUEEN STREET WEST

**Brandon Gorman\***

Senior Vice President

+1 416 855 0907

Brandon.Gorman@am.jll.com

**Graham Smith\***

Senior Vice President

+1 416 855 0914

Graham.Smith@am.jll.com

**Austin Jones\***

Sales Representative

+1 416 855 0939

Austin.Jones@am.jll.com

*Retail*  
For Lease

**+1 416 238 9868**

Brandon Gorman\*

Graham Smith\*

Austin Jones\*

© 2020 Jones Lang LaSalle IP, Inc. All rights reserved. \*Sales Representative



*Retail*  
For Lease

**+1 416 238 9868**

Brandon Gorman\*

Graham Smith\*

Austin Jones\*

© 2020 Jones Lang LaSalle IP, Inc. All rights reserved. \*Sales Representative



© 2020 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

\*Sales Representative

