

King West

*Retail*

For Lease

**901 King Street West**







# Overview

901 King Street West is located on the southeast corner of King & Strachan, in close proximity to Liberty Village, and just north of the Gardiner Expressway. The opportunity features 12,736 SF of retail space (divisible) and over 250 FT wraparound corner exposure. Benefitting from the 24-hour 504 King Streetcar, a rapidly growing residential population and high pedestrian and vehicular traffic, this space is suitable for various retail uses.





# Property details

**GROUND FLOOR** | 12,736 SF (divisible)

**AVAILABLE** | Immediately

**NET RENT** | Contact Listing Agents

**ADDITIONAL RENT** | \$22.46 PSF (est. 2020)

# Highlights

- Corner retail opportunity at the base of a 254,000 SF mixed-use development
- Over 250 FT of wraparound corner exposure
- High ceilings and open floor plan
- Great signage and branding presence on King Street West
- Flexible demising options
- Easy access to shipping / receiving and garbage
- Ample commercial parking onsite
- TTC at front door
- 100 Transit Score and 99 Walk Score





# Demographics



16,905  
Population



11,437  
Daytime Population



\$132,593  
Avg. HH Income



\$137,678  
Avg. HH Annual Spending



100  
Transit Score



99  
Walk Score

Within 0.5KM | Statistics Canada, 2019





Area developments

- 1

49 EAST LIBERTY  
Units: 302  
Completion Date: 2019
- 2

950 KING ST W  
Units: 217  
Completion Date: TBD
- 3

39 EAST LIBERTY  
Units: 440  
Completion Date: 2022
- 4

19 WESTERN BATTERY  
Units: 481  
Completion Date: 2022
- 5

45 STRACHAN AVE  
Units: 433  
Completion Date: 2020
- 6

30 ORDNANCE ST  
Units: 516  
Completion Date: 2019
- 7

11 ORDNANCE ST  
Units: 579  
Completion Date: 2021
- 8

10 ORDNANCE ST  
Units: 424  
Completion Date: 2021
- 9

2 TECUMSETH ST  
Units: 680  
Completion Date: TBD
- 10

89-109 NIAGARA ST  
Units: 320  
Completion Date: TBD

Neighbouring retailers

- 1

Independent City Market
- 2

Tim Hortons
- 3

Sleep Country
- 4

TD Canada Trust
- 5

Subway
- 6

Meridian
- 7

King West Vets
- 8

Starbucks Coffee
- 9

Wine Rack
- 10

RBC
- 11

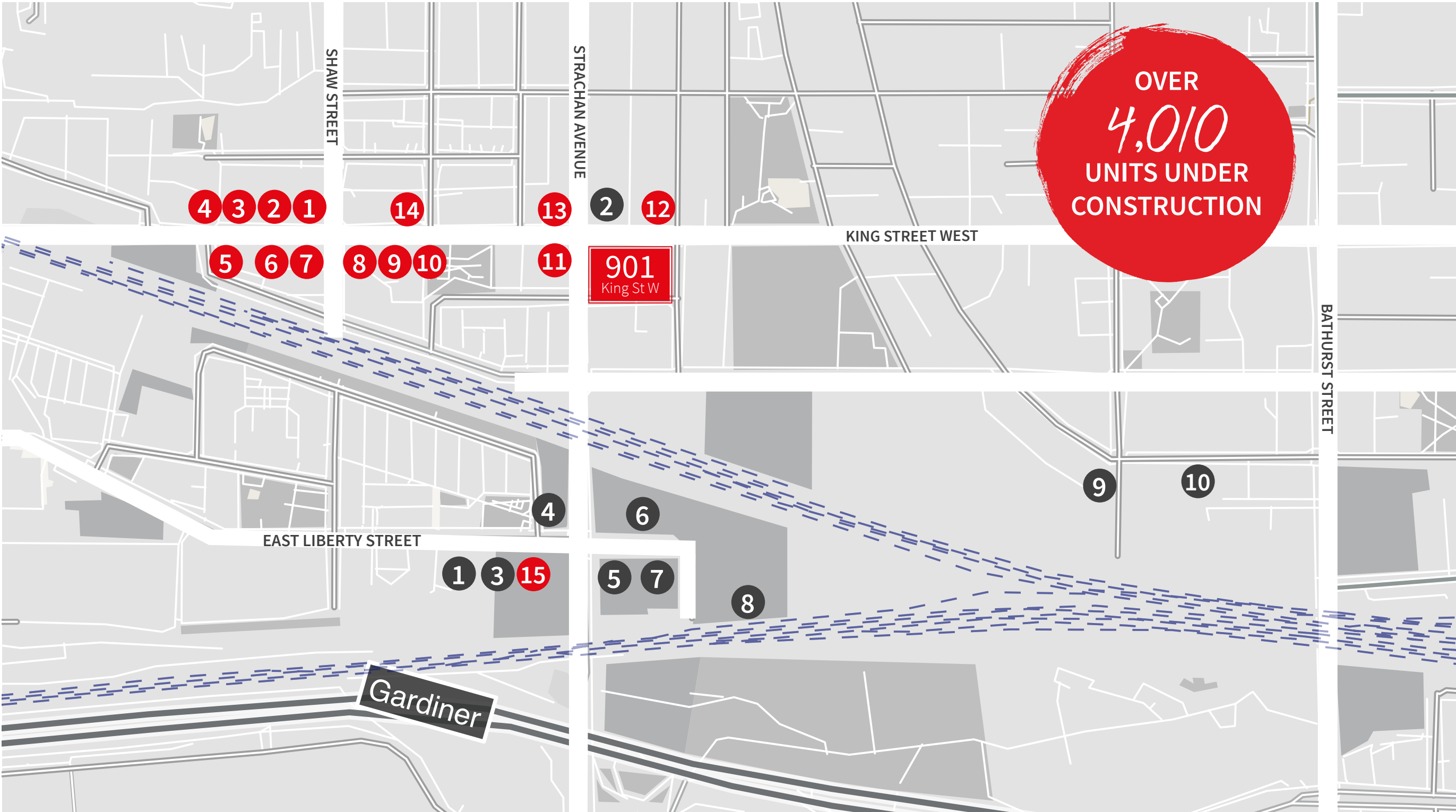
King Rustic Kitchen & Bar
- 12

Benjamin Moore
- 13

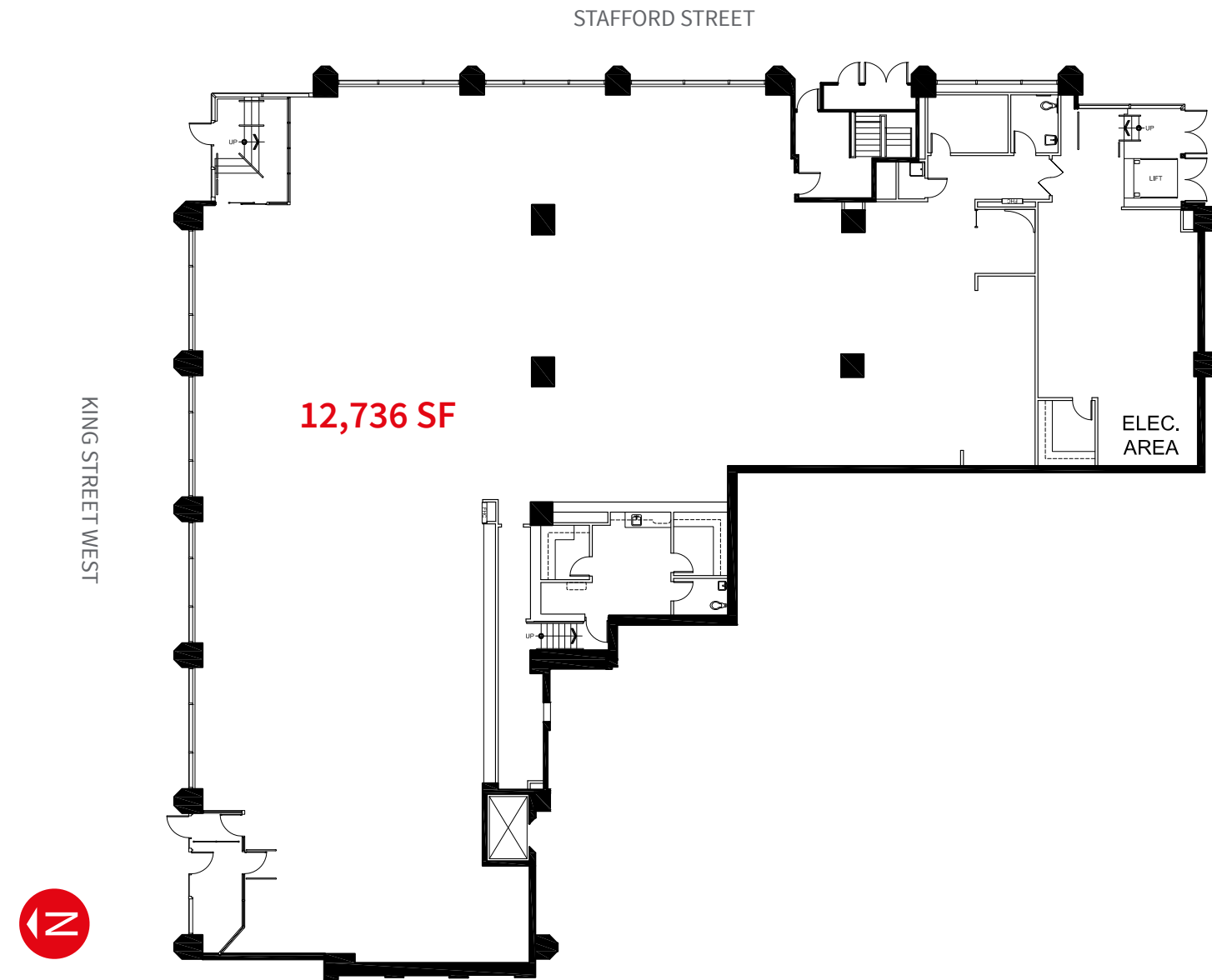
ESSO
- 14

Triangle Physiotherapy
- 15

Arch Dental Centre



# Floor plan



**FOR LEASE** | 901 KING STREET WEST

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