

PRIME RETAIL

FOR SALE / LEASE

203 COLLEGE STREET



OVERVIEW

203 College Street is located at the gateway of University of Toronto’s Downtown Campus in Toronto’s Discovery District. The property offers a prime location for retailers seeking at the centre of this renowned research hub and tech community. Tenants will benefit from the neighbourhood’s high daytime population, with over 70,000 students attending University of Toronto and over 50,000 jobs in the immediate area.

The property is easily accessible with the 506 College Streetcar stop just steps away and situated 400 metres from Queens Park Subway Station.

DEMOGRAPHICS

WITHIN 1KM | STATISTICS CANADA, 2020

	0.25 km	0.5 km	1 km
Total Population	1,079	4,419	37,116
Daytime Population	1,948	15,735	137,060
Average HH Income	\$73,090	\$64,883	\$74,989
Median Age	31.9	30.4	31.9

DAILY TRAFFIC COUNTS



28,706
Vehicular



21,652
Pedestrian

Source: City of Toronto





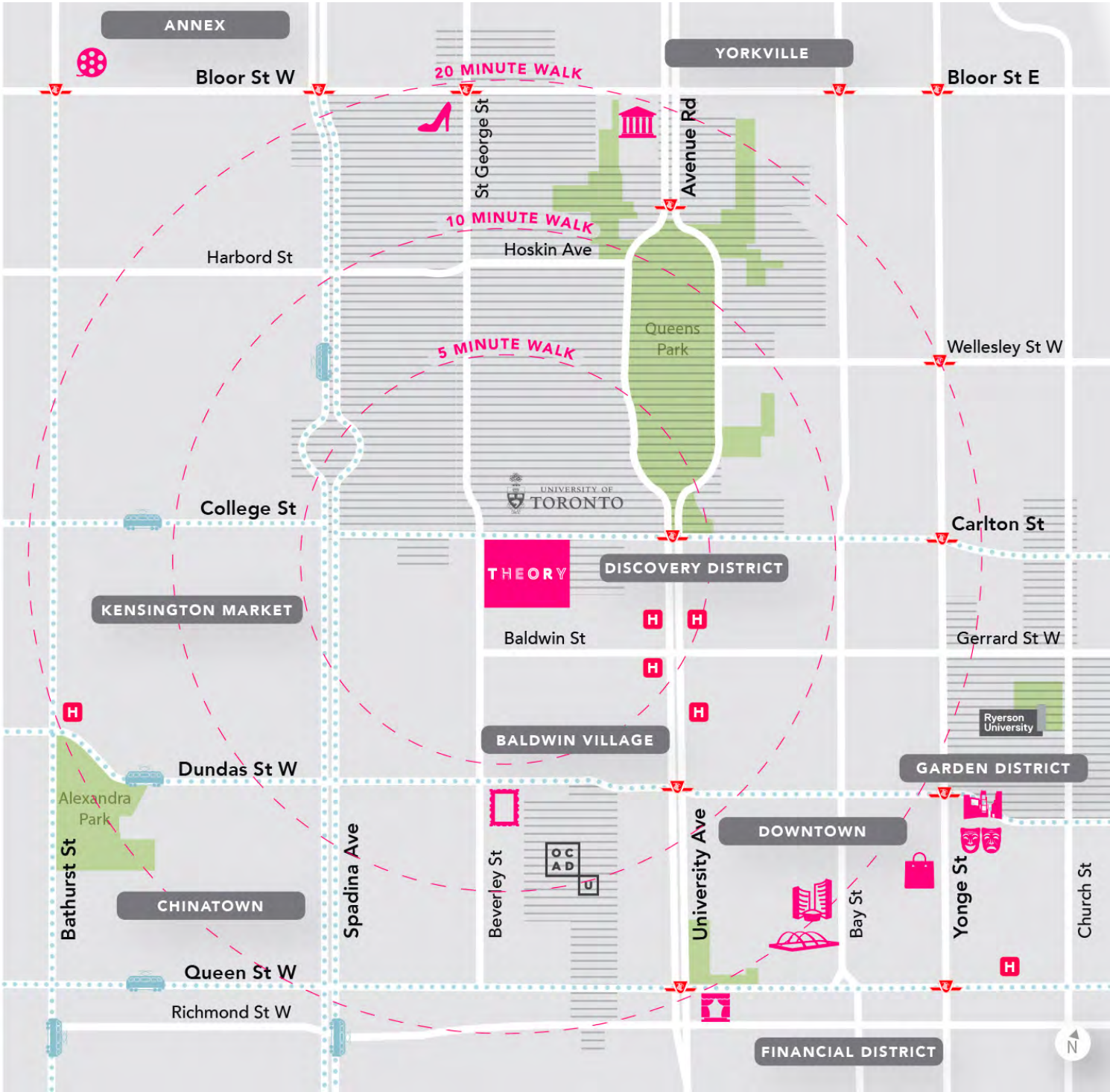
PROPERTY DETAILS

Sale Price:	\$1,350,000
Lease Rate:	\$75.00 Net PSF
Premises:	705 SF
Availability:	Q2 2020
Condo Fees:	\$10.00 PSF / \$7,050.00 Per Annum
Realty Taxes:	TBD – based on City of Toronto assessment
Ceiling Height:	13'-3" to u/s of slab
Frontage:	32'-9"

HIGHLIGHTS

- Prime right sized urban retail unit with exceptional frontage and exposure
- Located next to Starbucks Coffee and INS Market
- Modern retail design with excellent ceiling heights
- 400 metres from Queens Park Subway Station
- Located across from University of Toronto in the heart of the Discovery District
- Commercial parking garage
- 506 College Streetcar stop at front door with easy access to Queens Park Subway Station

NEIGHBOURHOOD AMENITIES



ACADEMIC

University of Toronto
Hart House Theatre
MaRS Discovery District
Mattamy Athletic Centre
OCAD University
Robarts Library

Ryerson University
The Great Library
Toronto Public Library
U of T Bookstore
Varsity Centre

HOSPITALS

Mount Sinai
Princess Margaret
Sick Kids






St. Michael's
Toronto General
Toronto Western

EAT

Crêpes à GoGo Spadina
Einstein Cafe & Pub
Fran's Restaurant & Bar
Fresh on Bloor
Future Bistro
Grasshopper Restaurant

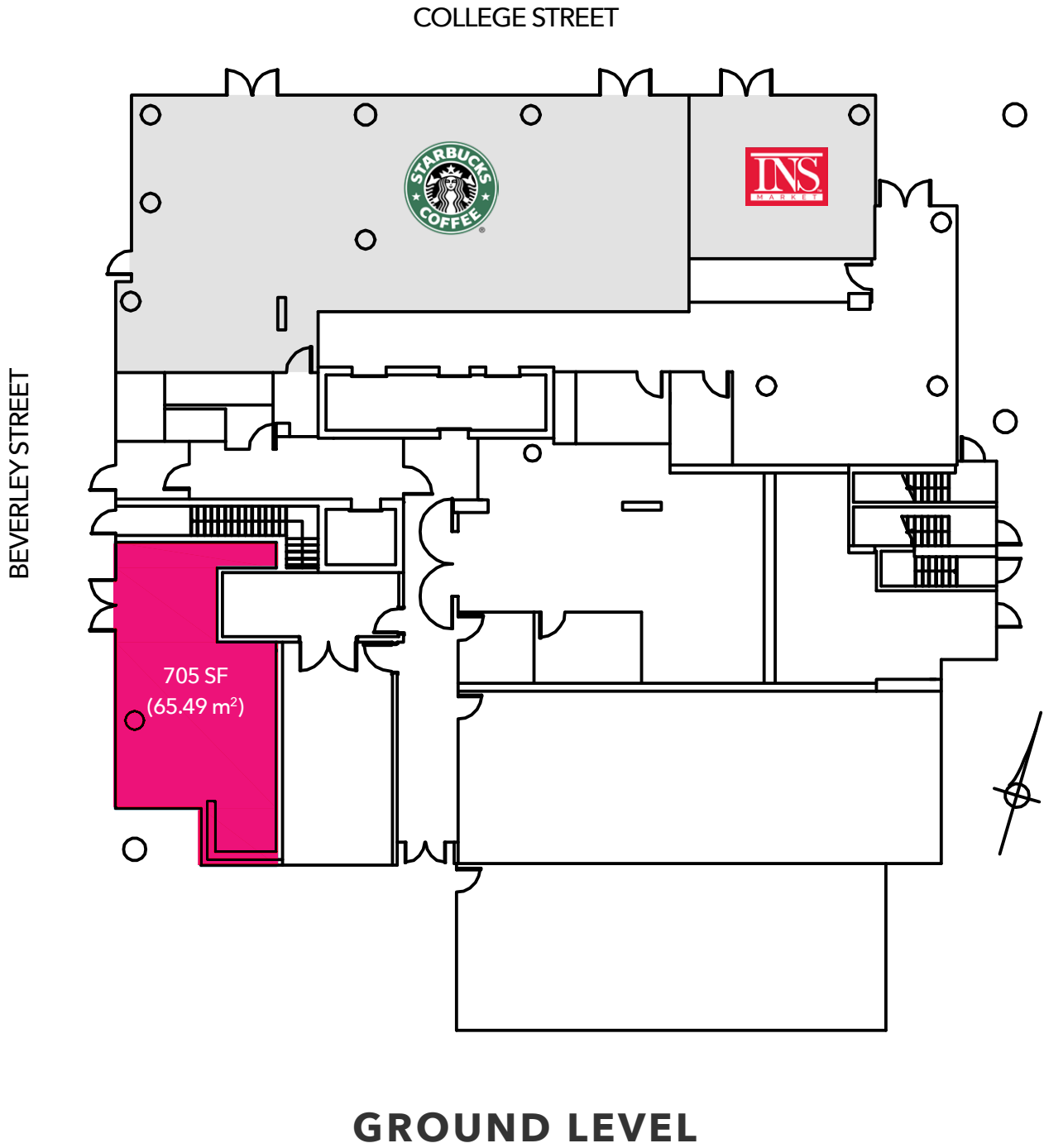
Kinton Ramen
Mercatto
Mother's Dumplings
O'Grady's Tap & Grill
Red Room
Second Cup

VISIT

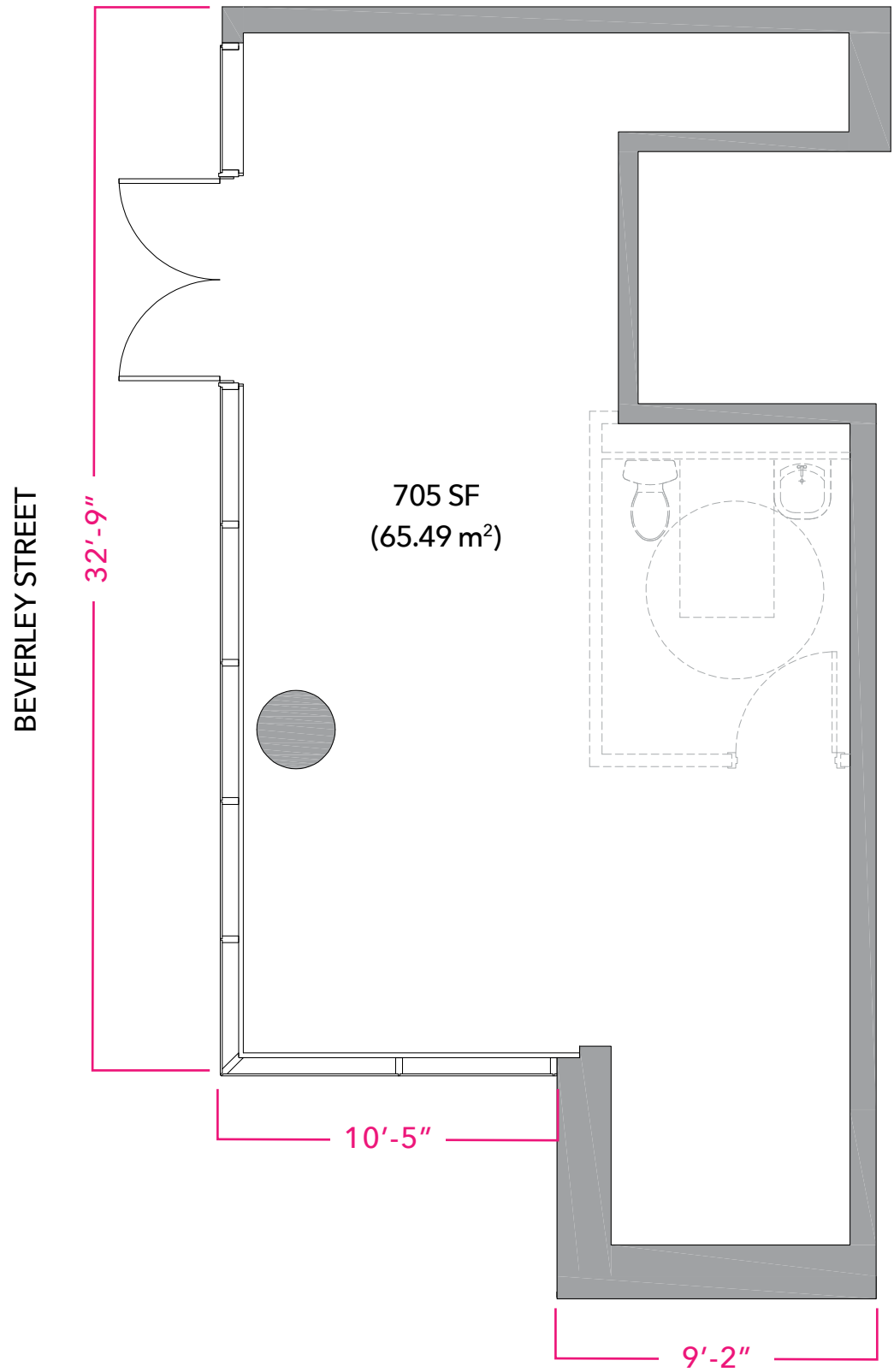
-  Art Gallery of Ontario
-  Bata Shoe Museum
-  Ed Mirvish Theatre
-  Four Seasons Centre for the Performing Arts
-  Hot Docs Cinema

-  Nathan Phillips Square
-  City Hall
-  CF Toronto Eaton Centre
-  The ROM
-  Yonge-Dundas Square

FLOOR PLAN



RETAIL C





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