

King West

Retail

For Lease

317 King Street West





Property details

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. 2019)

Highlights

- No sale or demolitoion 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

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

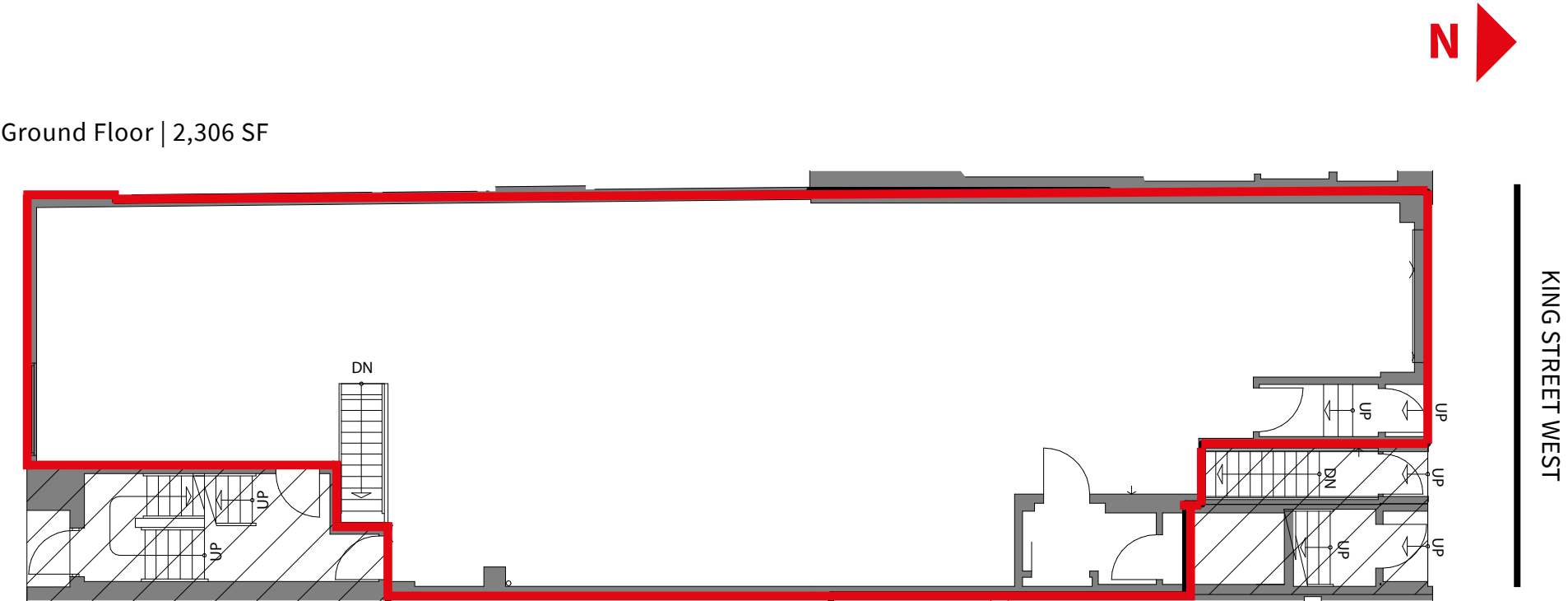


Area amenities & developments



	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
317 King Street West



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