

IDEAS NEED SPACE



CHARACTER RETAIL SPACE
FOR LEASE

495 WELLINGTON STREET WEST



BRICK & BEAM RETAIL OPPORTUNITY

495 Wellington Street West is a premium brick and beam character building located in the highly coveted King West node. The building is situated on the prominent South East corner of Wellington Street West and Portland Street. The lower and ground floor levels of the Building feature incredible exposed timber beams, large feature windows, a customizable dedicated entrance, and ample frontage for branding onto Wellington Street West. The retail premises is ideally suited for boutique fitness, health & wellness and food & beverage retailers.

King West is one of Toronto's fastest growing neighborhoods. The area is especially popular with young urban professionals who desire a downtown 'live, work and play' lifestyle. Bolstered by the most active office and residential market in the country, King West has experienced exponential growth the past decade with ample mixed used development projects under construction in the immediate area. The most notable developments in the immediate area include Portland Commons to the south and The Well to the east of 495 Wellington Street West.

RETAIL OVERVIEW

PROPERTY DETAILS

Ground Floor:	4,209 SF	} Can be leased together or separately
Lower Level:	2,852 SF	
Total:	7,061 SF	
Term:	5-10 years	
Available:	Immediately	
Net Rent:	Please contact Listing Agents	
Additional Rent:	\$18.60 PSF (est. 2021)	

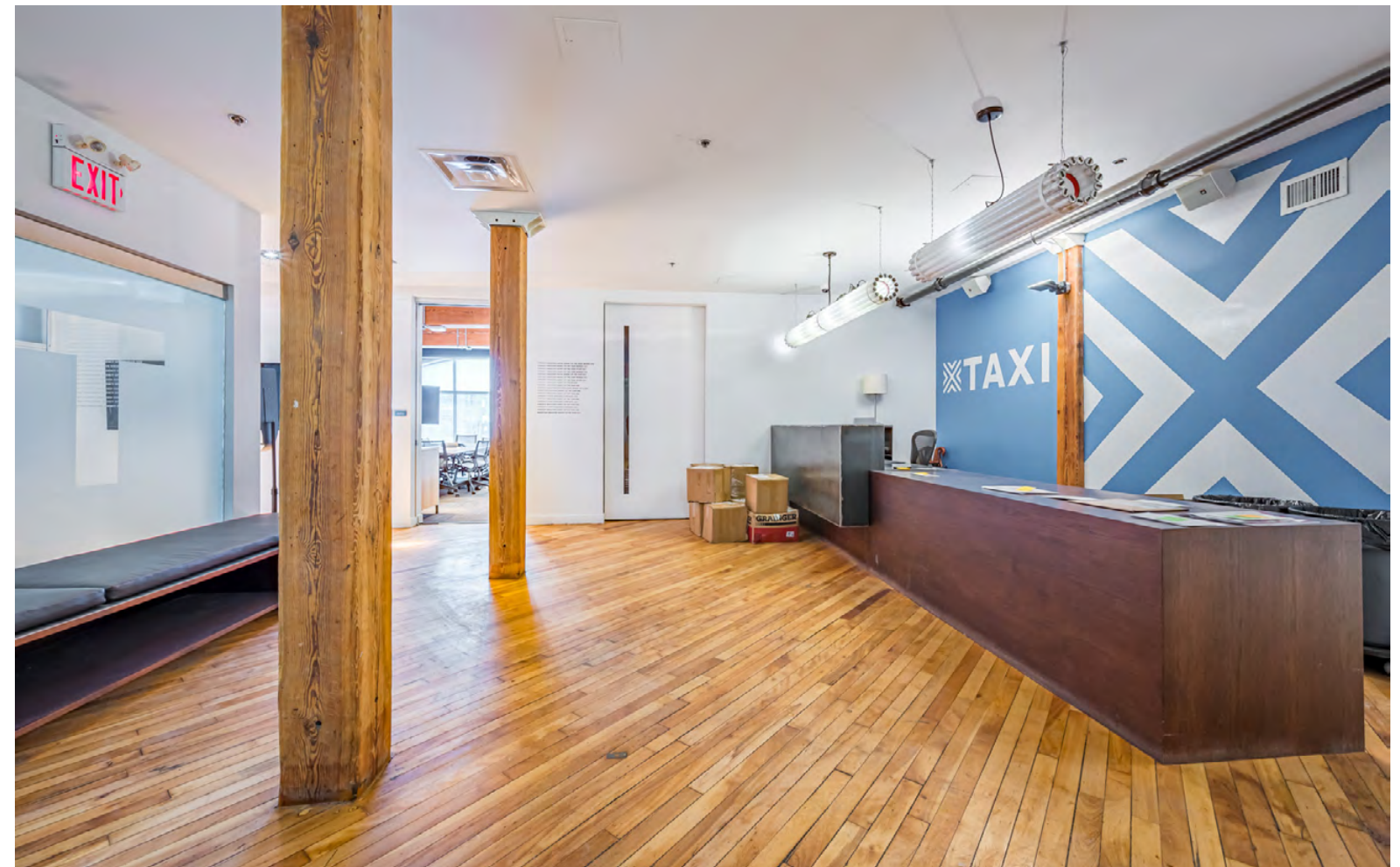
HIGHLIGHTS

- High quality brick and beam character building located in one of Toronto’s fastest growing neighbourhoods
- Bright and open floor plans
- High visibility corner at the intersection of Wellington Street West and Portland Street
- Strong branding and signage opportunity on Wellington Street West
- Numerous building upgrades, including rebranding and exterior restoration
- Great ceiling heights of 10 FT
- Future landscaped boulevard planned for 2023 along Wellington
- Access to future planned courtyard that can be rented out for activations, customer events, and brand launches



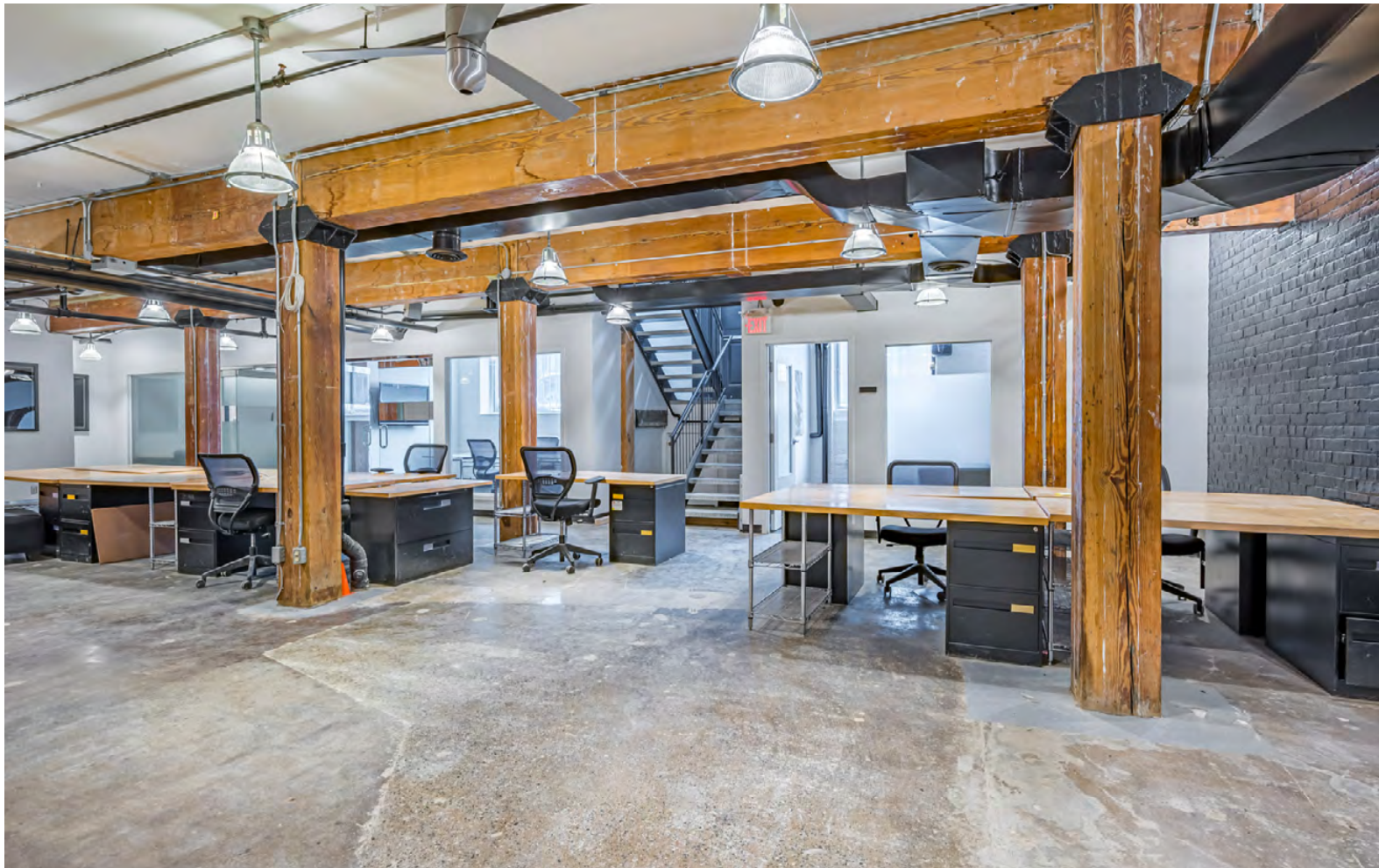
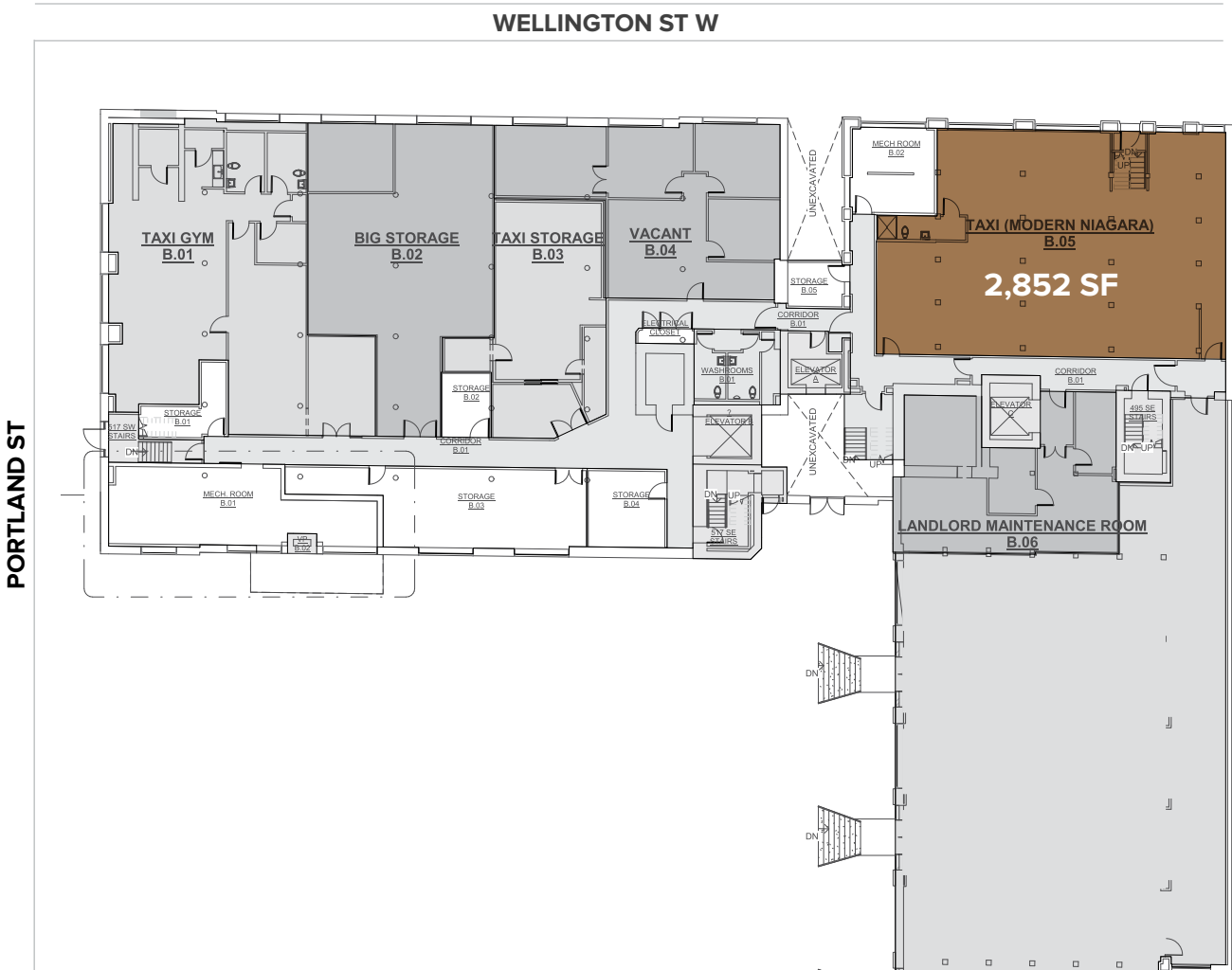
GROUND FLOOR

PORTLAND ST



FLOOR PLAN

LOWER LEVEL



FUTURE SHARED COURTYARD WITH PORTLAND COMMONS



AREA OVERVIEW

DEMOGRAPHICS



73,194

Total Population



95,805

Daytime Population



34%

Growth Rate (2015-2020)



\$120,364

Average Household Income

Within 1km Radius | Statistics Canada, 2021



RETAILER MAP

RESTAURANT / CAFÉ / GROCERY

- | | | | |
|----|-----------------------------|----|---------------------------|
| 1 | Allwyn's | 22 | iQ |
| 2 | Anejo | 23 | Jacobs & Co. |
| 3 | Ascari | 24 | Jimmy's Coffee |
| 4 | Banknote Bar | 25 | Kupfert & Kim |
| 5 | Baro | 26 | Labora Restaurant |
| 6 | Beast Restaurant | 27 | Lavelle |
| 7 | Belfast Love Public House | 28 | Le Gourmand |
| 8 | Bier Markt | 29 | Le Sélect Bistro |
| 9 | Buca | 30 | Lee |
| 10 | Campechano | 31 | Loblaws |
| 11 | Chubby's Jamaican Kitchen | 32 | MARBL |
| 12 | Cibo Wine Bar | 33 | McDonald's |
| 13 | Domino's | 34 | Mira Restaurant |
| 14 | Early Bird Coffee & Kitchen | 35 | Northern Maverick Brewing |
| 15 | Edulis Restaurant | 36 | Oretta |
| 16 | Fahrenheit Coffee | 37 | Ovest |
| 17 | Farm Boy | 38 | Patria |
| 18 | Freshii | 39 | Pi Co. |
| 19 | Forno Cultura | 40 | Pizzeria Libretto |
| 20 | Gusto 101 | 41 | Quantum Coffee |
| 21 | Impact Kitchen | 42 | Regulars Bar |

MAJOR AREA DEVELOPMENTS

- 1 King Adelaide Centre
- 2 King Toronto
- 3 Minto Westside
- 4 Portland Commons
- 5 The Well

ARTS / ENTERTAINMENT

- 1 Factory Theatre
- 2 Theatre Passe Muraille

TRAVEL / TOURISM

- 1 Billy Bishop Toronto City
 - 2 Airport Graffiti Alley
 - 3 1 Hotel
- (Opening Summer 2020)

BUSINESS / EDUCATION

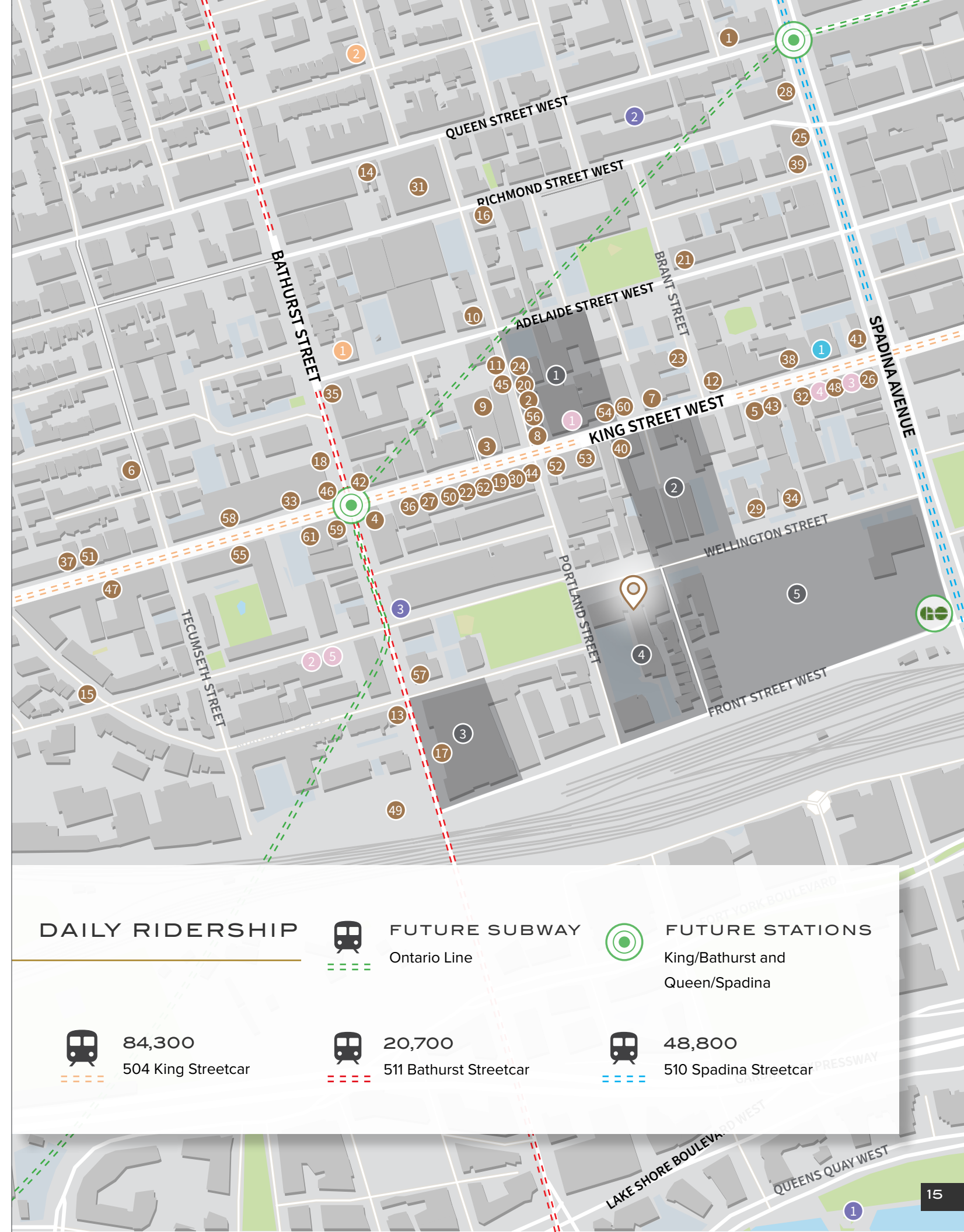
- 1 Indigo Books & Music Inc.

HEALTH / WELLNESS

- 1 Quad King
- 2 SANAA Yoga
- 3 SoulCycle
- 4 Totum Life Science
- 5 Ritual Hair, Skin & Beauty

LEGEND

- 495 Wellington Street West



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