

# TORONTO

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## COMMERCIAL OPPORTUNITY

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### IN THE

# FASHION

## DISTRICT

612 RICHMOND STREET WEST  
TORONTO, ONTARIO

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D W S V



# BUILDING DETAILS

Amazing retail opportunity located in the Fashion District, set in the every expanding King West neighbourhood at Richmond and Bathurst. This space is one of a kind and can't be missed. With soaring 17ft ceiling heights, this wide open space is a blank canvas ideally suited for a high profile restaurant, boutique luxury goods, health and beauty services or other bespoke uses.

**Square footage**

Space A:  
Approx. 2,929 SQ.FT.

**Patio Option**

1,000 SQ.FT.

**Available**

Immediate

**Ceiling Height**

17 FT. ceiling heights  
Floor to ceiling windows

**Base Rent**

Contact Listing Agent

**CAM/Taxes**

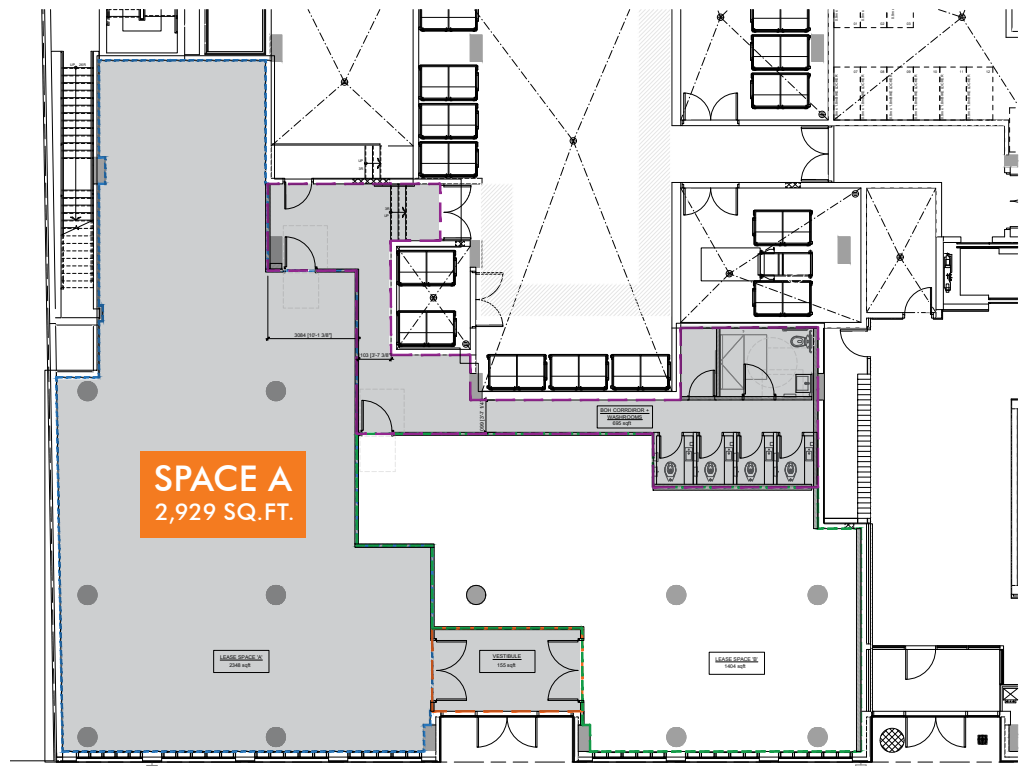
Contact Listing Agent





# THE SPACE

APPROXIMATELY 2,929 SQ.FT.  
OPTION FOR PATIO



# RICHMOND STREET WEST FASHION DISTRICT





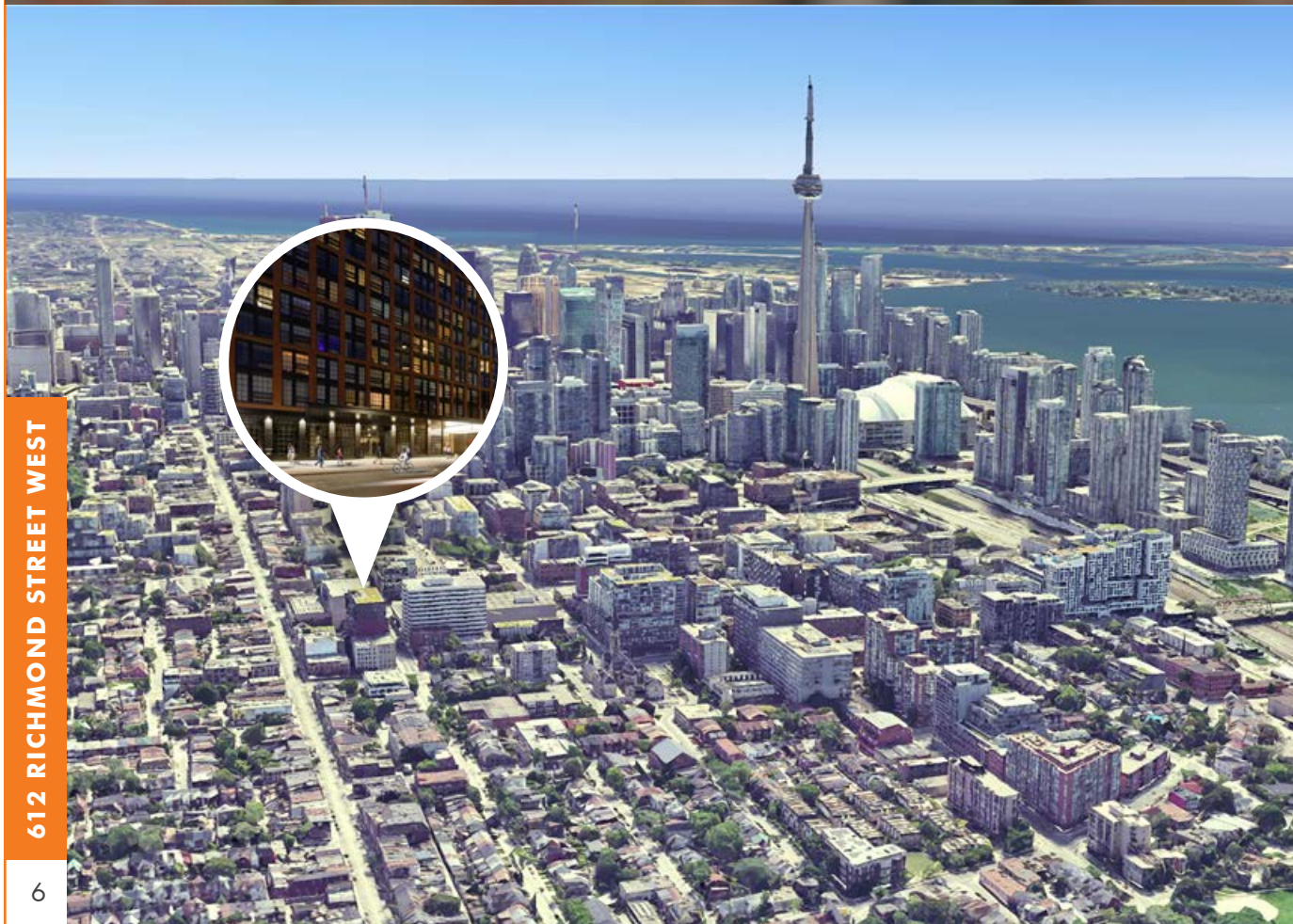
# RICHMOND STREET WEST FASHION DISTRICT





# THE LOCATION

Prime real estate opportunity set in the ever expanding King West neighbourhood at Richmond and Bathurst



612 RICHMOND STREET WEST

612 Richmond Street West is located in the heart of the Fashion District, located between the intersections of Bathurst Street to the west, Spadina Avenue to the east, Queen Street West to the north and King Street to the south.

The area is booming with commercial and residential development. It is in this corridor where software and design tech offices; condos and lofts; artist studios and galleries; meet a high concentration of restaurants, theaters and nightlife - an amazingly eclectic community.



### 540 KING STREET WEST

Mixed-use building offering retail, office and condo's 95 units / 15 stories  
Completion: TBC

### THE WELL

Walking distance to Queen West, the Entertainment district and the Fashion District. 350,000 SF of retail space. 1.2 MM SF of office space. 1.5 MM SF of residential units. 70,000 SF public food market. Anchors include; Shopify, Index Exchange, Oliver & Bonacini, Sweat and Tonic

### KING TORONTO

Mediterranean mountain town  
Redevelopment of 485 through 539 King Street West for Westbank Corp and Allied Properties REIT. Integrating a residential community with heritage commercial properties on the site and providing new north-south pedestrian connectivity through the popular area.

### WATERWORKS

New mixed-use development at 505 Richmond Street West 288 units / 13 storeys Includes a new YMCA and a European-style food hall. Estimated completion date: Winter 2021

## FUTURE DEVELOPEMENTS

The fashion district is seeing tremendous business growth along with an increase in the number of residential and multi-use developments which will drive further foot traffic, visitors and tourism to the area. This in turn has led to increased demand for a variety of retail offerings to service the area.

### 612 RICHMOND STREET WEST

### THE WOODSWORTH CONDOS - 452 RICHMOND STREET WEST

New condo development currently under construction with retail at grade 125 units / 17 storeys  
Completion: TBC 2021

### ACE HOTEL

New trendy boutique hotel at 51 Camden Street  
13 storeys / 130 luxury hotel suites  
Estimated completion date: Winter 2021

### 543 RICHMOND RESIDENCES AT PORTLAND

New condo development currently under construction. 476 units / 15 storeys / 100% sold out. Estimated completion date: Winter/Spring 2022

# RETAIL MARKET OVERVIEW

The area surrounding 612 Richmond Street West is home to the city's most diverse assortment of retailers offering a range of tenants, services and retail concepts.





# DEMOGRAPHIC INFORMATION

612 Richmond Street West is located in one of Toronto's fastest growing neighborhoods. There are 12 new mixed-use developments in the Fashion District alone, all high-rise that are planned, under construction or recently completed. Currently there are 2,423 residential units under construction. The average Condo median list price per sqft is \$1,501/SqFt

## HIGHEST LEVEL OF EDUCATION

**70%** UNIVERSITY  
**11%** COLLEGE  
**13%** HIGH SCHOOL

## HOUSEHOLD INCOME

**\$112,422** NBH  
**\$120,949** COM  
**\$120,045** CITY



## TOTAL POPULATION



**2,376** NBH

**67,077** COM

**3,042,042** CITY



## AGE DISTRIBUTION



**28%**  
20-29 YEARS

**53%**  
30-44 YEARS





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