

PREMIUM RESTAURANT OPPORTUNITY — ON — 30 MUTUAL STREET

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TORONTO, ON M5B 2A7

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D W S V

SITE DETAILS

The Opportunity: Restaurant Space in Downtown Toronto's Newest Master-Planned Community

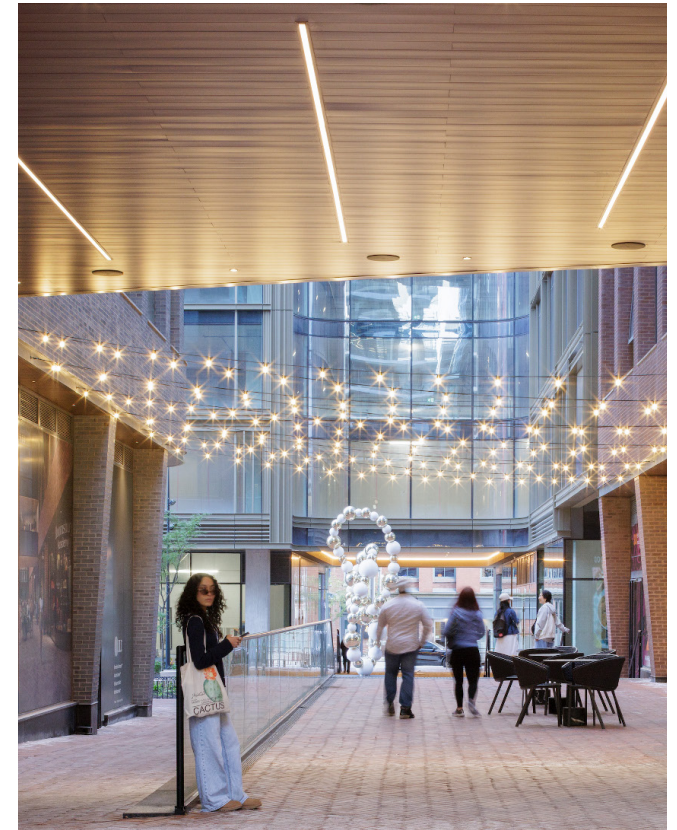
30 Mutual Street in Toronto is home to Elm-Ledbury, developed by Fitzrovia. A luxury two-tower residential development located on Queen Street East between Dalhousie and Mutual Street.

There are over 540 rental units within and offer high-end amenities such as a European-style rooftop pool, self-serving dog spa, The Temple gym, ski simulator, on-site early childhood education center, two separate lounge rooms, co-working space, BBQ terrace with fire pits, multi-sport simulators, games room, pizza ovens, a basketball court, and a virtual health clinic, making it a significant addition to the area and attracting young professionals between the ages of 18 to 34.

The site is just steps from the Financial District, near major attractions like the Toronto Eaton Centre and the St. Lawrence Market and boasts excellent public transit access, with a bus stop for the 501 Queen streetcar right as its doorstep and a short walk to Queen subway station.

Both buildings offer 9,714 SF of premium ground floor retail space and incorporate community-focused features, including a public walkway and communal outdoor spaces designed to connect with the surrounding neighborhood.

Confirmed tenants within the development include Soi Thaifoon, 10 Dean Café, Aisle 24, Bloomsbury Academy and Rendezvous Barbershop.



SITE DETAILS

THE CURRENT SPACE

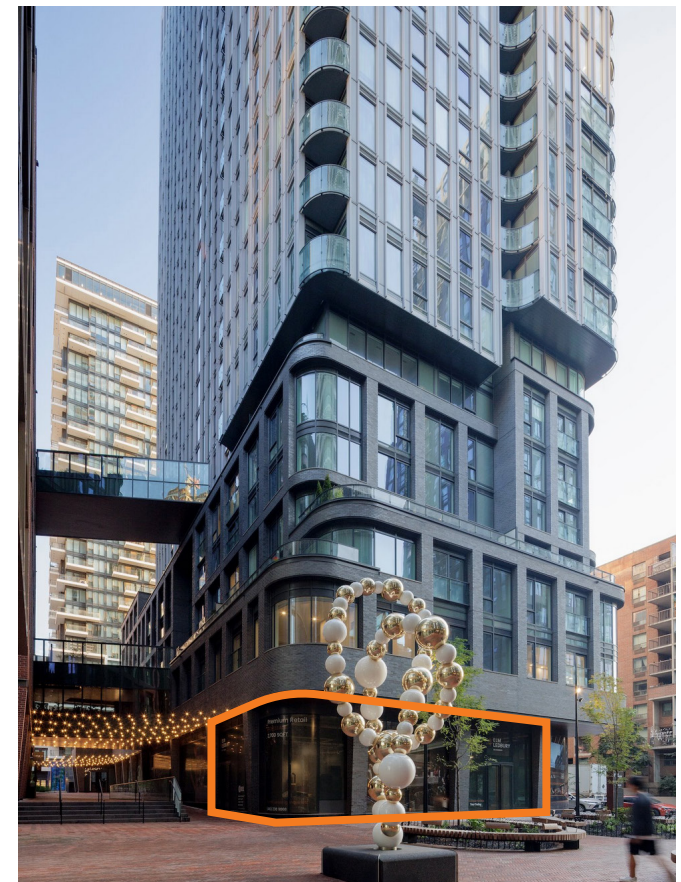
This is not just another restaurant location – **it's a blank canvas in the heart of Toronto's revitalizing east-core**, ready for a destination dining concept to define the neighborhood's culinary scene.

Premises Overview

- **Unit Size:** 2,700 Sq.Ft.
- **Ceiling Height:** 15–20 Ft.
- **Patio:** 600 Sq.Ft. wraparound
- **Windows:** Floor-to-ceiling
- **Access:** Interior access to residential lobby & underground parking, exterior access, visible from Queen St.

Financials

- **Net Rent:** \$35 per Sq.Ft.
- **TMI:** \$23 per Sq.Ft.
- **Gross Rent:** \$58 per Sq.Ft. / \$13,050 per month
- **Tenant Allowance:** \$50 per Sq.Ft. / \$135,000



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THE CURRENT SPACE

Building Systems & Services

- **Shipping & Receiving:** Common loading dock located on the north side of 30 Mutual
- **HVAC:** Landlord to provide four (4) fan coil units with a cooling/heating capacity of 4.2 tonnes / 18kw ceiling mounted
- **Electrical:** 600-volt, 400-amp, 4-wire, 3-phase service terminated at a fused disconnect in the Premises
- **General Exhaust:**
 - Exhaust: 1 × 900 × 400 louvre with 300 × 400 duct connection
 - Intakes: 1 × 1500 × 750 louvre with 250 × 400 duct connection
- **Sanitary Services:** Landlord to provide two 4" capped connections beneath slab, per tenant's drawings
- **Natural Gas:** 2" gas line from meter to unit (per tenant's drawings)

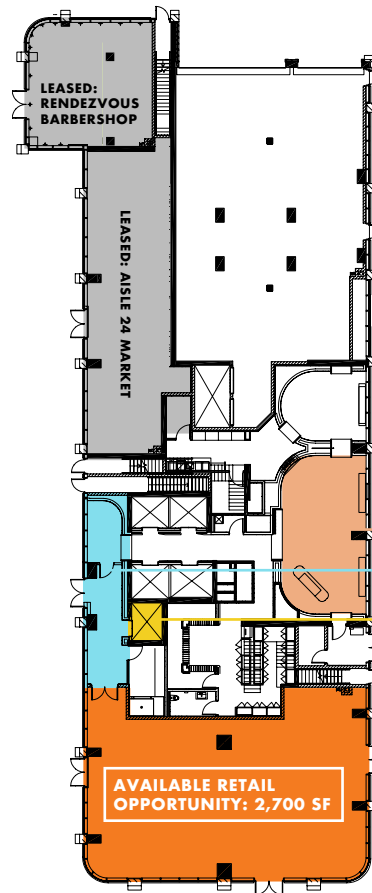
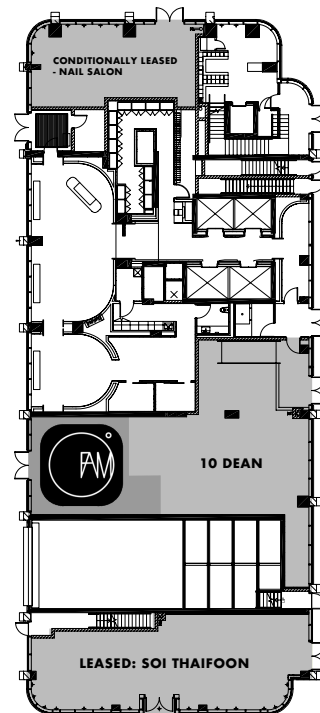
Parking

- 29 Visitor Parking Stalls (underground, third party operated)



SITE PLAN

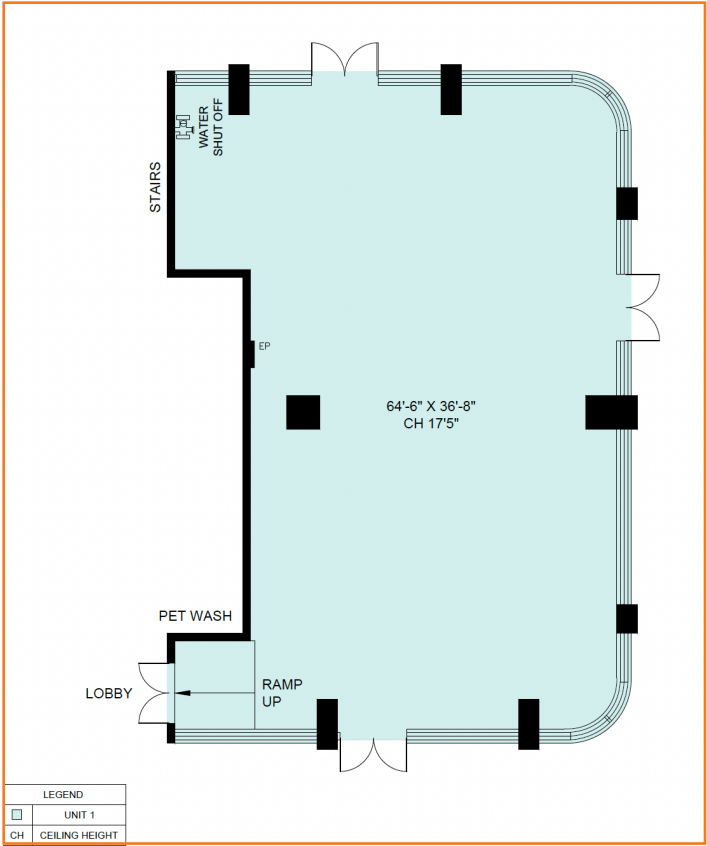
25 DALHOUSIE ST. BUILDING C

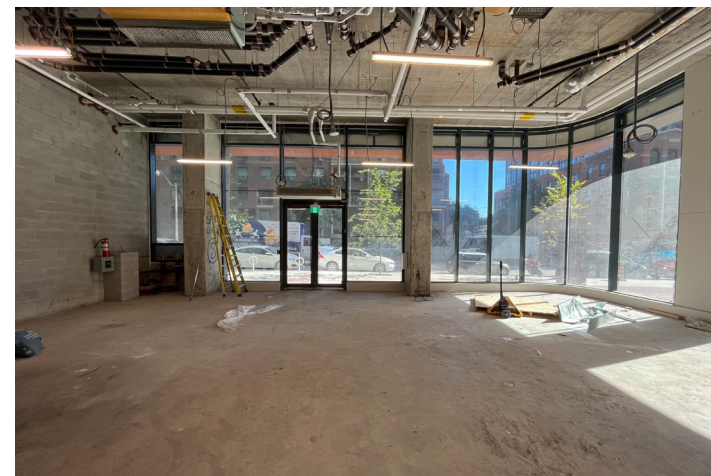
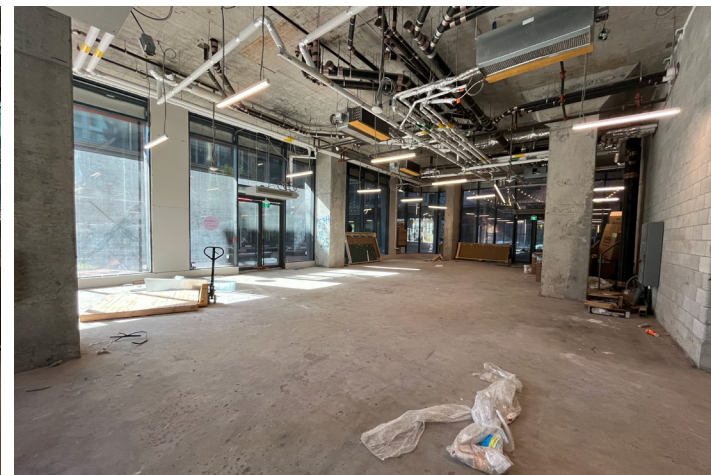


- Residential Lobby
- Interior access to residential units & restaurant opportunity
- Elevator to underground parking

30 MUTUAL ST. BUILDING B

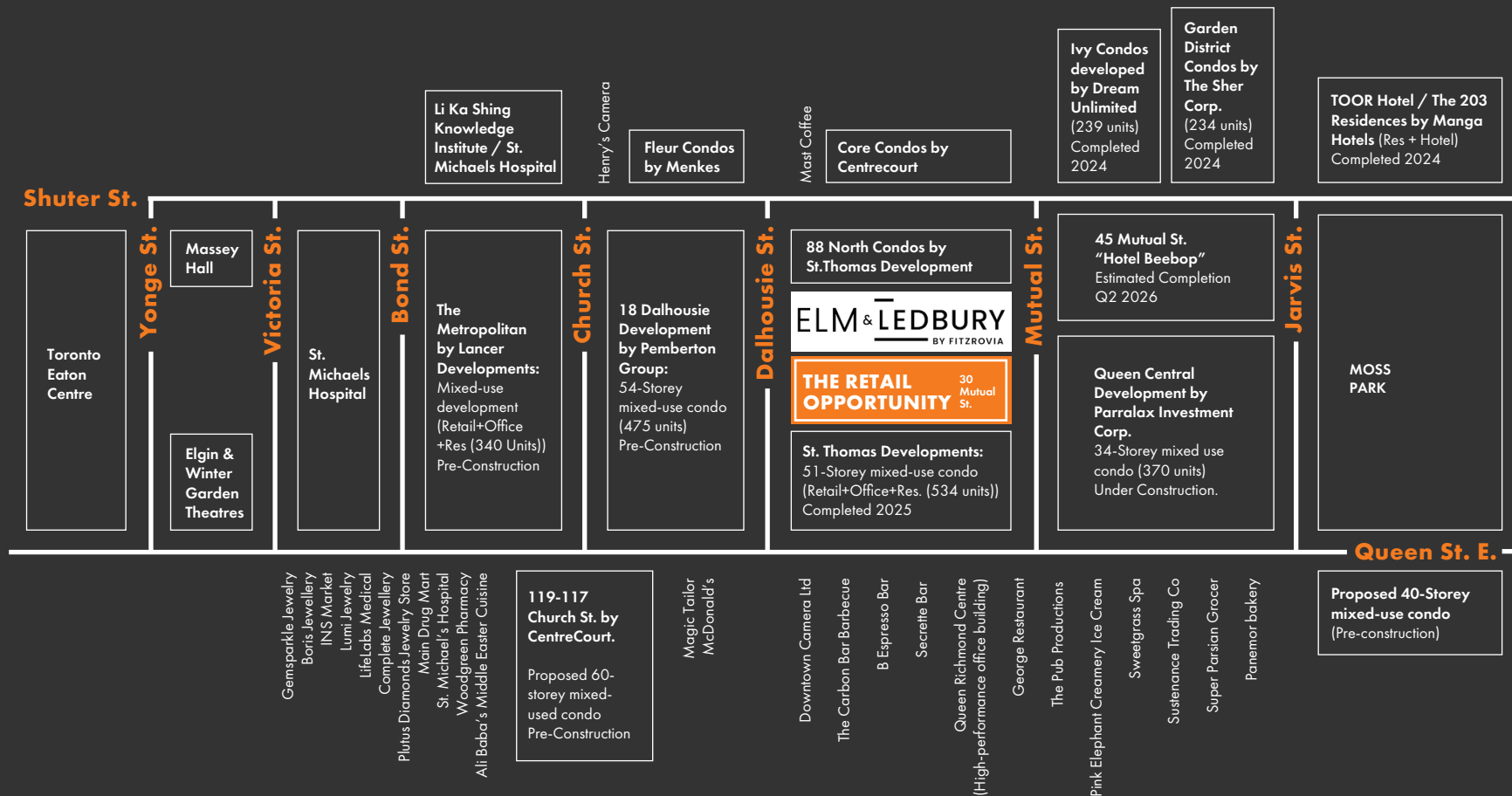
FLOOR PLAN





AREA RETAILERS

30 Mutual Street is situated in Toronto's Garden District at Queen and Church. Heavily serviced by the TTC with transit score of 100. Only a 4-minute walk to the Queen subway station which connects the neighbourhood to the GTA. This location offers proximity to nature's charm and the city's vibrant attractions like the Eaton Centre, Massey Hall and St. Lawrence Market. Downtown East is quickly emerging as one of Toronto's most dynamic growth hubs, with over 6,700 new residential units and 90,000 square feet of office space being delivered within 500 metres of the development in the next few years—driving strong demand and unparalleled opportunity.



AREA DEMOGRAPHS



POPULATION

36,000+ within 500 meters
20%+ projected population growth in 5 years
Surrounded by dense residential & office population

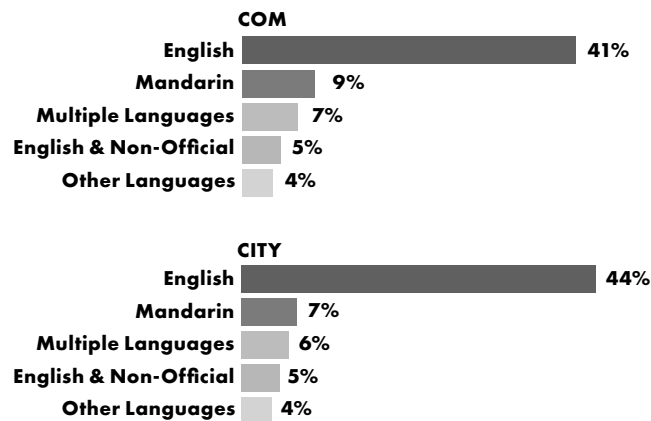
Walk Score: 98
Transit Score: 100
Bike Score: 98



AVG. HOUSEHOLD INCOME

\$110,000+

DOMINANT LANGUAGE



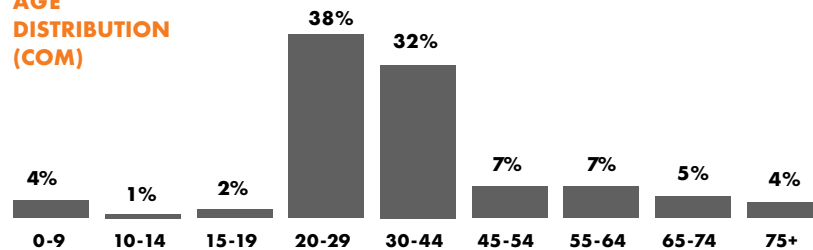
GENDER DISTRIBUTION



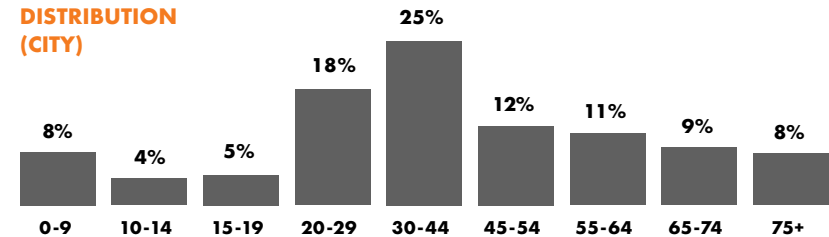
IMMIGRATION STATUS



AGE DISTRIBUTION (COM)



AGE DISTRIBUTION (CITY)





REMAX ULTIMATE REALTY INC.

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