

400 KING WEST RETAIL FLAGSHIP OPPORTUNITY



400 King Street West Retail Offering



Development Details

Address: 400 King Street West, Toronto
Intersection: Charlotte Street + King Street West (NW Corner)
Type: Mixed-Use Residential
Retail GLA: Retail 1: 6,050 sq. ft. (ground floor)
Retail 2: 8,500 sq. ft. (ground floor)
Retail 3: 15,200 sq. ft. (second floor)
Residential: 600+ Units

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A PROVEN RETAIL LOCATION ANCHORING THE WESTERN EDGE OF TORONTO'S

Entertainment District

An iconic retail location which helped kickstart the evolution of King West into a proven urban cultural destination is being reimaged into a large-scale mixed-use project with a generational opportunity for retailers to call this flagship location home.

Bordering where the western edge of Toronto's Entertainment District meets the high-density eastern boundary of the Fashion District, 400 King offers a unique set of trade-area dynamics delivering retail, residential and employment gravitas unparalleled elsewhere in the City.

Retailers can expect to benefit from an array of activity in the immediate walkable vicinity including theatre & tourism (Tiff Lightbox), hotel (Hilton, Hyatt, Bisha, SoHo), the tech and creative-heavy employment sector dubbed Silicon Valley North, and one of the most dense residential neighbourhoods in the City which continues to attract a young, affluent and socially-engaged population base.

Retail-centric design will provide for high ceilings (20'), on-site parking, tremendous branding opportunities facing King West, and the possibility of two-floor schemes. 600+ high-end residential units atop the retail component offers a 24/7 customer-base that further augments the diverse daytime and evening activity of the area.



Location Map



Demographics

Demographics ¹	Trade Area (1km radius)
2019 Population	54,700
Projected 2022 Population	56,300
Population Change (2011-2016)	130%
Total Daytime Population	226,775
Daytime Population at Home (aged 15-65)	11,088
Daytime Population at Work	215,687
Total Households	32,103
Average Family Size	2.4
Median Age	32.3
Total Population Income	Trade Area (1km radius)
Average Household Income	\$98,109
Median Household Income	\$74,529

¹Demographic data is based on the most up-to-date census information available from Statistics Canada collected by PiinPoint.

Walk Score



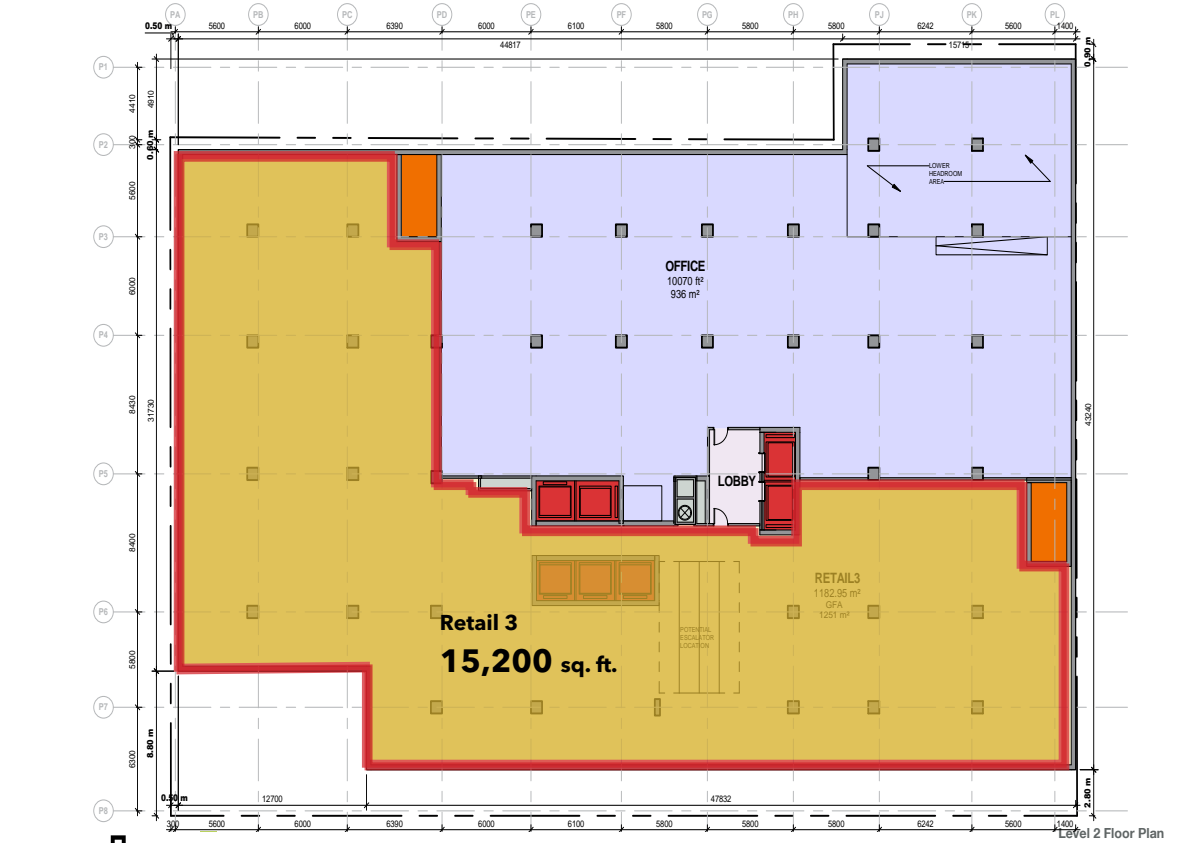
Transit Score



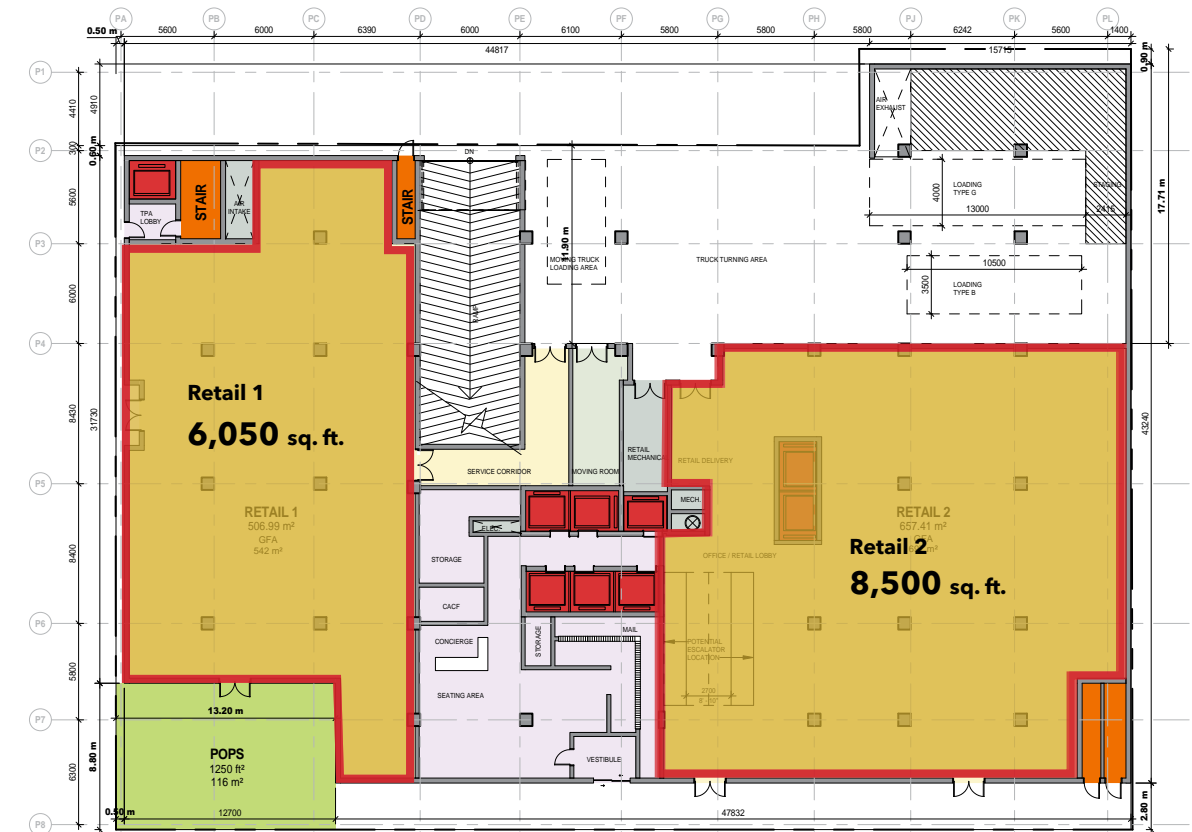
Bike Score



Retail Concepts



Quadrangle 400-420 King Street West | Project No. 19040 | 13 August 2019 1:200 2

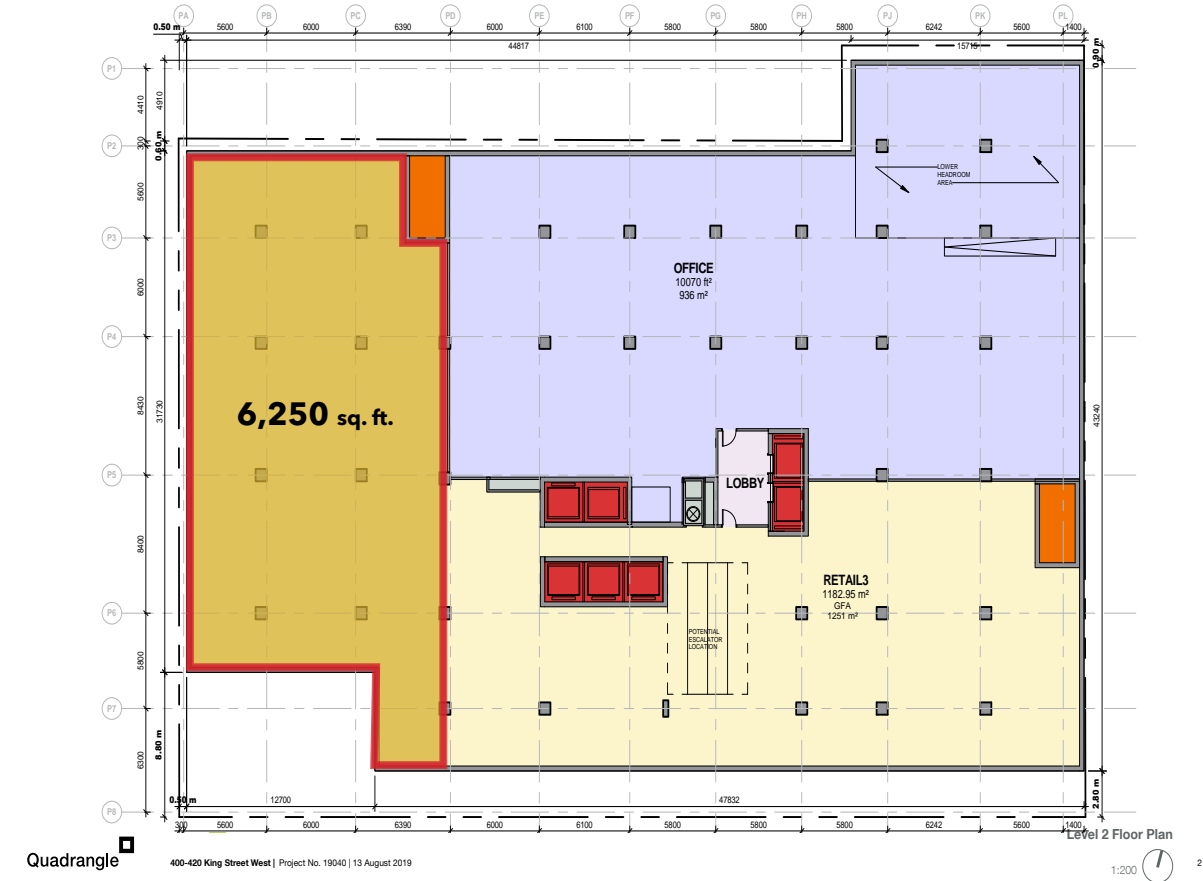


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2-Storey Concept A



2-Storey Concept B



Ground Floor Concept



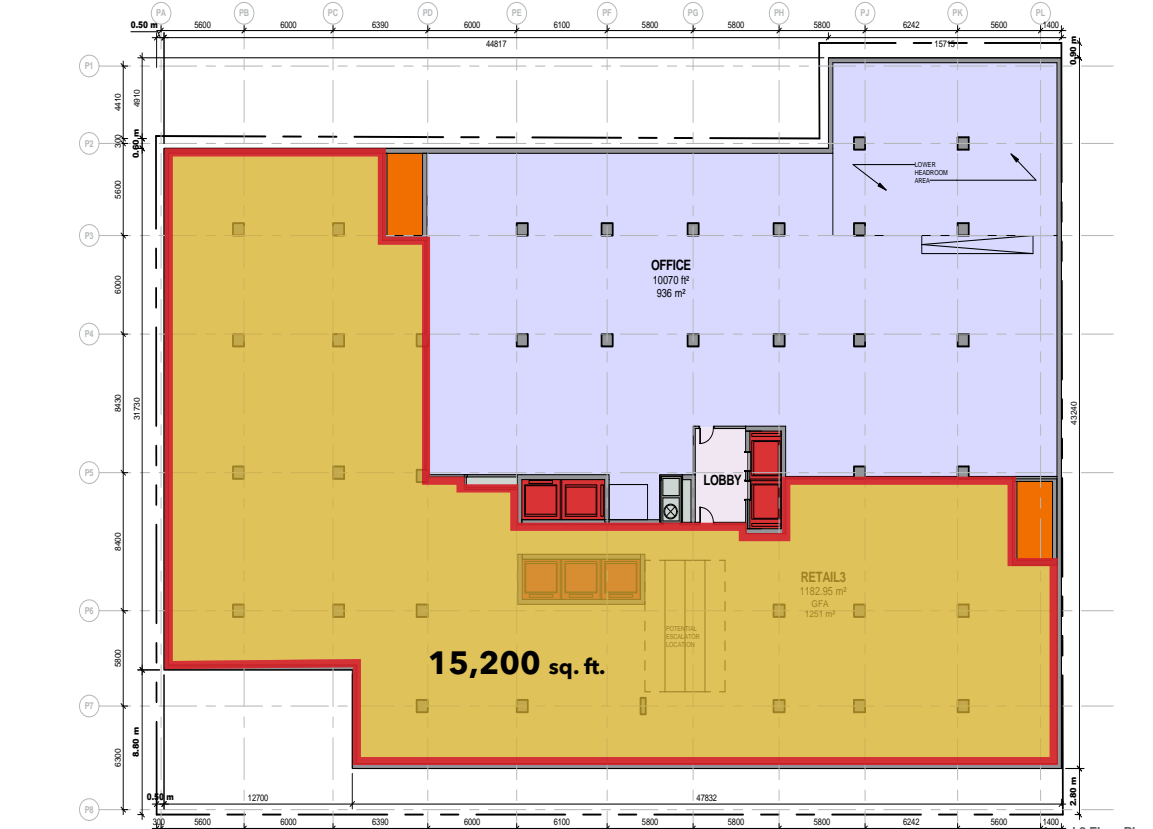
02_01 West



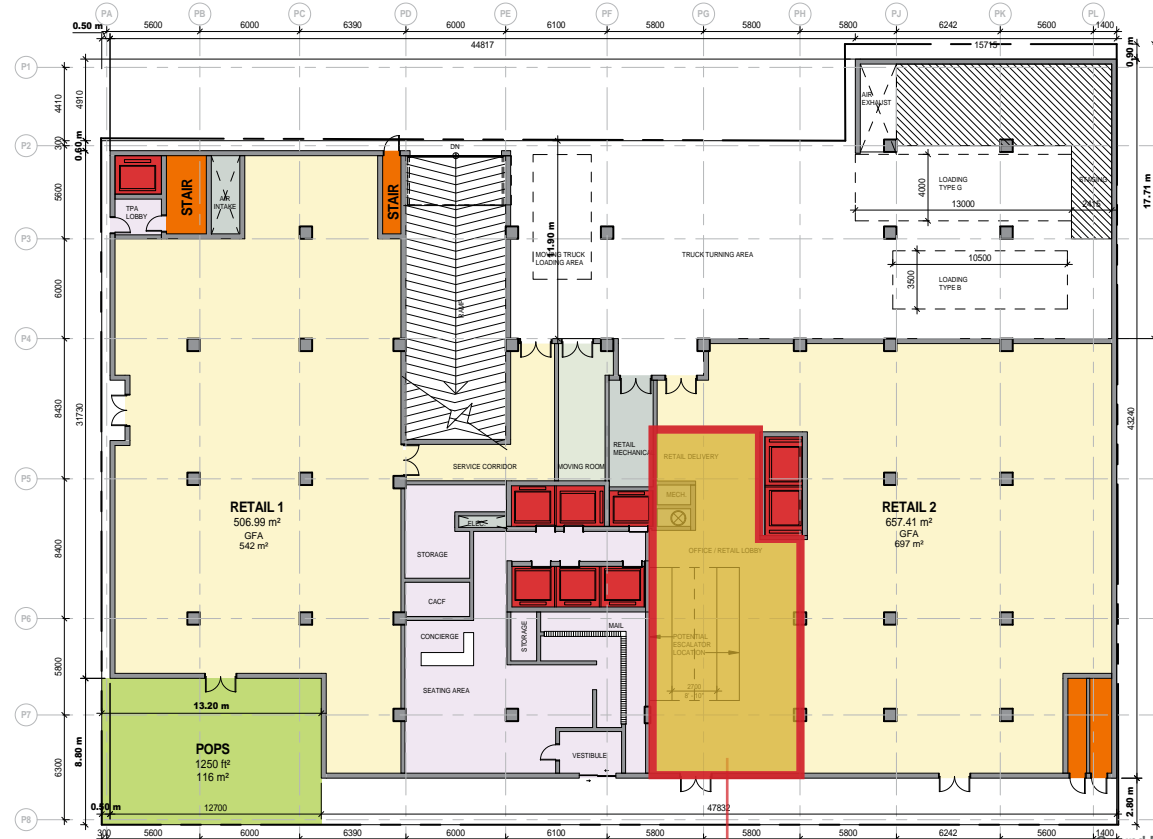
02_02 East



Second Floor Concept




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Level 2 Floor Plan 1:200



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Ground Floor Plan 1:200

02_02 Top

1,800 sq. ft. (or larger)

main +
**main**