

FOR LEASE | PRIME BOUTIQUE RETAIL
779 QUEEN STREET EAST





PROPERTY OVERVIEW

779 Queen Street East is a rare boutique retail opportunity in the heart of the vibrant Riverside Community. The property is well-positioned on one of the best blocks on Queen Street East only steps to the award-winning Broadview Hotel. With the 501 Queen Street East Streetcar stop directly at the foot of the property, take advantage of great frontage, prominent signage opportunity, as well as significant vehicular and pedestrian traffic. The area is experiencing a tremendous amount of new residential and commercial development and is a highly sought-after retail destination for local and national brands.

The unit offers a beautiful retail façade with soaring high ceilings and excellent natural light. The unit has exposed brick walls, direct rear loading access and a high and dry finished basement at no additional cost.

The unit is ideal for a variety of retail users.

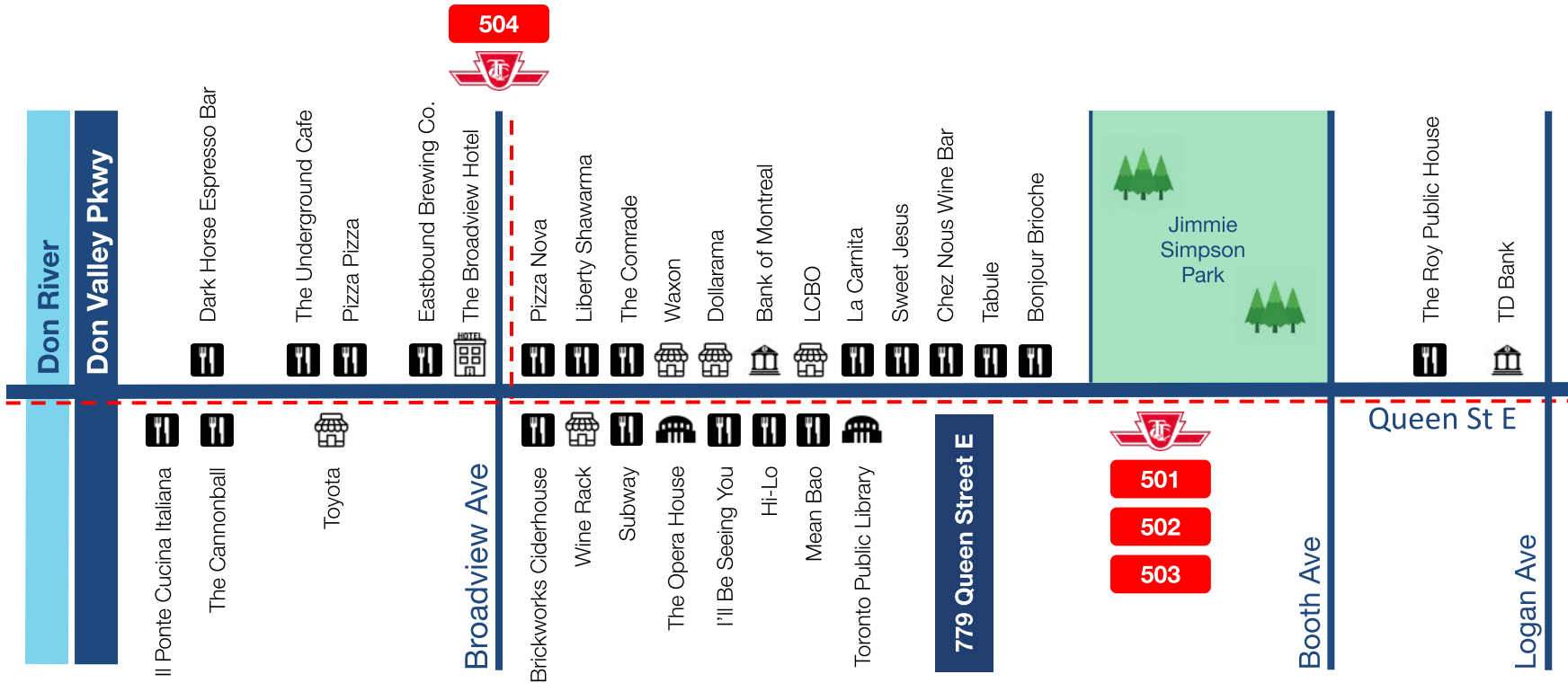


DETAILS

Ground Floor	1,800 SF
Finished Basement	600 SF (included at no additional cost)
Net Rent	\$32.00 PSF/YR
T.M.I.	\$17.00 PSF/YR
Additional Rent	Utilities
Possession	Immediate
Term	5 Years



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Average Household Income*



\$101,403

Total Population*



226,671

Projected 10-Year Population Growth*



+15.67%

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*Source: CoStar, 2018 3km radius.

AREA MAP



Subway and Streetcar Map



TRANSIT MAP



TRANSIT MAP



PHOTOS



PHOTOS



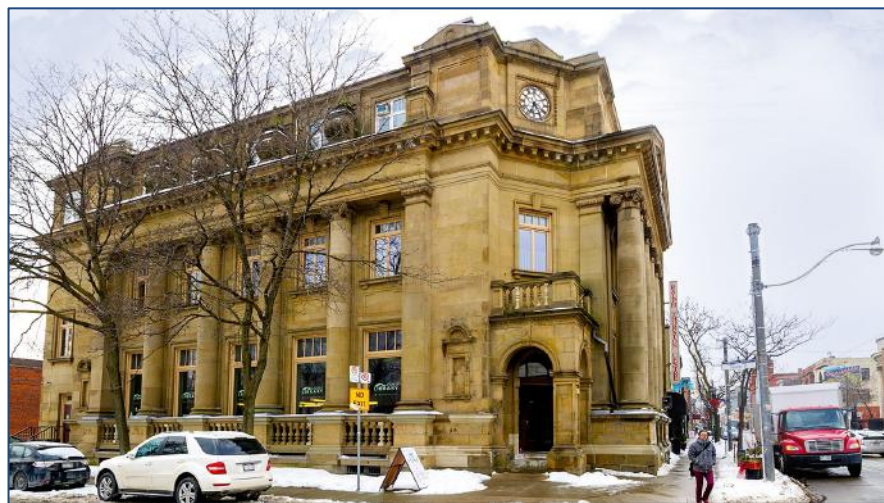
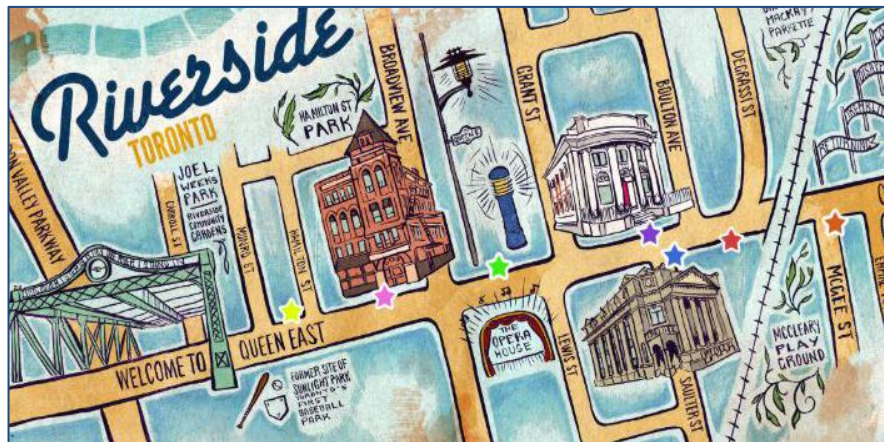
Riverside Neighborhood

Riverside is a vibrant community that spans 10 blocks of Queen Street East from the iconic Queen Street viaduct (Riverside Bridge) at the Don Valley, to just east of the world-famous De Grassi Street. Riverside is Toronto's small- town-in-the-big-city. Rich in history and art, the area boasts over 100 unique eateries, shops, and attractions. The community contains several of Toronto's most recognizable landmarks such as the Riverside bridge – illuminated nightly in dynamic colours – The Broadview Hotel, The Opera House, and Toronto's first cidery, along with much more to do, see and explore.

Riverside runs alongside the Don River – an icon in Toronto's landscape and history. The name 'Riverside' dates back to the 1880s. Throughout Queen Street East in the heart of Riverside, there are several depictions of a the curving blue brick 'river' in the sidewalks and the public art referencing that connection throughout.

Every year, the community is home to several vibrant public art installations, festivals, and guided walking tours.

The area is easily accessible by foot, bicycle or streetcar - The 504 King Street Eastbound and the 501 Queen Street Eastbound. The property is just a few seconds from the Don Valley Parkway and a brief drive from Toronto's downtown core.



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NEIGHBOURHOOD



METROPOLITAN
COMMERCIAL



Built on
Connections.

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