



1040 Queen Street West

West Queen West's Most Exciting New Restaurant Opportunity

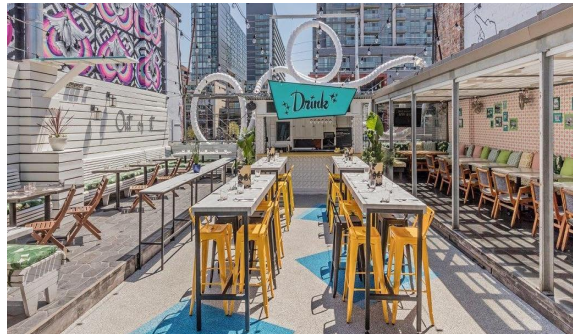
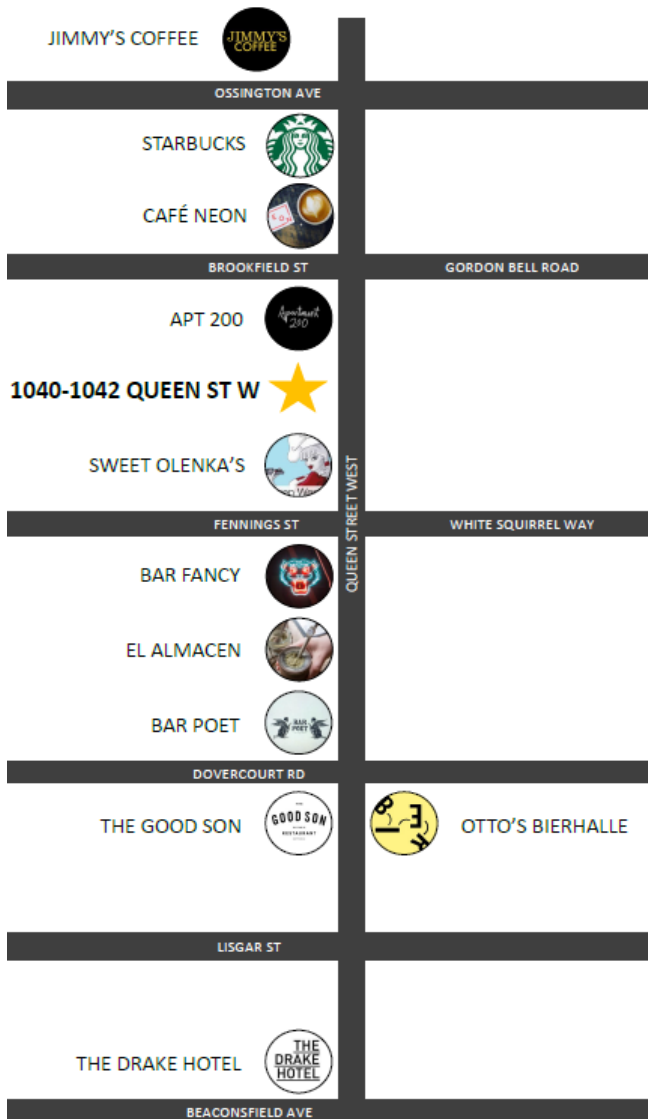
*“ Ranked #1 Coolest Neighbourhood in Canada! ”*

*- Vogue Magazine*

REGENT STREET  
Retail & Restaurant Real Estate Solutions

# Join these brands in the West Queen West Neighbourhood

## For Lease | 1040-1042 Queen Street W



### Location / Area Highlights:

- Newly constructed high-quality building, with South facing views providing lots of natural light.
- Prime retail storefront located on Toronto's most trendy retail street.
- In close proximity to over 256,000 residents and over 5 million sq. ft. of office.
- Toronto's most electric and renowned bar and restaurant scene with neighbouring tenants including: The Drake Hotel, Bar Fancy, Jimmy's Coffee, Bar Poet, Jules Bistro, The Good Son, Otto's Bierhalle and AMA resto bar.
- Excellent visibility and branding potential with exposure to high volume pedestrian and vehicular traffic.
- New HVAC and Electrical systems sized to support full cooking restaurant.



# 1040 - 1042 Queen Street W, Toronto, Ontario

## For Lease | Exclusive Restaurant Space

### Property Details:

#### Size

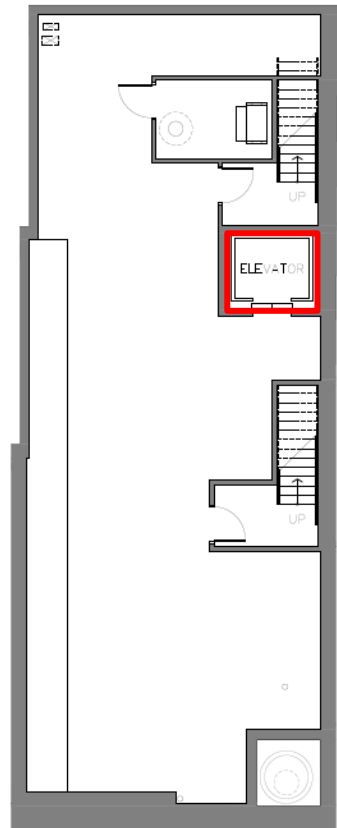
- Total Area: 5,193 SF
- Ground: 2,118 SF
- Mezzanine: 957 SF
- Basement: 2,118 SF

- Net Rent: Contact Listing Agent
- TMI: \$20.50 PSF (Estimate)
- Possession: December 2020
- Frontage: 30 feet

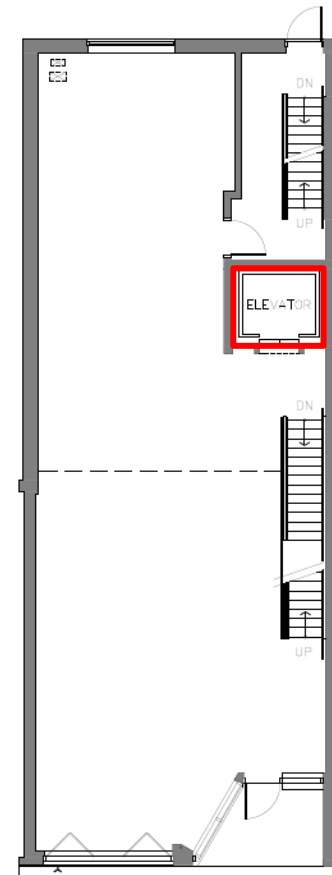
### Demographics (1km Radius):

- 2015 Estimated Population: 34,000
- Average Household Income above \$100,000
- Total Daytime Population (2015 Estimate): 27,543
- Approximately 20,000-28,000 people walk/drive by daily

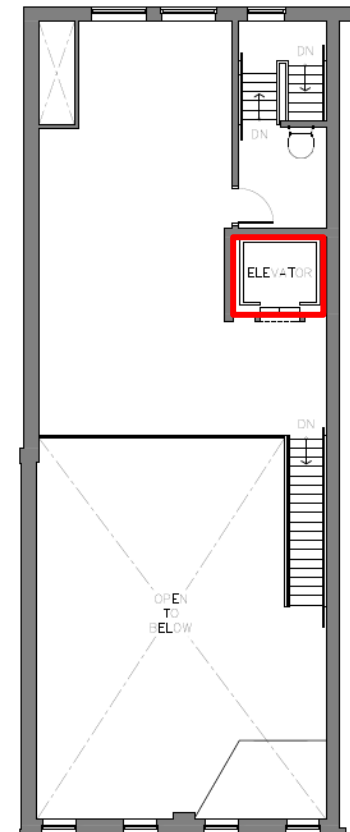
Elevator Serves All 3 Levels



BASEMENT



MAIN FLOOR

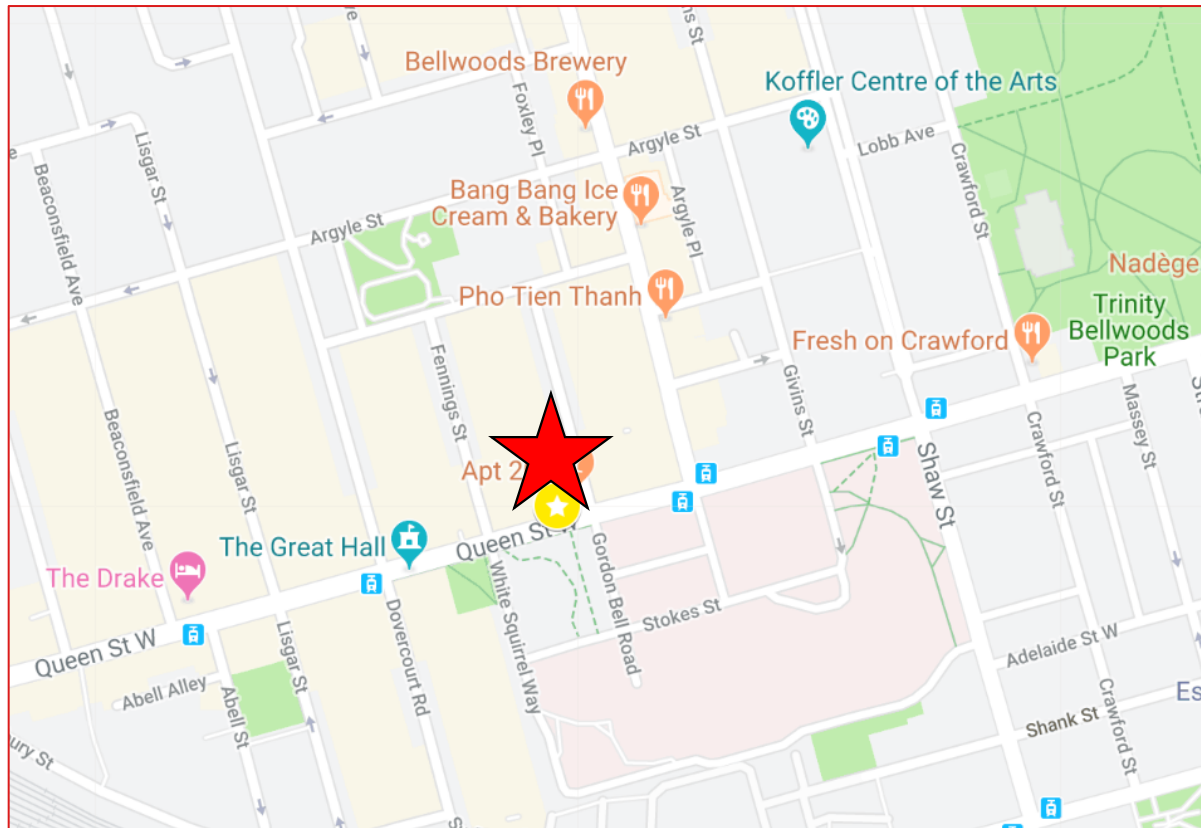


MEZZANINE

# 1040 - 1042 Queen Street W, Toronto, Ontario

## Neighbourhood Demographics

Located in the Trinity-Bellwoods, the 9<sup>th</sup> most walkable neighbourhood in Toronto, 1040-1042 Queen West has a daytime population of +30,000 within 1km and +299,000 within a 3km radius



**Near Perfect Walk Score!**



Walk Score

**98**

**Riders Paradise Transit Score!**



Transit Score

**98**



# 1040 - 1042 Queen Street W, Toronto, Ontario

## Neighbourhood Demographics



1040-1042 Queen Street W



48.9% of residents in Trinity-Bellwoods have an education of a bachelors degree or higher

Trinity Bellwoods has a household count of +6,900

Population of +500,000 within 5km

Median Age of 36

Average household income of \$103,827 within 1km



1040 - 1042 Queen Street W, Toronto, Ontario

For Lease | Exclusive Restaurant Space

## LEASING CONTACT

# REGENT STREET

Retail & Restaurant Real Estate Solutions

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