

FOR SALE

357 KING WEST



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CUBECOM
FULL SERVICE REALTY

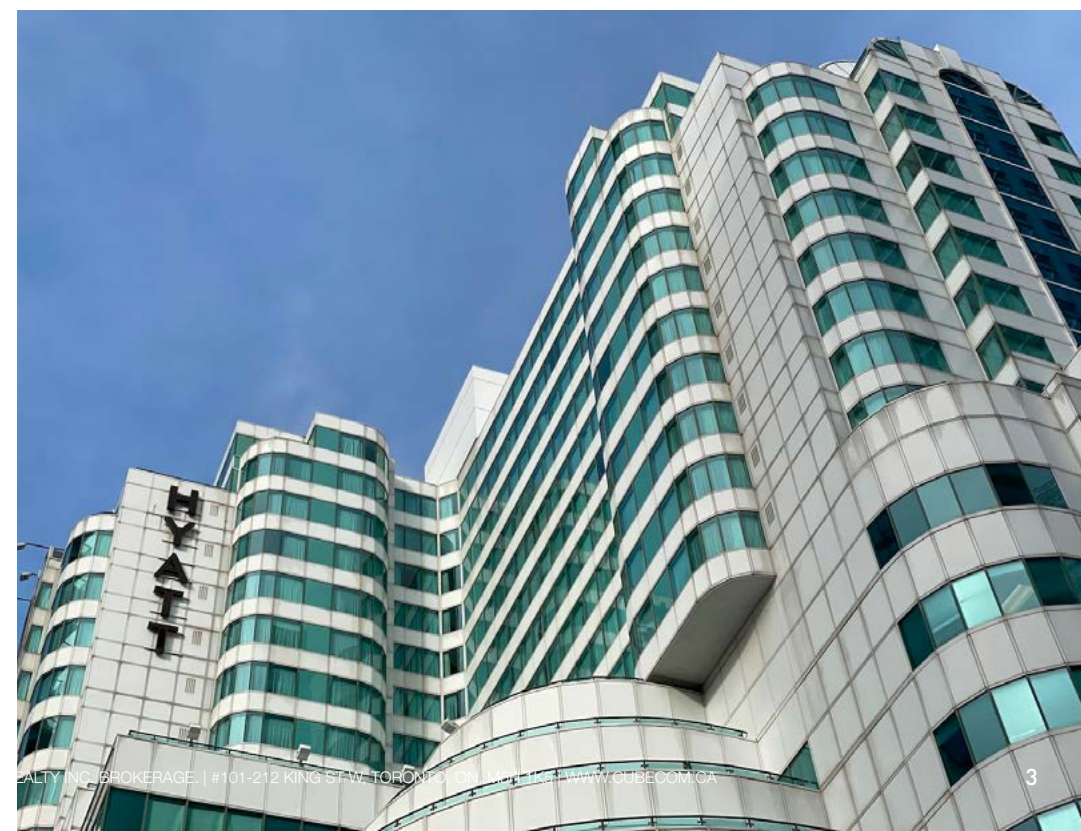
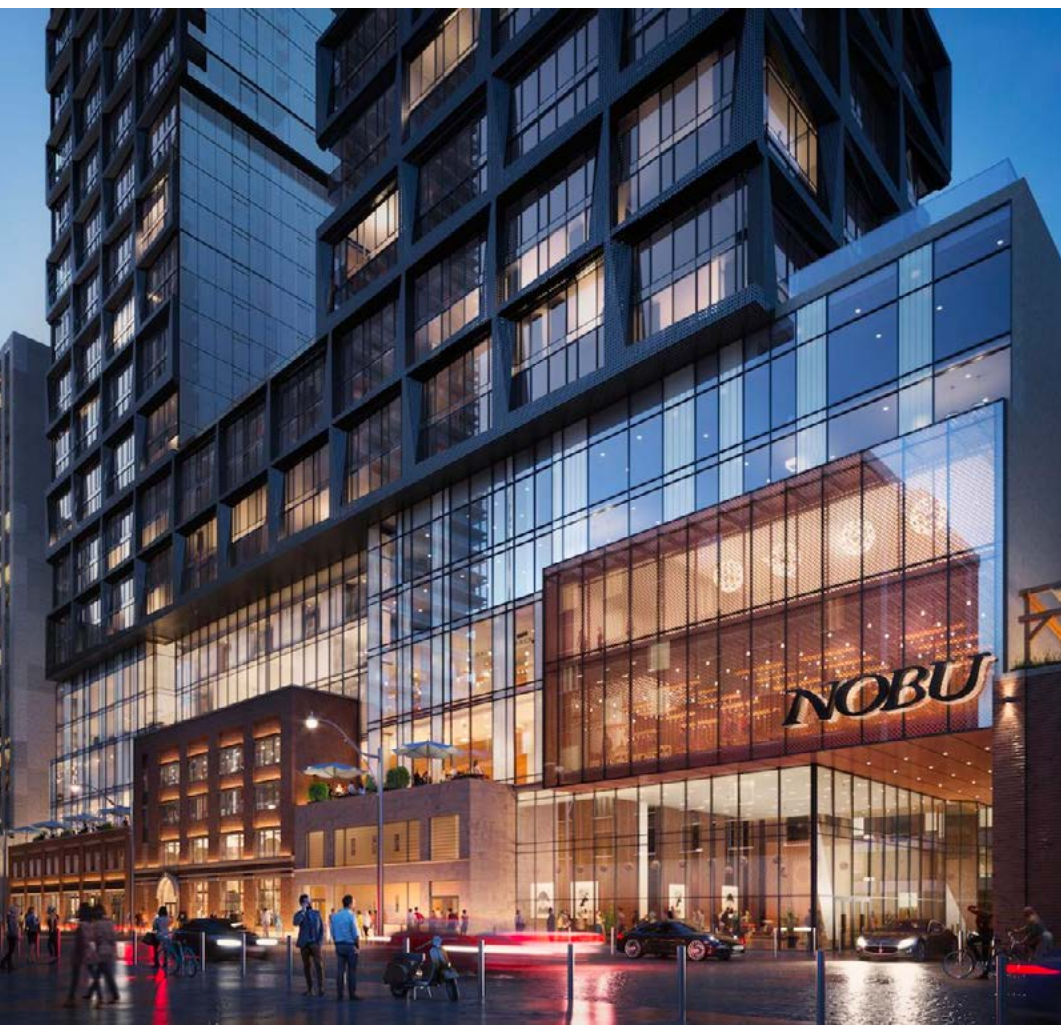
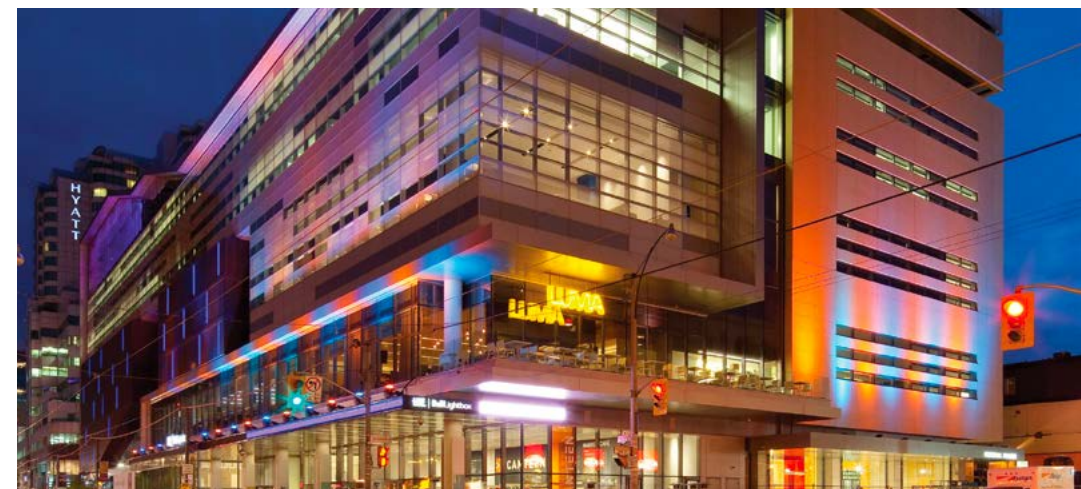
FIRST GULF

Cubecom Commercial Realty Inc. Brokerage. The contents of this package are based on the information furnished by principals and sources which we deem reliable, but for which we can assume no responsibility, which may change at any time. * Sales Representative

PRIME CORNER LOCATION IN THE HEART OF THE ENTERTAINMENT DISTRICT WITH OVER 2,400 SQFT OF RETAIL SPACE

- Located in the heart of the entertainment district on the southwest corner of King Street West and Blue Jays Way, with a streetcar stop in front of the site.
- High traffic area surrounded by many of the cities top hotels, high density residential, leading restaurants and entertainment facilities. Close proximity to the Rogers Centre, Tiff Bell Lightbox, Metro Hall, Roy Thompson Hall, and the theater district.
- At the base of a 42 storeys of residential building having 340 condo units.
- Excellent corner exposure and signage opportunity with over 21 ft ceiling height and lots of glazing.





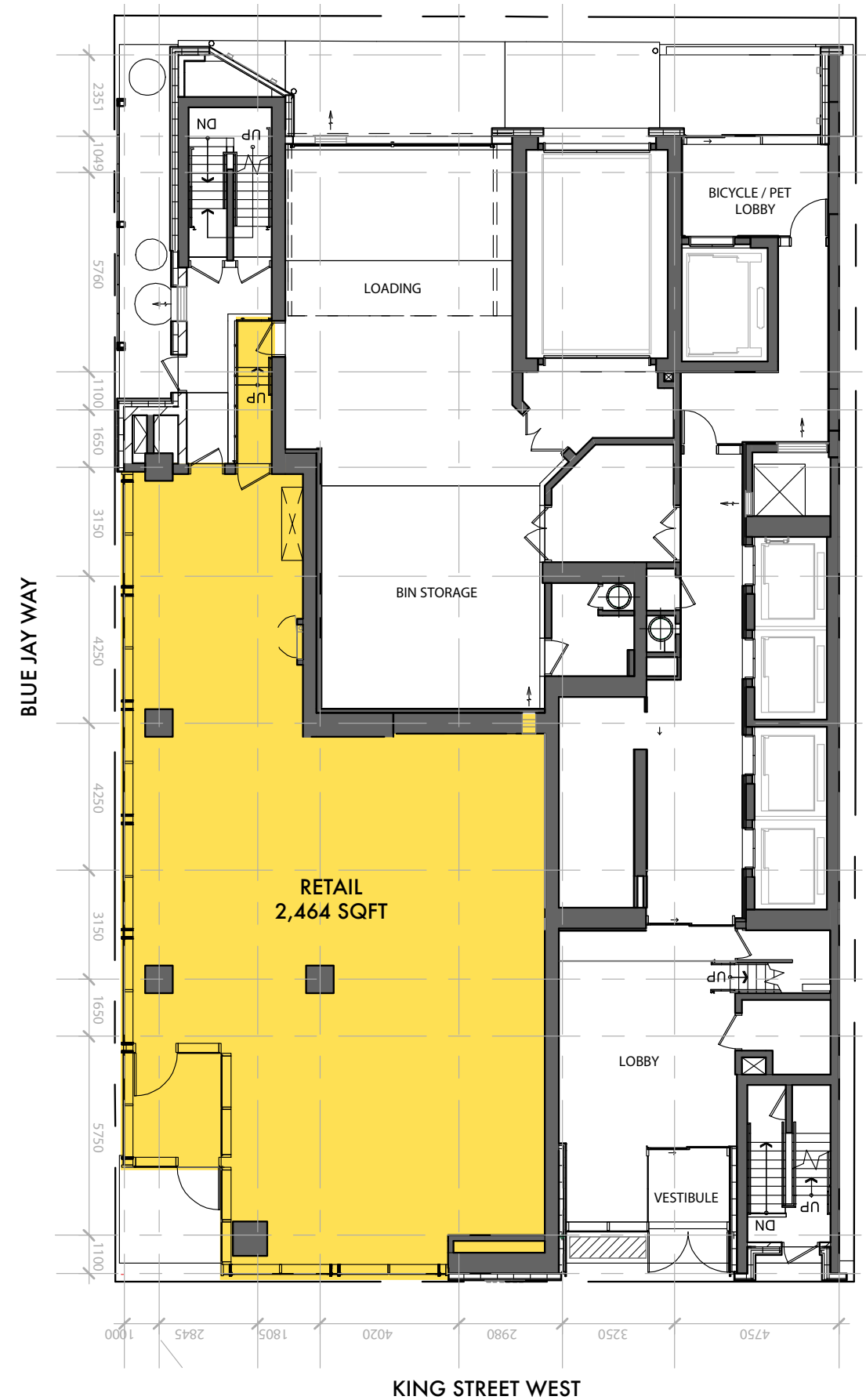
THE OFFERING

Cubecom Commercial Realty Inc. is pleased to offer for sale the ground floor retail at 357 King Street West, on behalf of the Vendor, King Jay Developments Limited located at the corner of King Street West and Blue Jays Way.

The Property features over 21 ft of ceiling height and is located on a prime corner block of King Street West in the heart of Toronto's Entertainment District. The opportunity is ideal for many end users or investors looking to own a prime, brand new, corner retail property.

The building housing the Property was constructed by Great Gulf, an award-winning builder of condos and new homes all across Toronto, the GTA and North America with over 45 years of experience.

GROUND LEVEL | FLOOR PLAN



PROPERTY DETAILS

AREA 2,464 SQ. FT. | AVAILABLE IMMEDIATELY



TRANSPORTATION

Experience the convenience of traveling to 357 King St W, Toronto with the ease of transit. Located in close proximity to St. Andrew Subway Station, or accessible via the 504 King, 514 Cherry, or 510 Spadina streetcar, reaching your destination has never been simpler. With multiple transit options available, traveling to 357 King St W has never been easier!



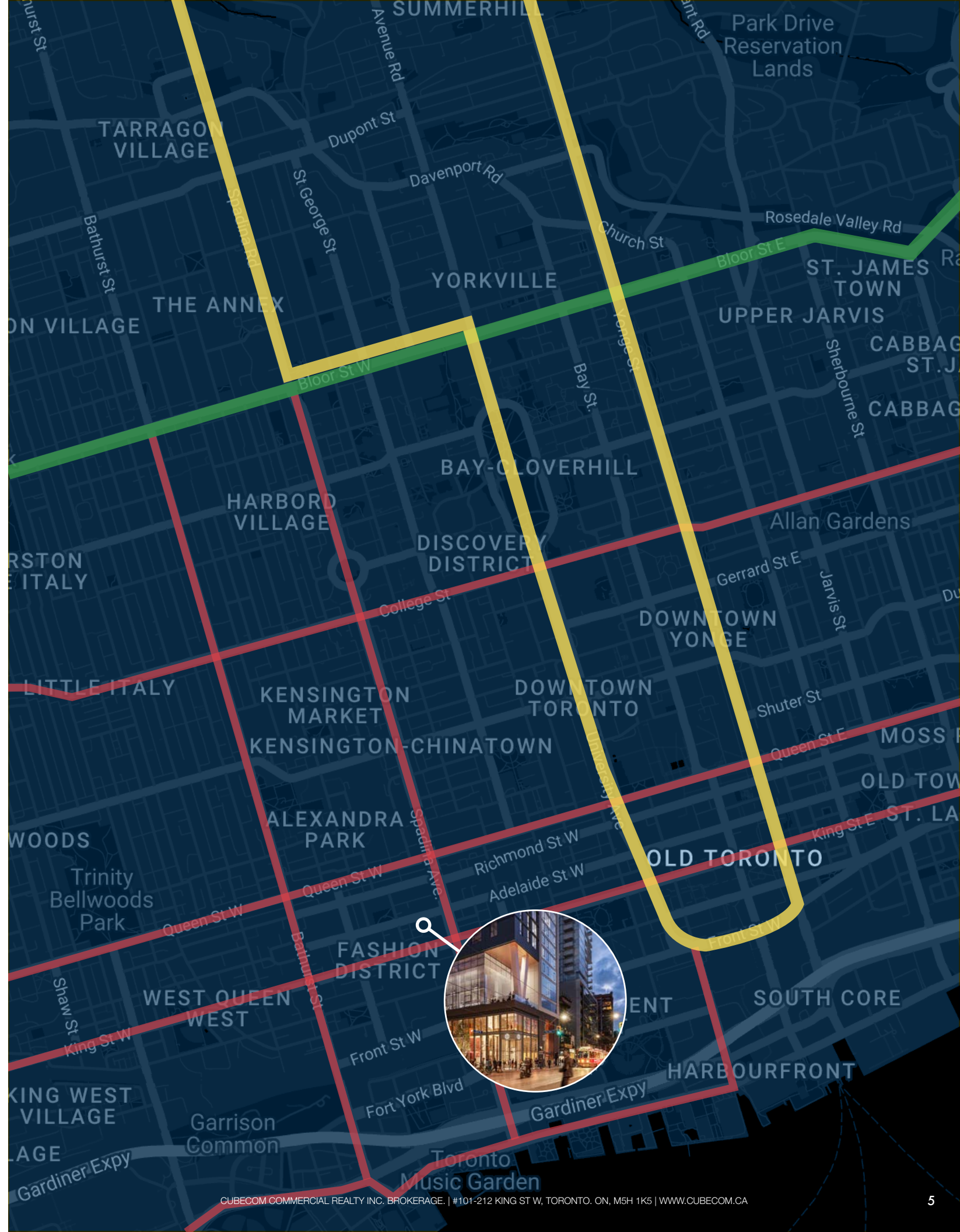
LINE 2 BLOOR-DANFORTH



LINE 1 YONGE-UNIVERSITY



STREETCAR LINES



COMPLETED DEVELOPMENTS - 500M

#	DEVELOPMENT	UNITS
1	KING BLUE	807
2	PJ CONDOS	366
3	THE TAYLOR	286
4	357 KING ST W	340

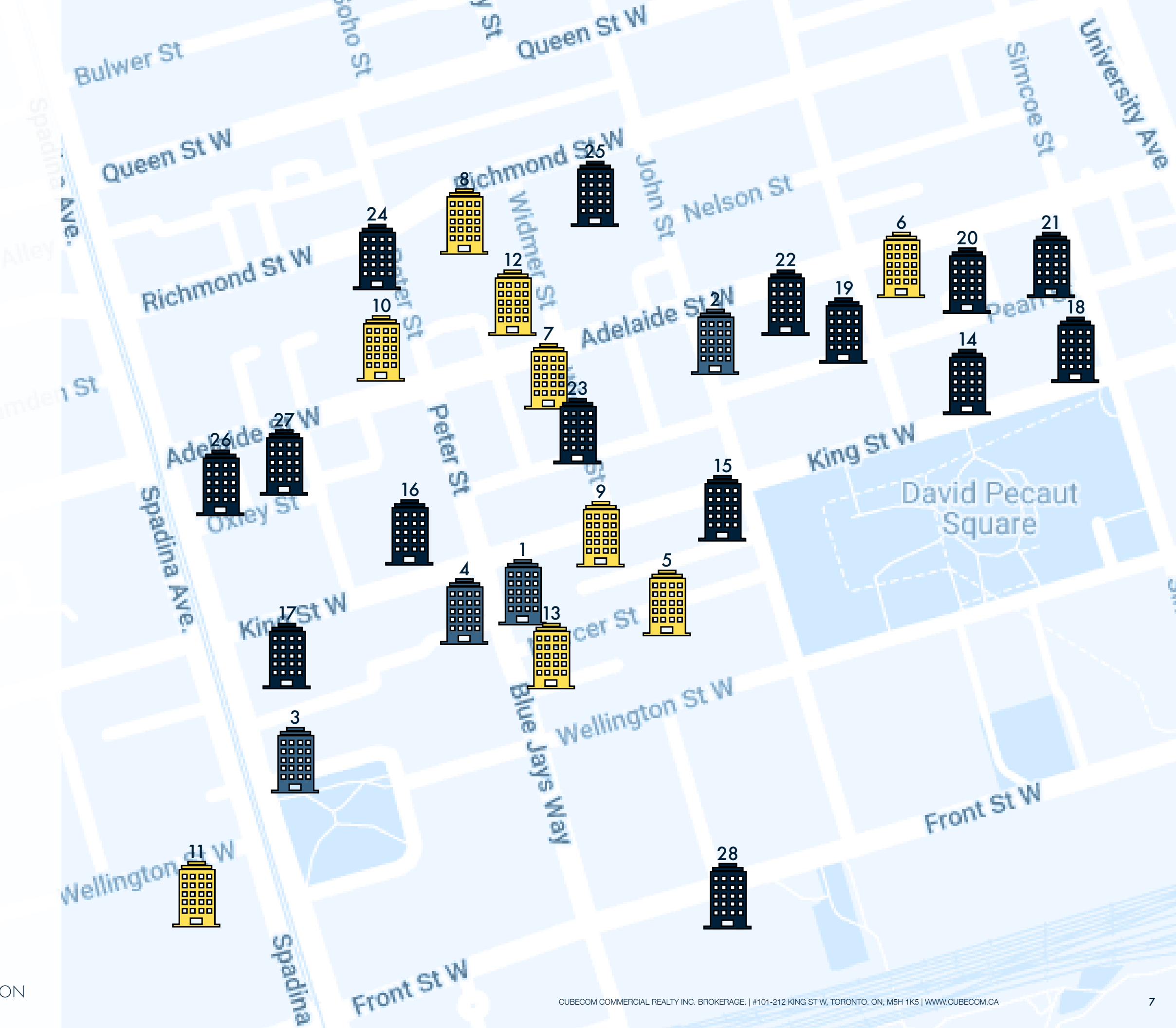
ACTIVE DEVELOPMENTS - 500M

#	DEVELOPMENT	UNITS
5	NOBU RESIDENCE	658
6	19 DUNCAN ST	462
7	THEATRE DISTRICT CONDOS	646
8	330 RICHMOND ST W	131
9	MAVERICK	344
10	PETER & ADELAIDE	696
11	THE WELL	1700
12	38 WIDMER ST	426
13	55 MERCER ST	543

DEVELOPMENT APPLICATIONS - 500M

#	DEVELOPMENT	UNITS
14	MIRVISH + GEHRY	2,034
15	305-319 KING ST W	402
16	400 KING ST W	612
17	411 KING ST W	435
18	212 KING ST W	569
19	14 DUNCAN ST	369
20	150 PEARL ST	682
21	100 SIMCOE ST	524
22	263 ADELAIDE ST W	432
23	8-20 WIDMER	N/A
24	CARLYLE CONDOS	348
25	RIOCAN HALL	613
26	101 SPADINA AVE	375
27	46 CHARLOTTE	503
28	UNION PARK	800

NEARING/COMPLETED COMPLETION
 PRE-CONSTRUCTION UNDER CONSTRUCTION





NEIGHBOURHOOD DEMOGRAPHICS



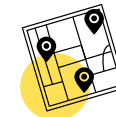
18,756 PEDESTRIANS PER DAY*
AVERAGE DAILY PEDESTRIAN CROSSINGS AT
INTERSECTION DURING PEAK DAYTIME HOURS



24,199 VEHICLES PER DAY**
AVERAGE DAILY TRAFFIC COUNT (ALONG KING STREET WEST)



TRADE AREA POPULATION***
WITHIN 1 KM - 69,791 | WITHIN 3 KM - 348,094



5 YEAR PROJECTED POP. GROWTH****
2015-2020 - 37.1% | 2020-2025 - 16.1%



AVERAGE HOUSEHOLD INCOME***
WITHIN 1 KM - \$121,198 | WITHIN 3 KM - \$116,448



TRADE AREA HOUSEHOLDS***
WITHIN 1 KM - 42,249 | WITHIN 3 KM - 197,273

*CITY OF TORONTO TRAFFIC SAFETY UNIT 2017 **CITY OF TORONTO TRAFFIC SAFETY UNIT 2015 ***COSTAR 2022****SITEWISE 2020

MOBILITY SCORES



WALK SCORE | 100



BIKE SCORE | 75



TRANSIT SCORE | 100

Mobility scores from WalkScore.com, 2019



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