

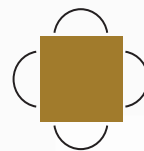
# RETAIL SPACE FOR LEASE

617 COLLEGE STREET, TORONTO, ON



## Len Goudy

Broker of Record  
Goudy Real Estate Corp.  
Real Estate Brokerage  
(416) 830-0880



**Goudy Real Estate Corp.**  
Real Estate Brokerage  
Commercial Real Estate Sales & Leasing

505 Hood Rd., Unit 20, Markham, ON L3R 5V6 | (905) 477-3000

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# DETAILS

## 617 COLLEGE STREET



A former restaurant with hood and some restaurant equipment in place. Prime location with great storefront across from the CHIN building. There is a mixture of interesting boutiques and restaurants along this stretch of College Street. **Great opportunity for a unique business or restaurant.**

### DETAILS:

**Unit Size:** Useable area about 1,300 s.f. (to be verified by tenant).

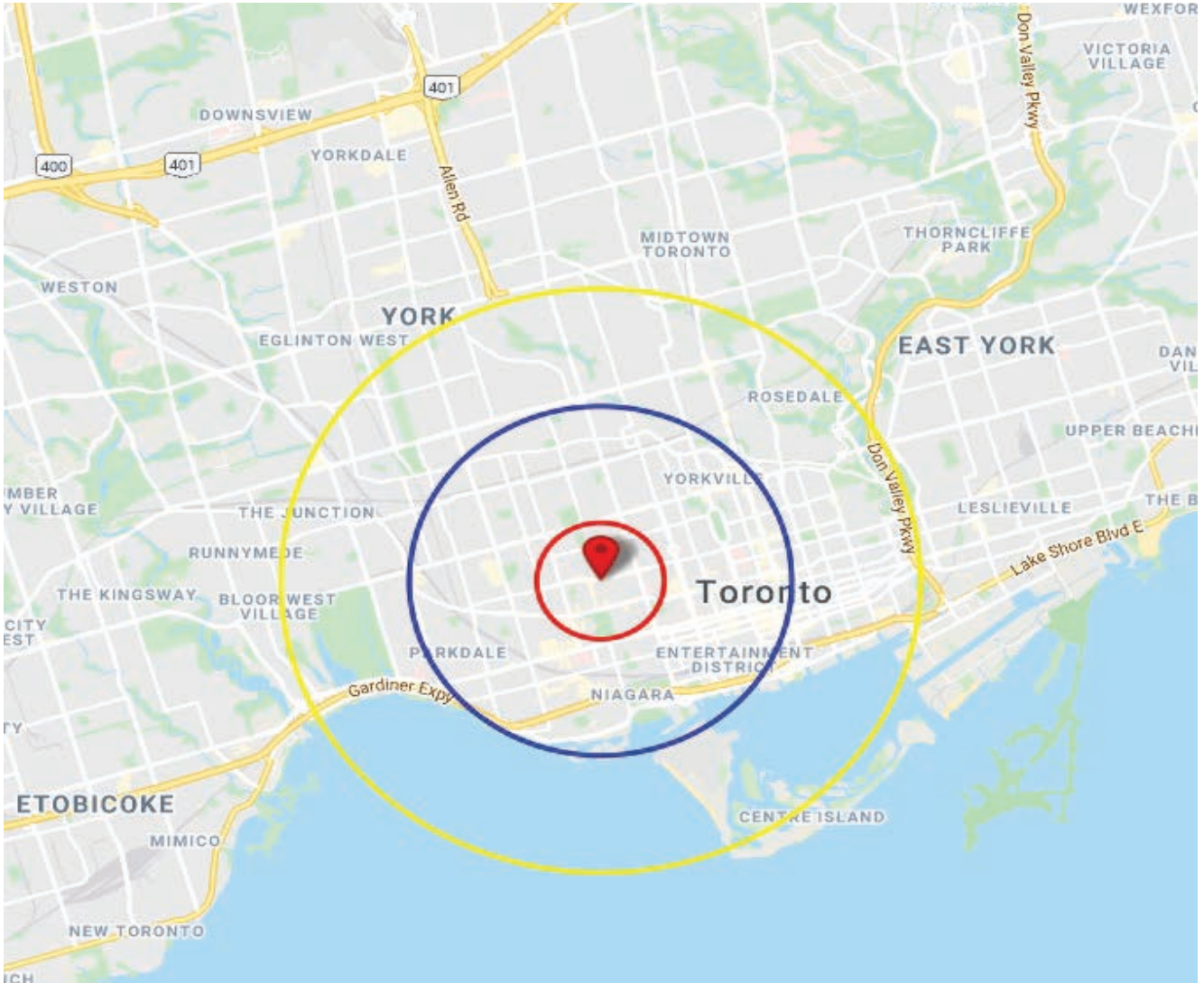
**Base Rent:** \$4,791.67 per month plus TMI plus annual increment increases in both the rent and TMI.

**T.M.I.:** \$19.85 psf (2020 estimate)

- Two parking spaces included.
- Within 1 km there are 33,593 residents and within 3 kms there are 361,114 residents. The median age is young, and the average household income is strong at \$125,000 per year. More than half the residents rent their living accommodation. There are 17,106 daytime workers within 1 km and 478,202 daytime workers within 3 kms.

# TRADE AREA MAP

## 617 COLLEGE STREET



2020 Daytime Population	617 College St, Toronto, ON M6G 1B5 0 - 1 km		617 College St, Toronto, ON M6G 1B5 0 - 3 km		617 College St, Toronto, ON M6G 1B5 0 - 5 km	
		%		%		%
<b>Total Estimated Population</b>	<b>33,593</b>		<b>361,114</b>		<b>667,210</b>	
<b>Total Daytime Population</b>	<b>29,045</b>		<b>595,258</b>		<b>1,011,503</b>	
Daytime Population at Home	11,939	41.1%	117,056	19.7%	230,656	22.8%
0 to 14 years	3,055	10.5%	28,498	4.8%	60,589	6.0%
15 to 64 years	5,427	18.7%	63,207	10.6%	111,241	11.0%
65 years and over	3,456	11.9%	25,352	4.3%	58,826	5.8%
Daytime Population at Work	17,106	58.9%	478,202	80.3%	780,847	77.2%
Work At Usual Place	12,642	43.5%	402,879	67.7%	655,161	64.8%
Work Mobile	2,127	7.3%	52,897	8.9%	86,156	8.5%
Work At Home	2,337	8.0%	22,426	3.8%	39,531	3.9%

# DEMOGRAPHICS

## 617 COLLEGE STREET

2020 Demographic Snapshot	617 College St, Toronto, ON M6G 1B5 0 - 1 km		617 College St, Toronto, ON M6G 1B5 0 - 3 km		617 College St, Toronto, ON M6G 1B5 0 - 5 km	
		%		%		%
<b>Total Population</b>						
2015 estimated	32,211		311,135		587,288	
2020 estimated	33,593		361,114		667,210	
2025 Projected	35,197		401,851		734,769	
% Pop. Change (2015-2020)	4.3%		16.1%		13.6%	
% Pop. Change (2020-2025)	4.8%		11.3%		10.1%	
<b>2020 Total Population by Age</b>	<b>33,593</b>		<b>361,114</b>		<b>667,210</b>	
0 to 4 years	1,145	3.4%	12,312	3.4%	24,634	3.7%
5 to 19 years	2,961	8.8%	27,825	7.7%	60,039	9.0%
20 to 24 years	2,215	6.6%	30,743	8.5%	48,975	7.3%
25 to 34 years	9,279	27.6%	113,051	31.3%	180,299	27.0%
35 to 44 years	5,850	17.4%	67,216	18.6%	121,490	18.2%
45 to 54 years	3,916	11.7%	36,933	10.2%	76,036	11.4%
55 to 64 years	3,270	9.7%	31,679	8.8%	68,092	10.2%
65 to 74 years	2,401	7.1%	22,108	6.1%	48,798	7.3%
75 years & over	2,558	8%	19,246	5%	38,847	6%
<b>Median Age</b>	36.8		34.7		36.4	
<b>2020 Total Census Families</b>	<b>7,114</b>		<b>75,127</b>		<b>145,734</b>	
Average Persons Per Family	2.8		2.6		2.7	
Total Couples	5,886	82.7%	63,028	83.9%	121,418	83.3%
Without children at home	3,285	46.2%	40,560	54.0%	74,488	51.1%
With children at home	2,601	36.6%	22,469	29.9%	46,930	32.2%
Lone-parent families	1,228	17.3%	12,099	16.1%	24,315	16.7%
Children Per Census Family	0.9		0.7		0.8	
<b>2020 Educational Attainment (15 years+)</b>	<b>29,537</b>		<b>323,168</b>		<b>590,293</b>	
Less than a bachelor degree	15,621	52.9%	146,412	45.3%	277,716	47.0%
Bachelor degree & higher	13,917	47.1%	176,756	54.7%	312,577	53.0%
<b>2020 Households</b>	<b>13,893</b>		<b>184,297</b>		<b>333,554</b>	
Persons per household	2.34		1.91		1.95	
Average household income	\$ 125,037		\$ 116,985		\$ 131,895	
<b>2020 Occupied Dwellings</b>	<b>13,893</b>		<b>184,297</b>		<b>333,554</b>	
Owned dwellings	6,489	46.7%	71,828	39.0%	133,631	40.1%
Rented dwellings	7,404	53.3%	112,469	61.0%	199,924	59.9%
Dominant building type	Apartment, building low and high rise		Apartment, building low and high rise		Apartment, building low and high rise	
Dominant period of construction	Before 1960		Before 1960		Before 1960	
<b>Dominant Demographics</b>						