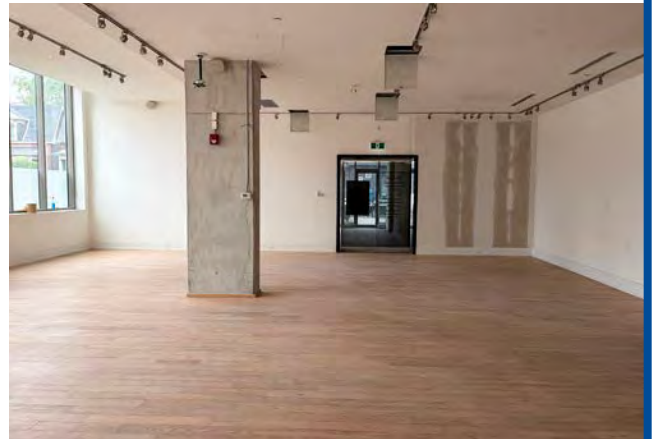


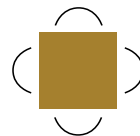
RETAIL SPACE FOR LEASE

630 QUEEN STREET EAST
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

14 Bigwood Court, Toronto, ON M1H 1Z9 | (905) 477-3000

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AREA DETAILS

630 QUEEN STREET EAST



DETAILS

Exceptional commercial opportunity in vibrant Riverside! This spacious ground-level unit is mostly finished with completed floors and washrooms, offering a clean, flexible space ready for immediate tenant fixturing and final aesthetic touches. Situated in a premier boutique building.

KEY HIGHLIGHTS:

Spacious & Ready: 2,719 sq. ft. with finished washrooms.

Private Access: Dedicated, street-level entrance on Carroll St. (just north of Queen).

Unbeatable Transit: Steps to the Queen Street streetcar line.

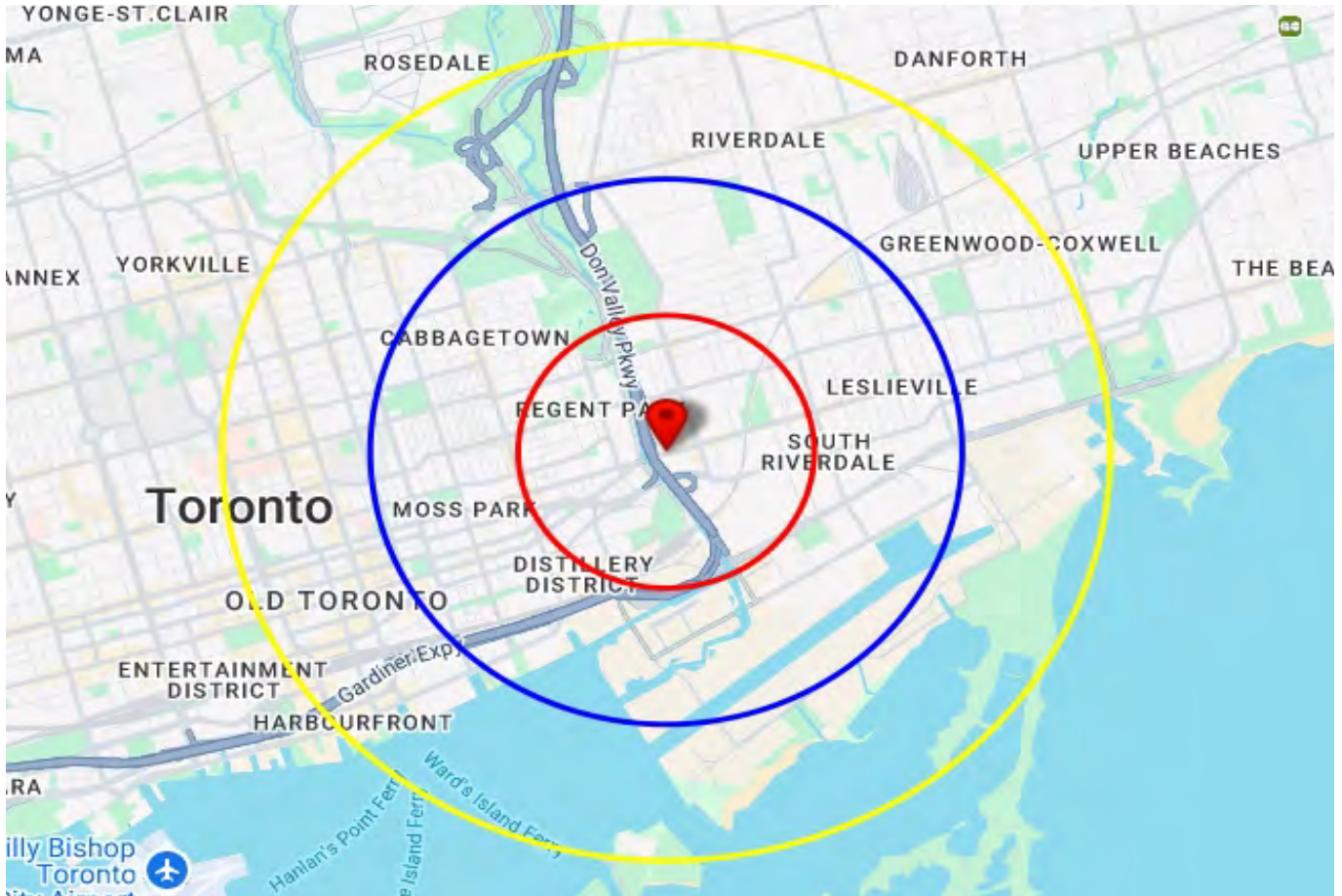
Prime Connectivity: Immediate vehicle access to the DVP, Gardiner, Lake Shore Blvd, and the Downtown Core.

AVAILABLE UNIT:

UNIT 103	2,719 SF
RENT	\$35.00 PSF PA NET
UTILITIES ADDITIONAL	\$15.64 PSF PA NET

DEMOGRAPHICS

630 QUEEN STREET EAST



2025 Daytime Population	630 Queen St E, Toronto, ON M4M 1G3 0 - 1 km		630 Queen St E, Toronto, ON M4M 1G3 0 - 2 km		630 Queen St E, Toronto, ON M4M 1G3 0 - 3 km	
		%		%		%
Total Estimated Population	37,074		134,565		297,142	
Total Daytime Population	33,845		139,974		581,784	
Daytime Population at Home	14,323	42.3%	52,646	37.6%	112,503	19.3%
0 to 14 years	3,918	11.6%	13,018	9.3%	25,433	4.4%
15 to 64 years	7,961	23.5%	27,961	20.0%	62,452	10.7%
65 years and over	2,444	7.2%	11,668	8.3%	24,618	4.2%
Daytime Population at Work	19,505	57.6%	87,466	62.5%	469,847	80.8%
Work At Usual Place	11,551	34.1%	57,814	41.3%	364,177	62.6%
Work Mobile	2,276	6.7%	10,423	7.4%	60,227	10.4%
Work At Home	5,678	16.8%	19,230	13.7%	45,444	7.8%

DEMOGRAPHICS

630 QUEEN STREET EAST

2025 Demographic Snapshot	630 Queen St E, Toronto, ON M4M 1G3 0 - 1 km		630 Queen St E, Toronto, ON M4M 1G3 0 - 2 km		630 Queen St E, Toronto, ON M4M 1G3 0 - 3 km	
		%		%		%
Total Population						
2020 estimated	29,912		115,068		247,614	
2025 estimated	37,074		134,565		297,142	
2030 Projected	38,990		141,380		313,178	
% Pop. Change (2020-2025)	23.9%		16.9%		20.0%	
% Pop. Change (2025-2030)	5.2%		5.1%		5.4%	
2025 Total Population by Age	37,074		134,565		297,142	
0 to 4 years	1,381	3.7%	4,518	3.4%	9,157	3.1%
5 to 19 years	3,965	10.7%	13,337	9.9%	25,269	8.5%
20 to 24 years	2,808	7.6%	11,229	8.3%	30,505	10.3%
25 to 34 years	9,675	26.1%	33,308	24.8%	82,161	27.7%
35 to 44 years	7,712	20.8%	25,444	18.9%	54,459	18.3%
45 to 54 years	4,332	11.7%	15,766	11.7%	31,007	10.4%
55 to 64 years	3,464	9.3%	14,165	10.5%	28,552	9.6%
65 to 74 years	2,263	6.1%	9,925	7.4%	20,802	7.0%
75 years & over	1,476	4%	6,874	5%	15,229	5%
Median Age	35.8		36.7		35.2	
2025 Total Census Families	8,141		28,339		60,747	
Average Persons Per Family	2.8		2.7		2.7	
Total Couples	6,512	80.0%	22,670	80.0%	50,658	83.4%
Without children at home	3,904	47.9%	13,844	48.9%	32,229	53.1%
With children at home	2,608	32.0%	8,826	31.1%	18,428	30.3%
Lone-parent families	1,629	20.0%	5,669	20.0%	10,089	16.6%
Children Per Census Family	0.9		0.9		0.8	
2025 Educational Attainment (15 years+)	32,614		118,149		267,133	
Less than a bachelor degree	15,389	47.2%	54,728	46.3%	108,200	40.5%
Bachelor degree & higher	17,226	52.8%	63,421	53.7%	158,933	59.5%
2025 Households	17,314		65,211		149,930	
Persons per household	2.11		2.01		1.95	
Average household income	\$ 142,038		\$ 134,507		\$ 133,011	
2025 Occupied Dwellings	17,314		65,211		149,930	
Owned dwellings	7,227	41.7%	25,944	39.8%	56,310	37.6%
Rented dwellings	10,088	58.3%	39,267	60.2%	93,620	62.4%
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	2016-2021		Before 1960		Before 1960	
Dominant Demographics						

DEMOGRAPHICS

630 QUEEN STREET EAST

2025 Estimates Visible Minority	630 Queen St E, Toronto, ON M4M 1G3 0 - 1 km		630 Queen St E, Toronto, ON M4M 1G3 0 - 2 km		630 Queen St E, Toronto, ON M4M 1G3 0 - 3 km	
		%		%		%
2025 Household Population by visible minority groups	36,511	%base	131,152	%base	292,602	%base
Total visible minority population	20,655	56.6%	68,562	52.3%	159,757	54.6%
Chinese	4,393	12.0%	14,735	11.2%	42,796	14.6%
South Asian	5,181	14.2%	15,124	11.5%	37,526	12.8%
Black	4,277	11.7%	14,555	11.1%	23,193	7.9%
Filipino	1,239	3.4%	4,876	3.7%	10,057	3.4%
Latin American	1,019	2.8%	3,860	2.9%	8,985	3.1%
Southeast Asian	1,097	3.0%	3,317	2.5%	6,362	2.2%
Arab	799	2.2%	2,605	2.0%	6,716	2.3%
West Asian	628	1.7%	2,146	1.6%	5,856	2.0%
Korean	502	1.4%	1,789	1.4%	6,296	2.2%
Japanese	211	0.6%	931	0.7%	2,410	0.8%
Visible minority, n.i.e.	151	0.4%	996	0.8%	2,244	0.8%
Multiple visible minorities	1,157	3.2%	3,628	2.8%	7,317	2.5%
Not a visible minority	15,856	43.4%	62,589	47.7%	132,845	45.4%

2028 Projections Visible Minority	630 Queen St E, Toronto, ON M4M 1G3 0 - 1 km		630 Queen St E, Toronto, ON M4M 1G3 0 - 2 km		630 Queen St E, Toronto, ON M4M 1G3 0 - 3 km	
		%		%		%
2028 Household Population by visible minority groups	37,274	%base	133,674	%base	298,987	%base
Total visible minority population	21,655	58.1%	72,041	53.9%	168,325	56.3%
Chinese	4,636	12.4%	15,578	11.7%	45,185	15.1%
South Asian	5,447	14.6%	16,068	12.0%	39,878	13.3%
Black	4,396	11.8%	14,904	11.1%	23,799	8.0%
Filipino	1,297	3.5%	5,119	3.8%	10,513	3.5%
Latin American	1,095	2.9%	4,104	3.1%	9,611	3.2%
Southeast Asian	1,142	3.1%	3,511	2.6%	6,734	2.3%
Arab	851	2.3%	2,757	2.1%	7,134	2.4%
West Asian	691	1.9%	2,370	1.8%	6,465	2.2%
Korean	536	1.4%	1,908	1.4%	6,670	2.2%
Japanese	214	0.6%	952	0.7%	2,467	0.8%
Visible minority, n.i.e.	152	0.4%	1,012	0.8%	2,286	0.8%
Multiple visible minorities	1,198	3.2%	3,758	2.8%	7,583	2.5%
Not a visible minority	15,619	41.9%	61,633	46.1%	130,662	43.7%