



PLAZACORP™

400 King West



400 King St. West

Located in the heart of King West, Toronto's urban cultural destination, this mixed-use development will provide an optimal opportunity for businesses to call this iconic, high-traffic, highly connected area of Toronto their home. 400 King West will offer unique and dynamic retail and residential experiences. The project features two storey street-front retail offering a total of approximately 33,000 sq. ft. of leasable area, and over 600 condo units above.

Retailers can expect to benefit from an array of activities in the immediate walkable vicinity. This includes theatre & tourism (TIFF Lightbox), hospitality (Hilton, Hyatt, Bisha, SoHo), the tech and creative employment sector dubbed Silicon Valley North, and one of the densest residential neighbourhoods in the country which continues to attract a young, affluent and socially-engaged population base.

Address:	400 King Street West
Intersection:	Charlotte Street + King Street West
Type:	Mixed-use
Retail GLA:	Over 30,000 sf
Residential:	Over 600 Units










400 King St. West **NEIGHBOURHOOD**

400 King is located in Toronto's King West Village, a vibrant area popular among young professionals. The neighborhood features modern condominiums, high-end restaurants, trendy patios, and lively nightclubs. Its proximity to the financial and entertainment districts makes it an ideal location for those seeking a short commute and a bustling urban environment. King West Village is also known for hosting the Toronto International Film Festival and offers all the essentials and serene outdoor spaces, making it one of the most desirable places to live or visit. For businesses, 400 King West offers an excellent opportunity due to high foot traffic, discerning clientele, and an unmatched atmosphere, making it an ideal location to be part of Toronto's most exciting district.



Location FEATURES

-  7-minute walk to Rogers Centre (500m)
-  8-minute walk to St Andrew Subway Station (650m)
-  17-minute walk to Union Station (1.4km)
-  17-minute walk to Scotiabank Arena (1.4km)
-  6-minute drive to Gardiner Expressway (1.0km)
-  7-minute drive to Toronto City Hall (1.6km)
-  10-minute drive to Billy Bishop Airport (1.9km)

 Nearest Bus line
King St West at Peter St West Side

 Nearest Rail line
Streetcar - King St West at Peter St (7m)
Streetcar - Spadina Ave at King St West (170m)

 **\$122,000** Average Household Income (3km)

 **369,000** Total Population (3km)

 **204,000** Households in surrounding area (3km)

 **17.8%** Population Growth by 2028 (1km)

 **33** Median Age (1km)


Transit Score
100


Walk Score
100


Bike Score
75

1km Notable LOCATIONS



400 King St West

- A Rogers Centre
- B Metro Toronto Convention Centre
- C Union Station
- D Scotiabank Arena
- E Roy Thomson Hall
- F Nathan Philips Square

 Notable Locations

 TTC Streetcar

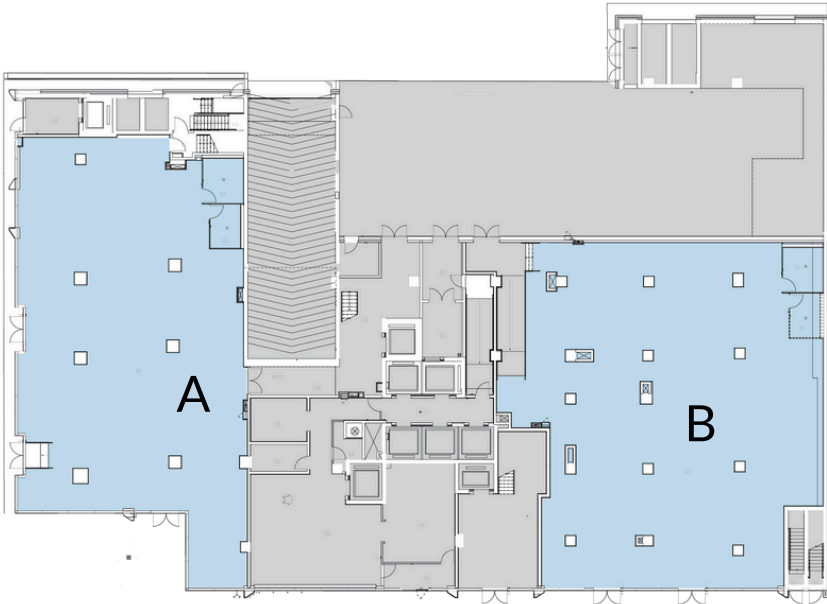
 TTC Yonge-University Subway Line

 GO Train



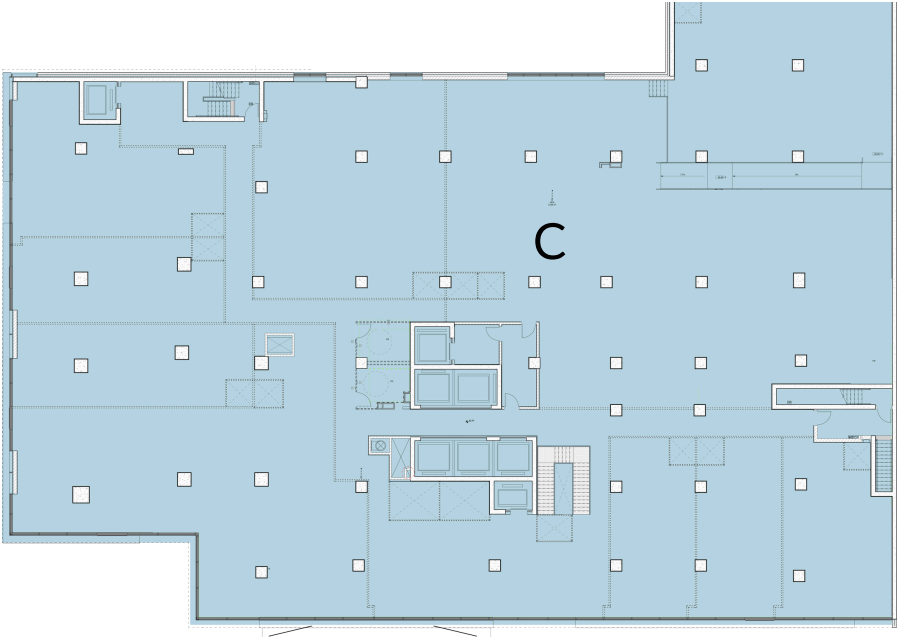
Site Plan

FIRST FLOOR



King St. W

SECOND FLOOR

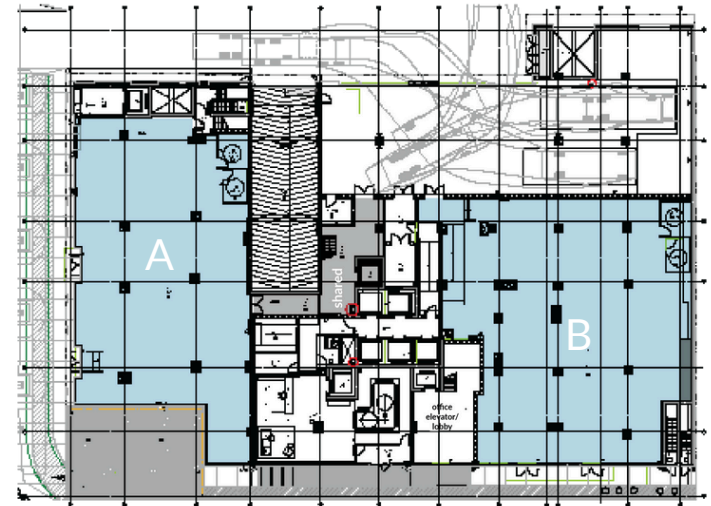


King St. W

The Perfect Retail Opportunities

First Floor - Option 1

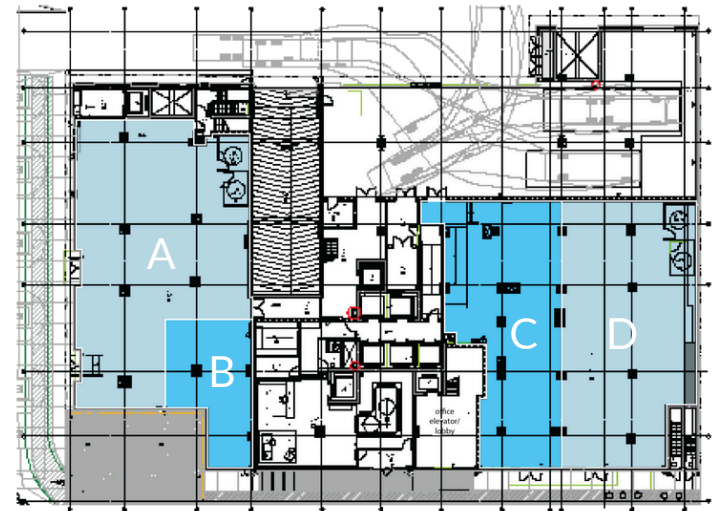
Unit	Size (sf)
A	4,627
B	5,676



The Perfect Retail Opportunities

First Floor - Option 2

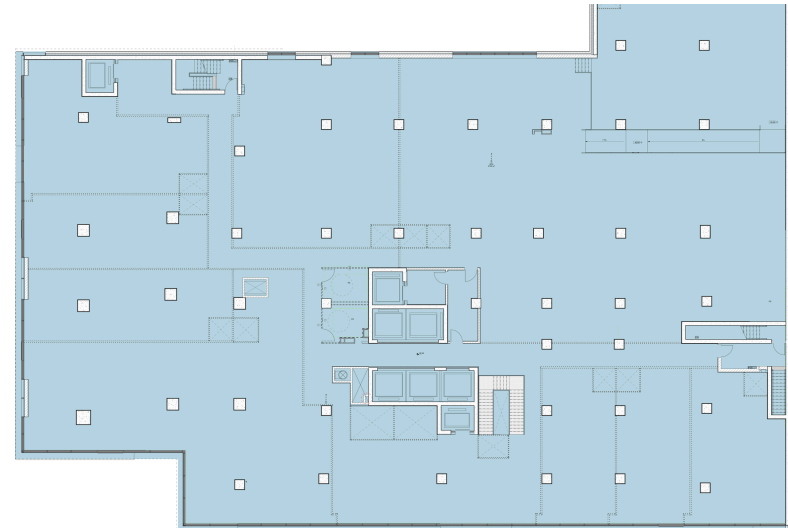
Unit	Size (sf)
A	3,701
B	925
C	2,486
D	3,190



The Perfect Retail Opportunities

Second Floor

Unit	Size (sf)
A	~23,000





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Leasing Inquiries
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