

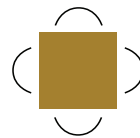
RESTAURANT SPACE FOR LEASE

300 KING STREET
LONDON, ON



Len Goudy

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DETAILS

300 KING STREET



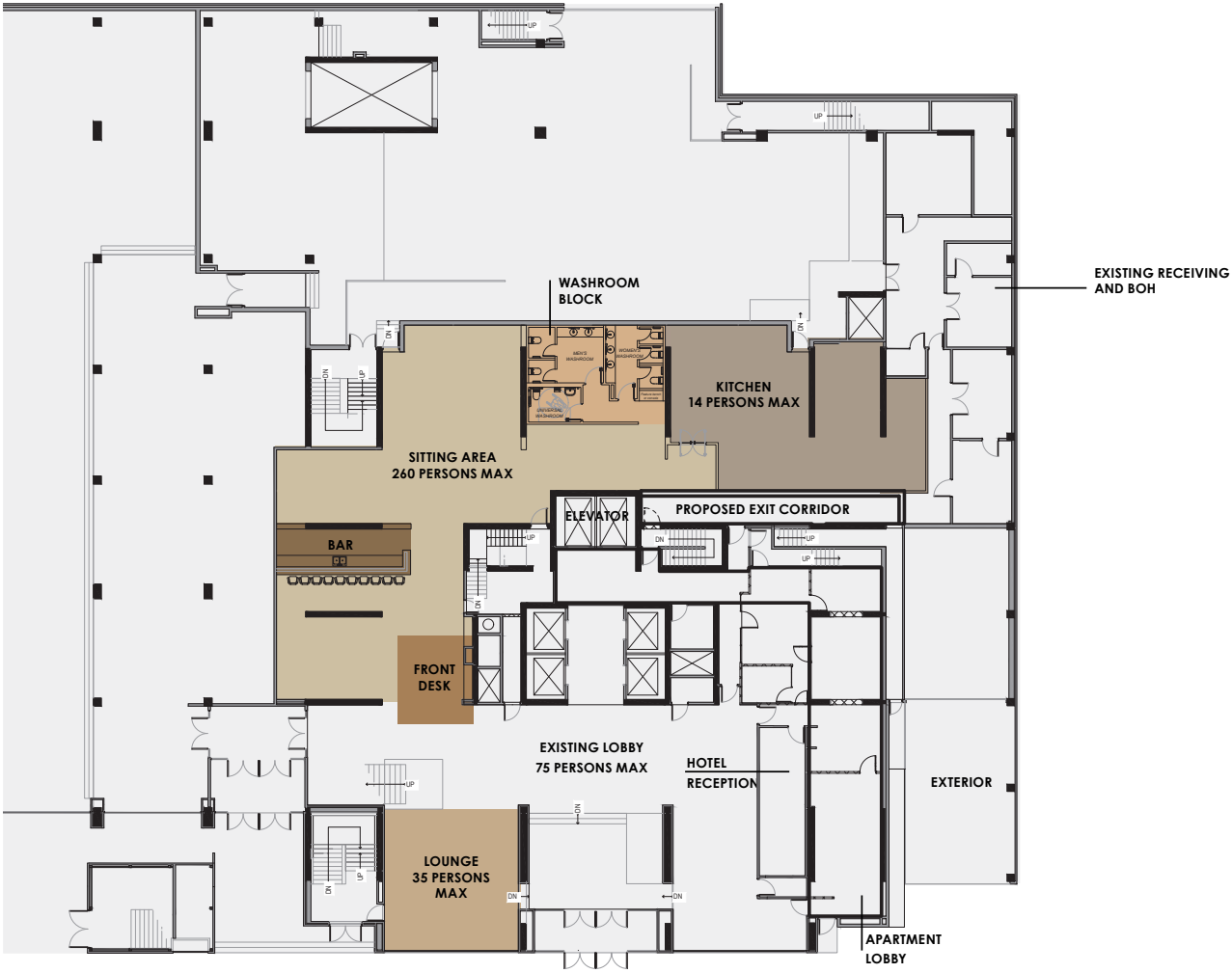
PRIME RESTAURANT OPPORTUNITY:

Prime restaurant opportunity in Downtown London! Located at 300 King Street within a premier hospitality hub, this newly re-demised 4,500 SF commercial space features excellent street frontage and prominent signage opportunities. Ideal for a restaurateur offering full breakfast, lunch, dinner, and bar service, with a lucrative opportunity to cater on-site hotel events. Built-in traffic includes 108 established upper-floor residential units plus 192 guest rooms undergoing renovations nearing completion (which, even during renovations, maintained a 61% occupancy level as of the end of 2025). This captive audience is further amplified by the on-site Yuk Yuk's Comedy Club located directly within the hotel. Connected via a plus 15 style enclosed walkway is the adjacent 86,500 SF RBC Place London (Convention Centre), which leases space on the hotel's 2nd floor. Additionally, the developer has broken ground on the adjoining lot for 402 residential units and a parking garage with dedicated guest spaces. High-density core near theatre and festivals with 15,808 residents within 1 km and 34,000+ daytime workers.

RESTAURANT UNIT	4,500 SF
RENT	\$50.00 PSF PA
TMI	\$12.00 PSF PA (2026 Est.)

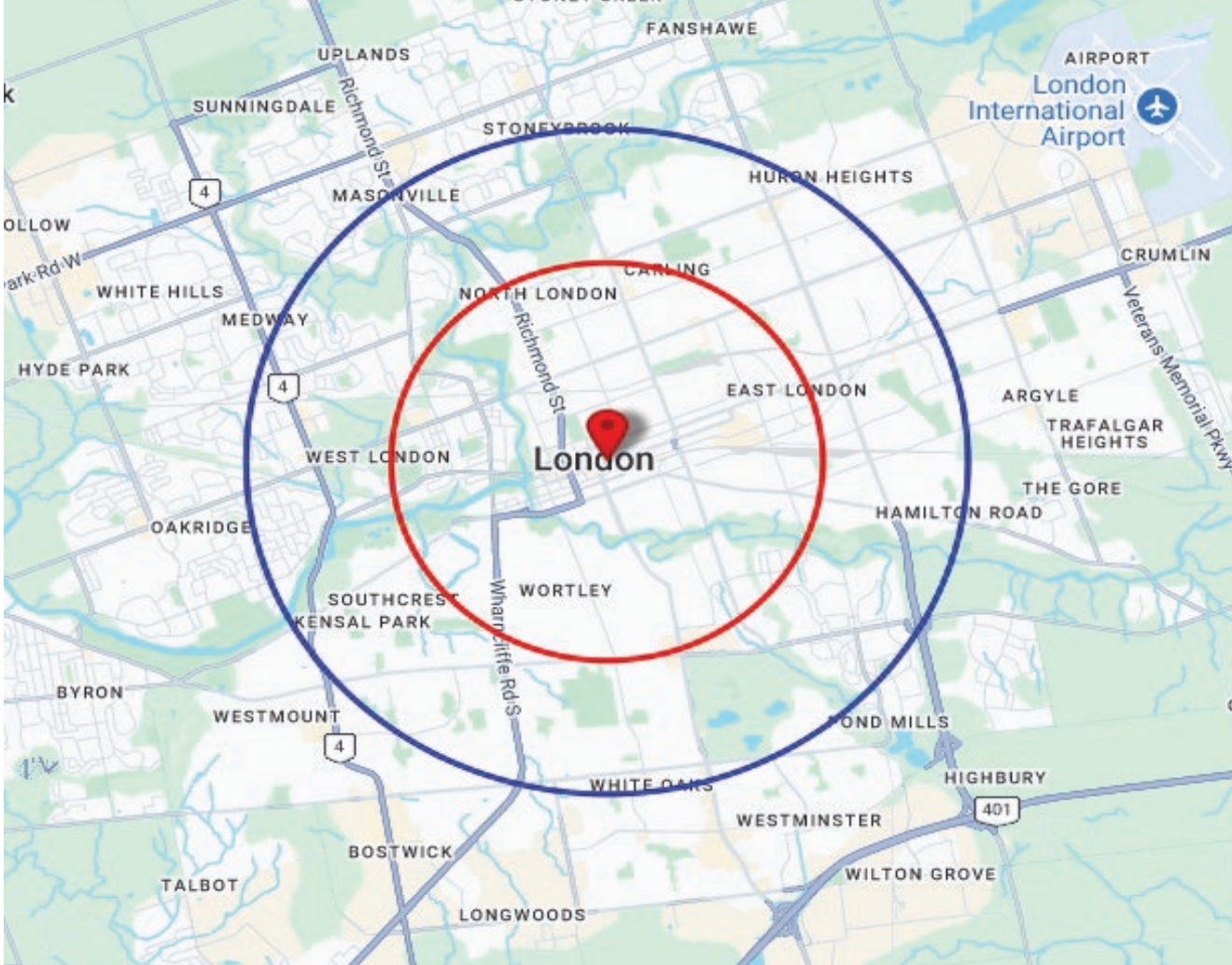
SITE PLAN

300 KING STREET



TRADE AREA MAP

300 KING STREET



2025 Daytime Population	300 King St, London, ON N6B 1S2 0 - 3 km		300 King St, London, ON N6B 1S2 0 - 5 km	
		%		%
Total Estimated Population	88,328		220,963	
Total Daytime Population	128,165		249,828	
Daytime Population at Home	38,114	29.7%	104,649	41.9%
0 to 14 years	8,647	6.7%	27,457	11.0%
15 to 64 years	18,407	14.4%	46,740	18.7%
65 years and over	11,060	8.6%	30,451	12.2%
Daytime Population at Work	91,389	71.3%	144,611	57.9%
Work At Usual Place	70,690	55.2%	106,801	42.7%
Work Mobile	12,612	9.8%	19,290	7.7%
Work At Home	8,086	6.3%	18,521	7.4%

DEMOGRAPHICS SNAPSHOT

300 KING STREET

2025 Demographic Snapshot	300 King St, London, ON N6B 1S2 0 - 3 km		300 King St, London, ON N6B 1S2 0 - 5 km	
		%		%
Total Population				
2020 estimated	78,411		197,467	
2025 estimated	88,328		220,963	
2030 Projected	93,090		233,694	
% Pop. Change (2020-2025)	12.6%		11.9%	
% Pop. Change (2025-2030)	5.4%		5.8%	
2025 Total Population by Age	88,328		220,963	
0 to 4 years	2,993	3.4%	9,086	4.1%
5 to 19 years	9,259	10.5%	28,835	13.0%
20 to 24 years	7,800	8.8%	18,869	8.5%
25 to 34 years	21,965	24.9%	48,904	22.1%
35 to 44 years	12,654	14.3%	30,898	14.0%
45 to 54 years	8,766	9.9%	21,351	9.7%
55 to 64 years	9,909	11.2%	24,209	11.0%
65 to 74 years	8,408	9.5%	21,081	9.5%
75 years & over	6,574	7%	17,730	8%
Median Age	36.5		36.4	
2025 Total Census Families	18,790		50,724	
Average Persons Per Family	2.7		2.8	
Total Couples	14,926	79.4%	39,662	78.2%
Without children at home	9,317	49.6%	22,387	44.1%
With children at home	5,609	29.8%	17,275	34.1%
Lone-parent families	3,864	20.6%	11,062	21.8%
Children Per Census Family	0.8		1.0	
2025 Educational Attainment (15 years+)	77,683		190,018	
Less than a bachelor degree	49,946	64.3%	130,499	68.7%
Bachelor degree & higher	27,736	35.7%	59,519	31.3%
2025 Households	43,168		99,158	
Persons per household	2.00		2.19	
Average household income	\$ 85,753		\$ 87,955	
2025 Occupied Dwellings	43,168		99,158	
Owned dwellings	16,758	38.8%	41,749	42.1%
Rented dwellings	26,410	61.2%	57,409	57.9%

DEMOGRAPHICS

300 KING STREET

2025 Estimates Visible Minority	300 King St, London, ON N6B 1S2 0 - 3 km		300 King St, London, ON N6B 1S2 0 - 5 km	
		%		%
2025 Household Population by visible minority groups	86,348	%base	217,581	%base
Total visible minority population	18,476	21.4%	63,646	29.3%
Chinese	1,720	2.0%	5,703	2.6%
South Asian	6,066	7.0%	16,396	7.5%
Black	3,086	3.6%	9,834	4.5%
Filipino	913	1.1%	3,537	1.6%
Latin American	2,289	2.7%	8,205	3.8%
Southeast Asian	720	0.8%	2,498	1.1%
Arab	1,327	1.5%	9,370	4.3%
West Asian	461	0.5%	2,929	1.3%
Korean	514	0.6%	1,519	0.7%
Japanese	285	0.3%	432	0.2%
Visible minority, n.i.e.	291	0.3%	1,032	0.5%
Multiple visible minorities	805	0.9%	2,191	1.0%
Not a visible minority	67,872	78.6%	153,935	70.7%

2028 Projections Visible Minority	300 King St, London, ON N6B 1S2 0 - 3 km		300 King St, London, ON N6B 1S2 0 - 5 km	
		%		%
2028 Household Population by visible minority groups	88,285	%base	223,393	%base
Total visible minority population	20,569	23.3%	70,348	31.5%
Chinese	1,876	2.1%	6,181	2.8%
South Asian	6,999	7.9%	18,891	8.5%
Black	3,323	3.8%	10,520	4.7%
Filipino	1,010	1.1%	3,864	1.7%
Latin American	2,529	2.9%	8,955	4.0%
Southeast Asian	769	0.9%	2,645	1.2%
Arab	1,496	1.7%	10,402	4.7%
West Asian	539	0.6%	3,352	1.5%
Korean	568	0.6%	1,671	0.7%
Japanese	292	0.3%	448	0.2%
Visible minority, n.i.e.	300	0.3%	1,069	0.5%
Multiple visible minorities	869	1.0%	2,351	1.1%
Not a visible minority	67,716	76.7%	153,044	68.5%