

For Lease

493 QUEEN STREET W

TORONTO, CANADA

Boutique Retail

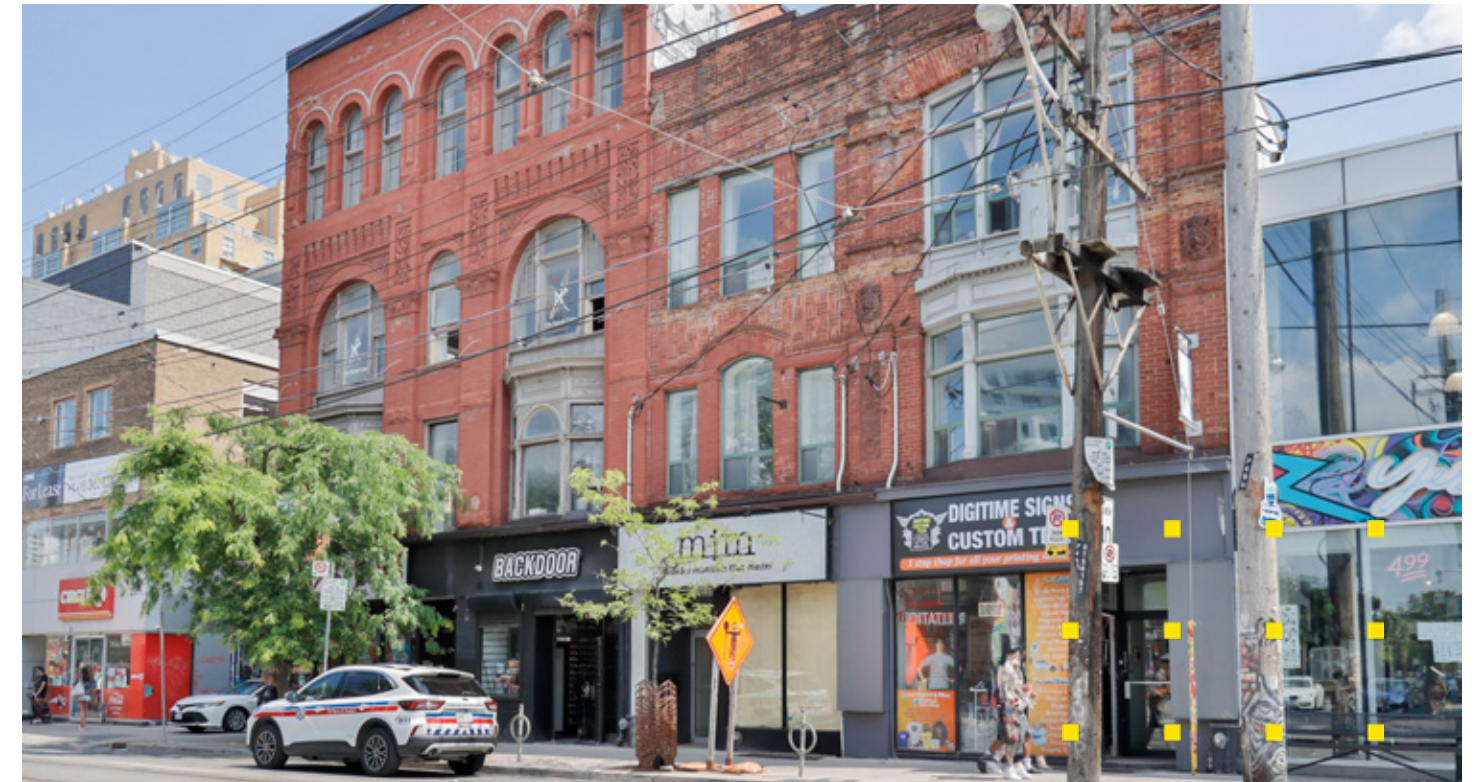


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**PRIME QUEEN WEST
LOCATION**



THE OPPORTUNITY

Retail space available for lease on Queen Street West

Located just west of Spadina Avenue, backing onto Toronto's famous Graffiti Alley. High exposure, boutique retail space located on the main floor of a Queen West character building. Ideally situated within a bustling area of the city that sees significant daytime, evening, and weekend traffic.

Retail Space	Ground 1,584 SF Lower Level 834 SF
Net Rent	Contact Listing Agents
TMI	\$27.51 PSF (2026 estimate)
Ceiling Height	Up to 12'2 FT (approx.)
Comments	<ul style="list-style-type: none"> ▪ Approx. 16 feet of frontage ▪ Excellent branding and signage opportunity ▪ Additional blade sign available ▪ Great ceiling heights ▪ Additional lower level space included in the rent ▪ 2 washrooms (one on main level, one in the basement) ▪ Double man shipping doors at the rear of the space ▪ Suitable for a variety of different uses

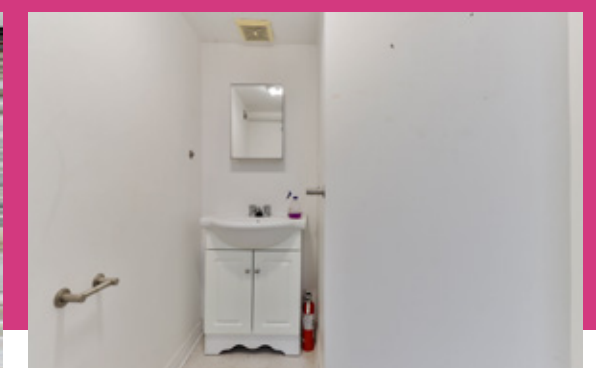
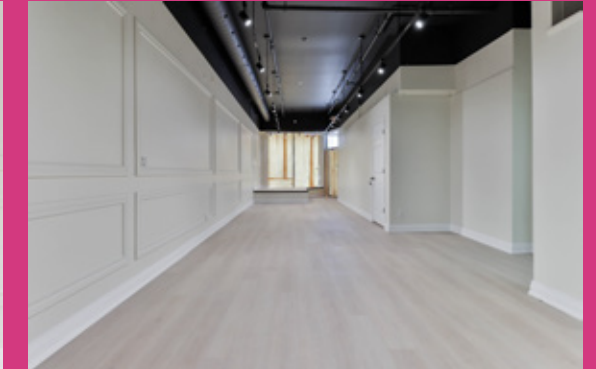
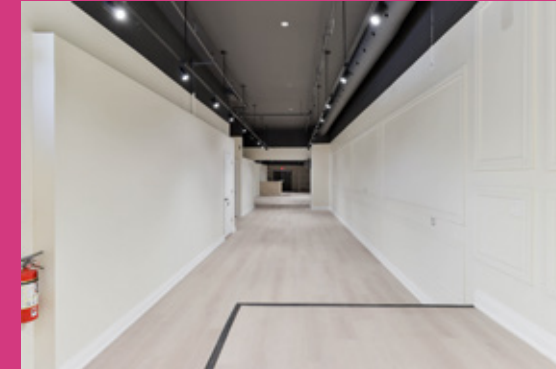
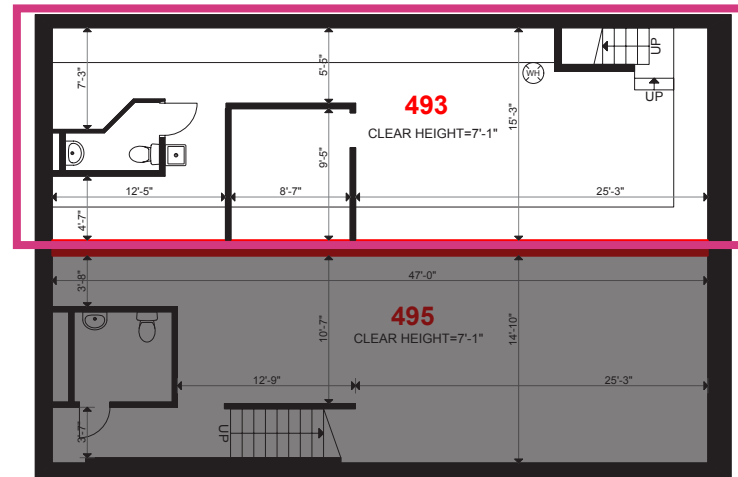
FLOOR PLANS

493 Queen Street West

Ground Floor - 1,584 SF



Lower Level - 834 SF





QUEEN STREET WEST

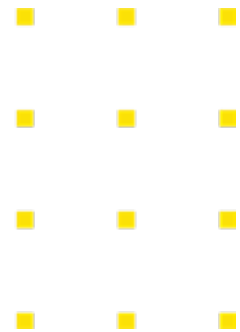
Located at the vibrant crossroads of Toronto’s fashion, entertainment, and financial districts,

Queen Street West is a dynamic hub that draws both locals and tourists. This iconic stretch boasts a rich blend of mass-market retailers, lifestyle brands, eclectic shops, cozy cafes, and beloved local eateries, making it a destination for all tastes.

Positioned at the northern edge of downtown’s bustling core, this section of Queen Street West is experiencing rapid growth, with numerous new condo developments under construction and in the planning stage. The ongoing development, combined with the street’s close proximity to Toronto’s central districts, contribute to the areas high daytime, evening, and weekend traffic, making it an attractive location for brands looking to make their mark.

Further enhancing its appeal, the new Ontario Transit Line will soon connect this area; with convenient stops at Queen & Spadina and Queen & University, boosting accessibility to this already high-traffic neighborhood.

Queen Street West is truly a place where growth, culture, and opportunity converge.



DEMOGRAPHICS



45,902

Total households



81,188

Total population



150,376

Daytime Population



36

Avg. age



\$145,696

Avg. household income



40+

New residential developments



85.4%

Daytime Pop. at work



35,000

Daily ridership 501 Queen Streetcar



\$3,090

Avg. spend on clothing



\$3,575

Avg. spend restaurants

Stats taken within a 1km radius of 439 Queen St W
SOURCE: ESRI DEMOGRAPHICS 2026

NEIGHBOURHOOD RETAIL

Queen West

<p>BATHURST STREET</p> <p>CONVENIENCE CANADA HABIBZ CORNER SHORT TURN</p> <p>SHERYL'S AUTHENTIC CARIBBEAN CUISINE</p> <p>THROWBACK VAULT DND</p> <p>ANGARA RESTAURANT</p> <p>SHOPPERS DRUG MART</p> <p>RYERSON AVE</p> <p>THE BEADERY BAR KARMA HYVE MISS TIVY PHO 90 GOOD COMPANY JUST KARL COSMETICS MAY KAY PHO (SUSHI) LA PALETTE COMMA GAS STATION VAPE SHOP</p> <p>DENISON AVE</p> <p>WENDY'S NEVERENS SEWING SUPPLY SAKU (SUSHI & TACO) BAR CHEF IT'S OK</p> <p>AUGUSTA AVE</p> <p>DROM TABERNA NAVA THE WOOL HOUSE BLING BLING ON QUEEN KING TEXTILES QUEEN TEXTILES HIGHLY RECOMMENDED DOWNTOWN FABRICS EUROFAB</p> <p>YANAULEY ST</p> <p>ROLLTATION H&R BLOCK BAGELS ON FIRE RAMEN X REMIX NAMI ON QUEEN POKITO CAMOUFLAGE MILITARY SUPPLY SHELBY'S SHAWARMA DOMINOS PIZZA THE CAMERON HOUSE</p> <p>CAMERON ST</p> <p>MY ROTI PLACE KINTON RAMEN POPEYES LOUISIANA KITCHEN STACKED PANCAKES BANH MI BOYS GONG CHA GYUKI MCDONALD'S</p> <p>SPADINA AVENUE</p> <p>510 SPADINA STREET CAR</p> <p>CIBC ONTARIO LINE A&W FUTURE QUEEN-SPADINA STATION HORSHOE TAVERN MAC FLÄLLRÄVEN FLÜBOHO GEOLOGIC CASPER CHICK-FIL-A RIVOLI GARAGE BRANDY MELVILLE PETVIEW BELL LEMON SOLUNA TORONTO DISCOWEST MEC</p> <p>OHIO ST</p> <p>THE SCORE ON QUEEN KIDZ DOZY FIDO/ROGERS SOX SHOP XS TORONTO PIERCINGS AND TATTOOS ARTIZIA ICEBREAKER MERINO COOKIES TORONTO LCBO</p> <p>BEVERLEY ST</p> <p>SHOPPERS DRUG MART BLACK MARKET VINTAGE (LOWER) HOLY COW STEAKHOUSE GARDENVIEW AMICO PIZZA</p> <p>LS NHOT ST</p> <p>NORD LYON TRIBAL RHYTHM VINTAGE BMV BOOKS NAAN KABOB WAREHOUSE NEW TRIBE (2ND FLR) AUX MERVILLEUX DE FRED</p>	<p>QUEEN STREET WEST</p> <p>501 QUEEN STREET CAR</p> <p>CRAZY WINGS 655 QUEEN WEST DEVELOPMENT</p> <p>CB2 MILK UP VALUE VILLAGE BOUTIQUE</p> <p>ABSTRACT ARTS TATTOOS TREK BICYCLE LCBO RYPL OSMOW'S COSMOS RECORDS EASY FINANCIAL AREA RGUS BMO</p> <p>PORTLAND ST</p> <p>OUTER LAYER ROSIE'S BURGERS MISTER WOLF BABY'S</p> <p>FRESHLY BAKED TEES ULTIMATE FADERS FRESH PICKED HI BEADS MAHA LOVES YOU JAVA HOUSE</p> <p>VALUE BUDS AFFORDABLE TEXTILES ESMOKER CANADA ARTON BEADS ORIGINAL VITALITY COMPOUND YES ELECTRIC TATTOO DIGITIME SIGNS & CUSTOM TEES</p> <p>MCDONUGALL LN</p> <p>BACKDOOR BURRITO BOYZ CIRCLE K</p> <p>URBAN OUTFITTERS VERO ITALIAN SANDWICH CO. LEO'S TEXTILES PIZZA K KARACHI KABAB WALA CHAT TIME BUBBLE TEA SAFFRON SPICE KITCHEN</p> <p>ONTARIO LINE FUTURE QUEEN-SPADINA STATION</p> <p>PETER ST</p> <p>LITTLE NICKY'S COFFEE PETER PAN BISTRO TD REPAIR + RUN CLUB MED TIMBUK2 LITTLE BURGUNDY ALDO ARC'TERYX THE BEVERLEY HOTEL KIT AND ACE UR ICE CREAM AND SUB SANDWICHES</p> <p>ARC'TERYX MUYAI THAI GROOVY SO HIP CHIPOTLE BRASA CLEARLY CONTACT CHANGE LINGERIE MIZZICA GELATERIA & CAFE</p> <p>LS NHOT ST</p> <p>BELL MEDIA HQ MUCH DIGITAL STUDIOS</p>
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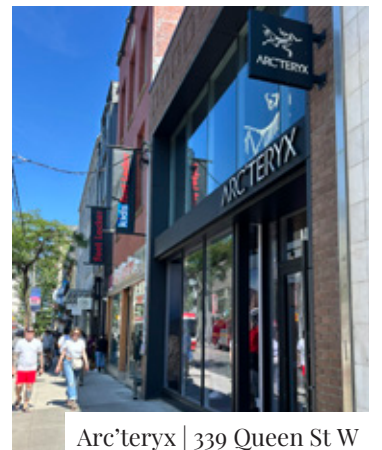
HIGHLIGHTED RETAILERS



Aritzia | 280 Queen St W



Urban Outfitters | 418 Queen St W



Arc'teryx | 339 Queen St W



MAC | 368 Queen St W



Loblaws, Winners, Joe Fresh | 585 Queen St W



Queen-Spadina Transit Oriented Community



149 Bathurst Street



Theatre District Residence & Riu Plaza Hotel



KING Toronto

NEIGHBOURHOOD DEVELOPMENTS

Queen West



101 Spadina Avenue Pre-Construction 50 storeys, 452 units	170 Spadina Pre-Construction 12 storeys, 164 units	Four Eleven King Pre-Construction 45 storeys, 435 units	MANGA on Richmond & Camden Under Construction 19 storeys, 362 units	580 King Street W Pre-Construction 11 storeys, 93 units
111 Peter Street Pre-Construction 52 storeys, 852 units	Hyatt House Downtown Under Construction 20 storeys, 280 units	433 Queen St W Pre-Construction 15 storeys, 122 units	485 Wellington St W Pre-Construction 18 storey, 162 units	655 Queen Street W Pre-Construction 9 storeys, 76 units
MRKT Completed late 2025 15 storeys, 291 units	Bungalow on Mercer Pre-Construction 17 storeys, 12 units	445 Adelaide W Pre-Construction 17 storeys, 144 units	488 Wellington Pre-Construction 16 storey, units tbd	647-655 King St W Pre-Construction 25 storeys, 235 units
RioCan Hall Pre-Construction 42 storey, 693 units	28 Grange Avenue Under Construction 3 storeys, 6 units	450 Richmond W Pre-Construction 19 storeys, 116 units	KING Toronto Under Construction 16 storey, 439 units	662-668 King St W Under Construction 25 storeys, 187 units
135 Portland St Pre-Construction 16 storeys, 129 units	Theatre District Residence & Riu Plaza Hotel Completed late 2025 48,49 storeys, 1005 units	457 Richmond Street W Pre-Construction 19 storeys, 140 units	50 Stephanie Street Pre-Construction 11 storey, 163 units	8 Camden St Pre-Construction 17 storeys, 200 units
14 Grange Ave Pre-Construction 6 storeys, 42 units	305 King Street W Pre-Construction 50 storeys, 403 units	Spadina Adelaide Square Under Construction 58 storeys, 528 units	504 Wellington St W Pre-Construction 13 storeys, 58 units	86 John Street Pre-Construction 10 storeys, 14 units
147 Spadina Ave Pre-Construction 24 storeys, 226 units	Camden House Pre-Construction 18 storeys, 252 units	46 Spadina Ave Pre-Construction 29 storeys, 516 units	540-544 King St W Pre-Construction 15 storeys, 95 units	
149 Bathurst St Pre-Construction 12 storeys, 155 units	378 Queen St W Pre-Construction 17 storeys, 95 units	The Park Retirement Residence Under Construction 15 storeys, 186 units	550 Adelaide Street W Pre-Construction 16 storeys, 139 units	
Reside on Richmond Pre-Construction 30 storeys, 384 units	400 King St W Under Construction 49 storeys, 630 units	467 Wellington St W Pre-Construction 16 storeys, 172 units	Alexandra Park Revitalization Under Construction 22 Buildings 20 storeys, 2346 units	



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