



KING ST.  
& CHARLOTTE ST.  
TORONTO, ON

# charlie

toronto

#### FIRST GULF CONTACTS

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# FIRST GULF

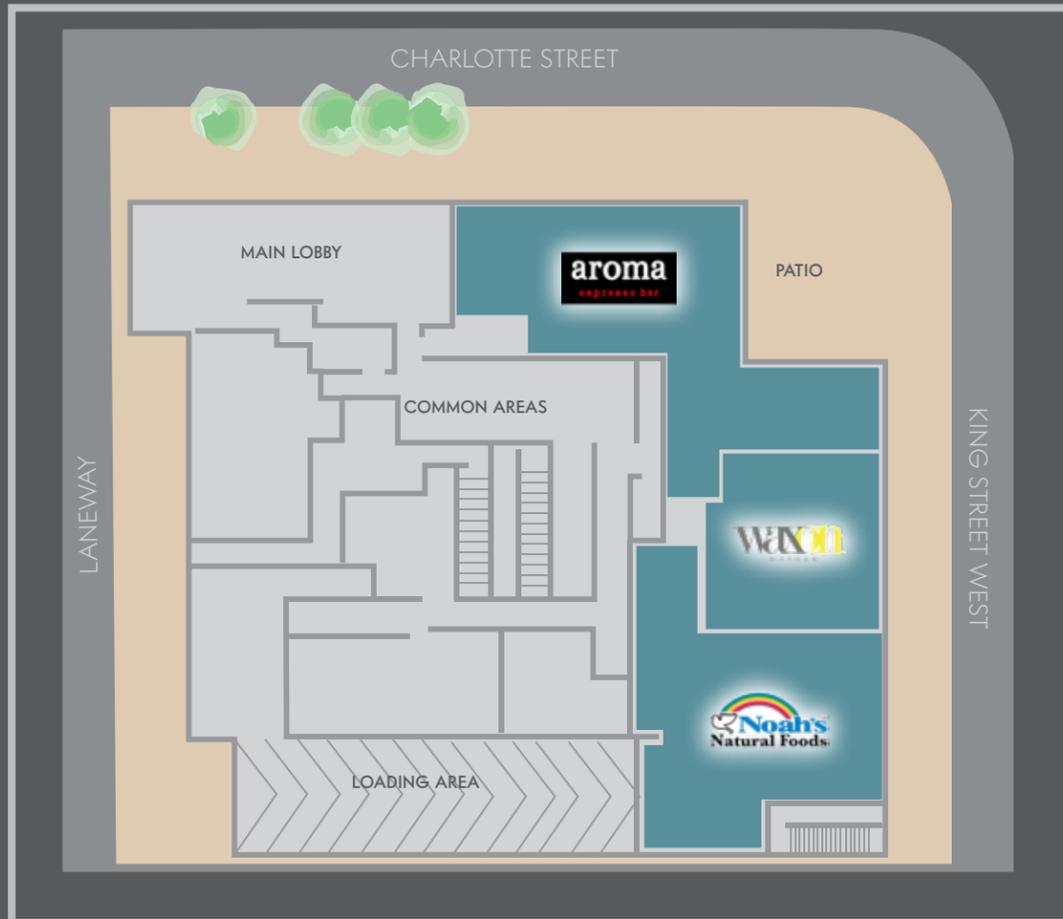
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# FIRST GULF



- LEASED
- COMMON AREAS



**TENANTS:**

UNIT	TENANT	AREA (SF)
1	Noah's Natural Foods	2,266
2	Waxon Waxbar	1,241
3	Aroma Cafe	2,442
TOTAL:		6,089

**GETTING AROUND THE NEIGHBOURHOOD**



Mobility scores from WalkScore.com, 2019

# welcome to Charlie

## 6,000 sf of ground floor retail space in an urban mixed-use luxury condo.

- Located at the northwest corner of King St. and Charlotte St., in the **heart of the Entertainment District.**
- 36-storey residential tower with **314 units.**
- A short walk to TIFF Bell Lightbox, Rogers Centre and many of the city's best cultural highlights.



**NEIGHBOURHOOD DEMOGRAPHICS**



**24,199\*** vehicles per day  
Average Daily Traffic Count (along King Street West)



**trade area population\*\***  
within 1 km - 63,596  
within 2 km - 157,365



**10 year projected pop. growth\*\***  
within 1 km - 26%  
within 2 km - 22%



**average household income\*\***  
within 1 km - \$120,666  
within 2 km - \$ 124,521



**trade area households\*\***  
within 1 km - 37,400  
within 2 km - 89,334

\* CITY OF TORONTO TRAFFIC SAFETY UNIT 2015

\*\* ENVIRONICS ANALYTICS 2018