

FOR LEASE | NEWLY RENOVATED RETAIL & OFFICE

# 429 SPADINA AVENUE

TORONTO, ON



METROPOLITAN  
COMMERCIAL





## PROPERTY OVERVIEW

Located steps from the busy College and Spadina intersection, the property at 429 Spadina Avenue offers prime retail or office space in downtown Toronto and is in close proximity to the University of Toronto, Kensington Market and many other tourist destinations. It further benefits from high pedestrian and vehicular traffic with two nearby TTC streetcar stops.

The building has been fully renovated including a new façade, signage opportunity and building systems. The retail unit has soaring ceiling height. Utilities are separately metered in each unit.

The area is experiencing a tremendous amount of growth and gentrification with a number of residential, student housing and hotel projects in development. Given this improving demographic landscape, many national and international business owners have begun expanding their presence in the neighborhood.

## DETAILS

Unit	Size	Net Rent	TMI
Ground Floor	1,366 SF	\$80.00 PSF	\$26.00/SF

Average Household Income\*



**\$119,914**

Total Population\*



**413,902**

Projected 10-Year Population Growth\*



**+14.05%**

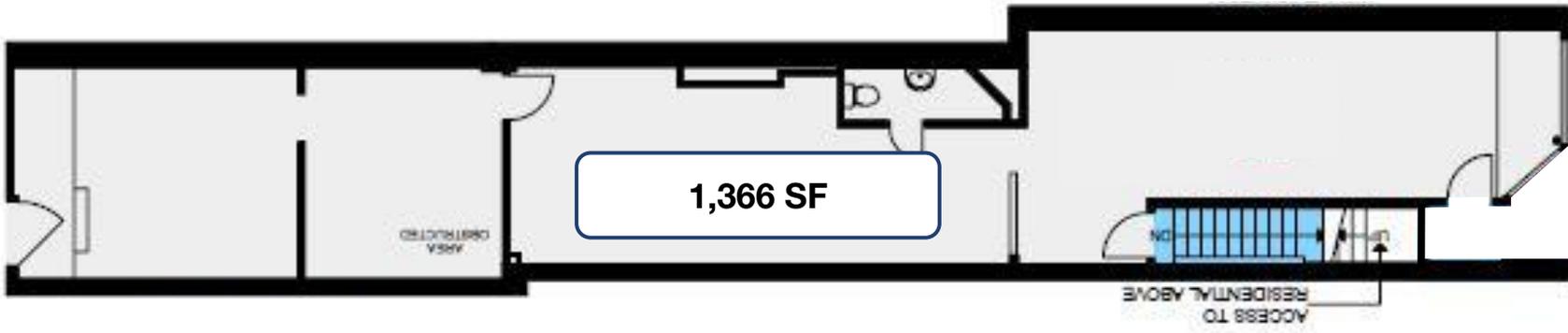
\*Source: CoStar 2021 3km radius



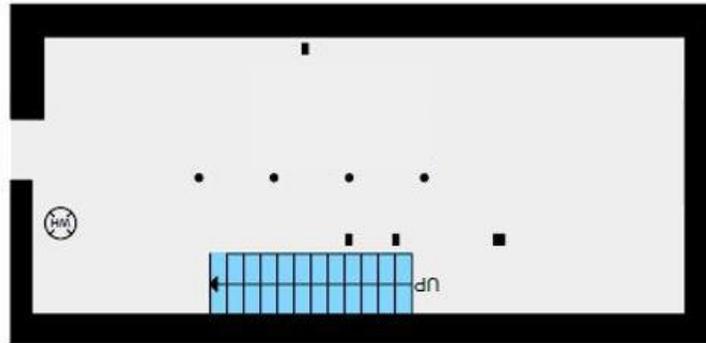
**PROPERTY OVERVIEW**  
**429 SPADINA AVENUE**



## GROUND FLOOR



## BASEMENT\*



**\*NOTE: Basement included in rent at no additional cost**



**RETAIL UNIT PHOTOS**  
**429 SPADINA AVENUE**



**OFFICE UNIT PHOTOS**  
**429 SPADINA AVENUE**





St George St



UNIVERSITY OF  
**TORONTO**  
60,595 Full-time Students




The Waverly  
189 Rental Units




College Condos  
226 Units




Campus One  
840 Residences



Design Haus  
166 Units

College St

Oxford St



Huron St

Ross St

Beverley St

Cecil St

Nassau St

Spadina Ave



Baldwin St

Baldwin St



**AREA MAP**  
429 SPADINA AVENUE



**METROPOLITAN  
COMMERCIAL**

**AMIR NOURBAKHSH**

Managing Director,  
Sales Representative  
O: 416.703.6621 x 252  
M: 647.262.4757  
amir@metcomrealty.com

**JESSE ROTH**

Vice President,  
Sales Representative  
O: 416.703.6621 x 243  
M: 647.289.0244  
jesse.roth@metcomrealty.com

150 BEVERLEY STREET, UNIT 1

TORONTO, ON | M5T1Y5

416.703.6621

[www.metcomrealty.com](http://www.metcomrealty.com)