

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%

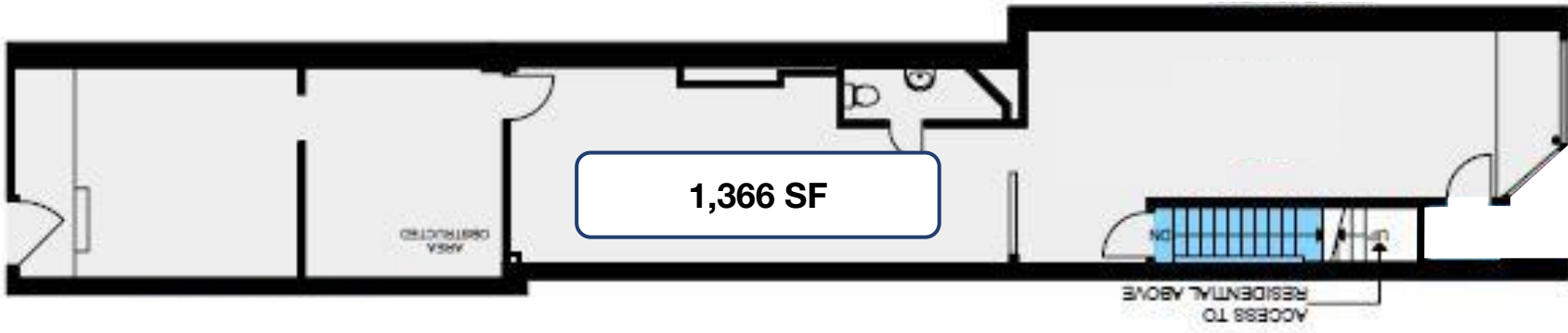
*Source: CoStar 2021 3km radius



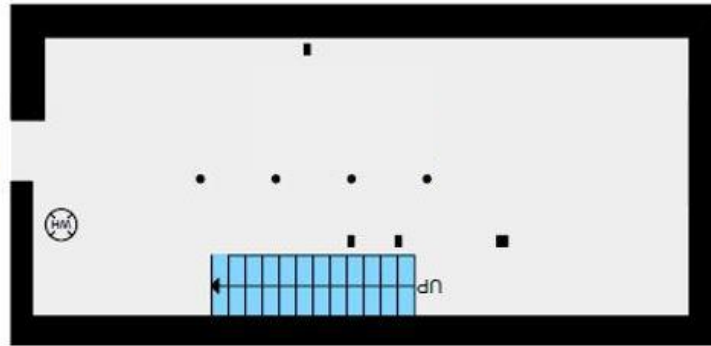
PROPERTY OVERVIEW
429 SPADINA AVENUE



GROUND FLOOR



BASEMENT*



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



RETAIL UNIT PHOTOS
429 SPADINA AVENUE





AREA MAP 429 SPADINA AVENUE

St George St




UNIVERSITY OF
TORONTO
60,595 Full-time Students

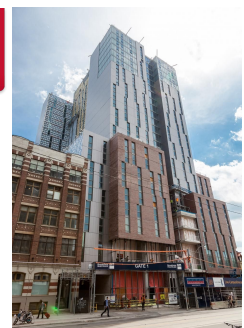



The Waverly
189 Rental Units

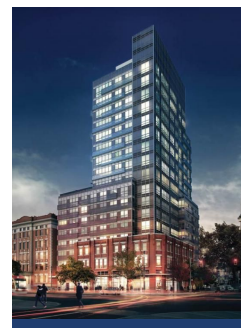
College St



College Condos
226 Units

Campus One
840 Residences



Design Haus
166 Units

Oxford St



Huron St

Ross St

Beverley St

Cecil St

Nassau St

Spadina Ave



Baldwin St

Baldwin St





**METROPOLITAN
COMMERCIAL**

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