

PRIME DOWNTOWN RETAIL OPPORTUNITY

**429-439 SPADINA AVENUE**

FOR LEASE



METROPOLITAN  
COMMERCIAL







## PROPERTY OVERVIEW

Located steps from the busy College and Spadina intersection, the properties at 429-439 Spadina Avenue offer prime retail exposure in the heart of Chinatown and are in close proximity to the University of Toronto, Kensington Market and many other tourist destinations. They further benefit from high pedestrian and vehicle traffic with two nearby streetcar stops.

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 retailers have begun expanding their presence in the neighbourhood.

## DETAILS

Address	Size	Net Rent	TMI
429 Spadina Ave	1,332 SF	\$80.00 PSF	\$22.50 PSF
431 Spadina Ave	1,959 SF	\$65.00 PSF	\$19.95 PSF
433 Spadina Ave	1,449 SF	\$75.00 PSF	\$19.95 PSF
435 Spadina Ave		<b>LEASED</b>	
437 Spadina Ave	926 SF	\$90.00 PSF	\$19.95 PSF
439 Spadina Ave		<b>LEASED</b>	

Average Household Income\*



**\$96,652**

Total Population\*



**355,824**

Projected 10-Year Population Growth\*



**+9.77%**

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\*Source: CoStar, 2016 3km radius.



PROPERTY OVERVIEW



AREA MAP


St George St



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



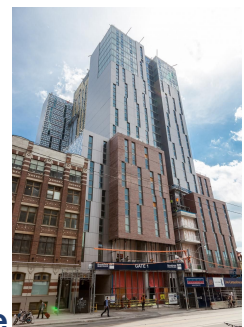

The Waverly  
189 Rental Units


College Condos  
226 Units



429-439  
Spadina Ave



Campus One  
840 Residences



Design Haus  
166 Units

College St

Oxford St

Huron St

Ross St

Beverley St



Nassau St

Spadina Ave



Cecil St

Baldwin St

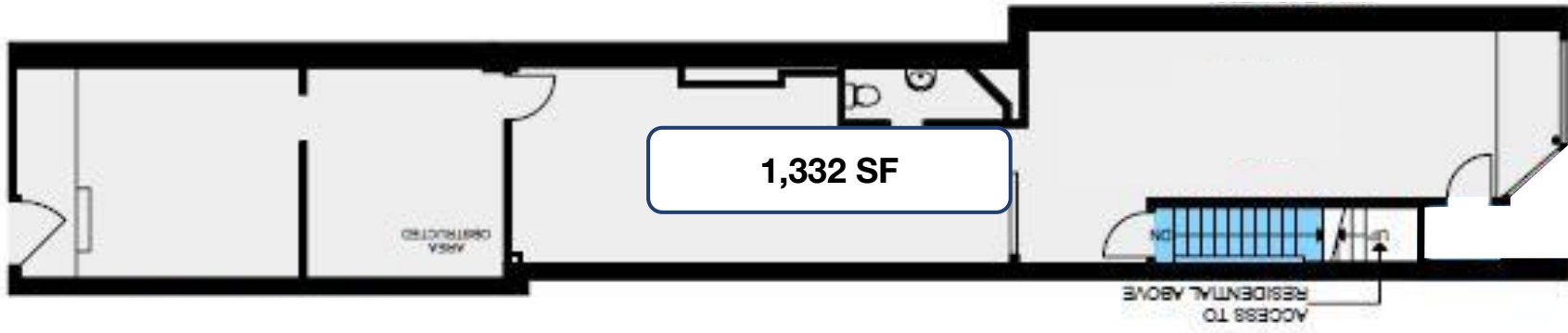
Baldwin St



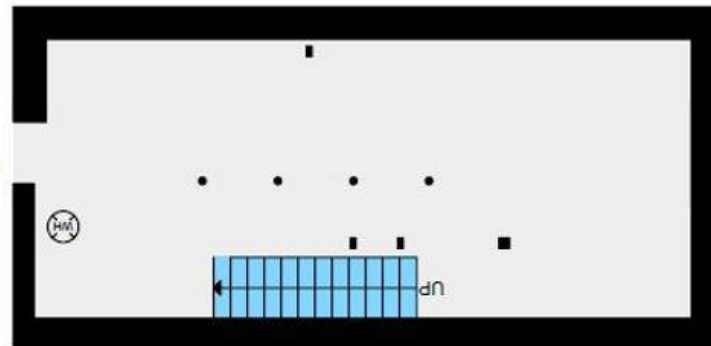
431-439 SPADINA AVE | FOR LEASE



**429 SPADINA AVE**  
GROUND FLOOR



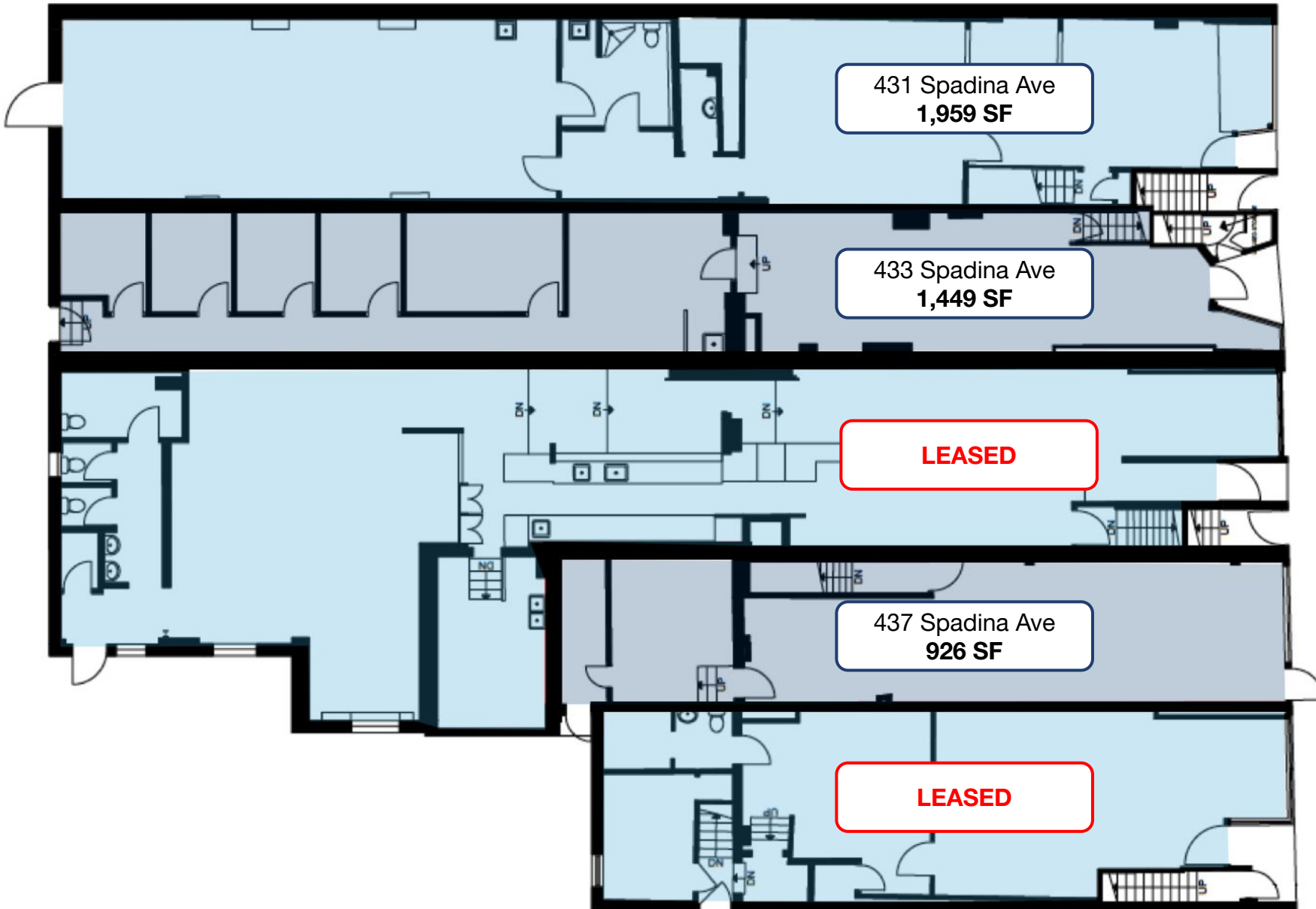
BASEMENT\*



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



GROUND FLOOR



FLOOR PLAN

BASEMENT



NOTE: basement included in rent at no additional cost

**METROPOLITAN  
COMMERCIAL**



**Built on  
Connections.**

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