

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	1,366 SF	\$80.00 PSF	\$27.00 PSF
431 Spadina Ave		LEASED	
433 Spadina Ave		LEASED	
435 Spadina Ave		LEASED	
437 Spadina Ave		LEASED	
439 Spadina Ave	1,074 SF	\$110.00 PSF	\$22.50 PSF

Average Household Income*



\$116,378

Total Population*



417,891

Projected 10-Year Population Growth*



+15.80%

429 & 439 SPADINA AVE | FOR LEASE

*Source: CoStar, 2020 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



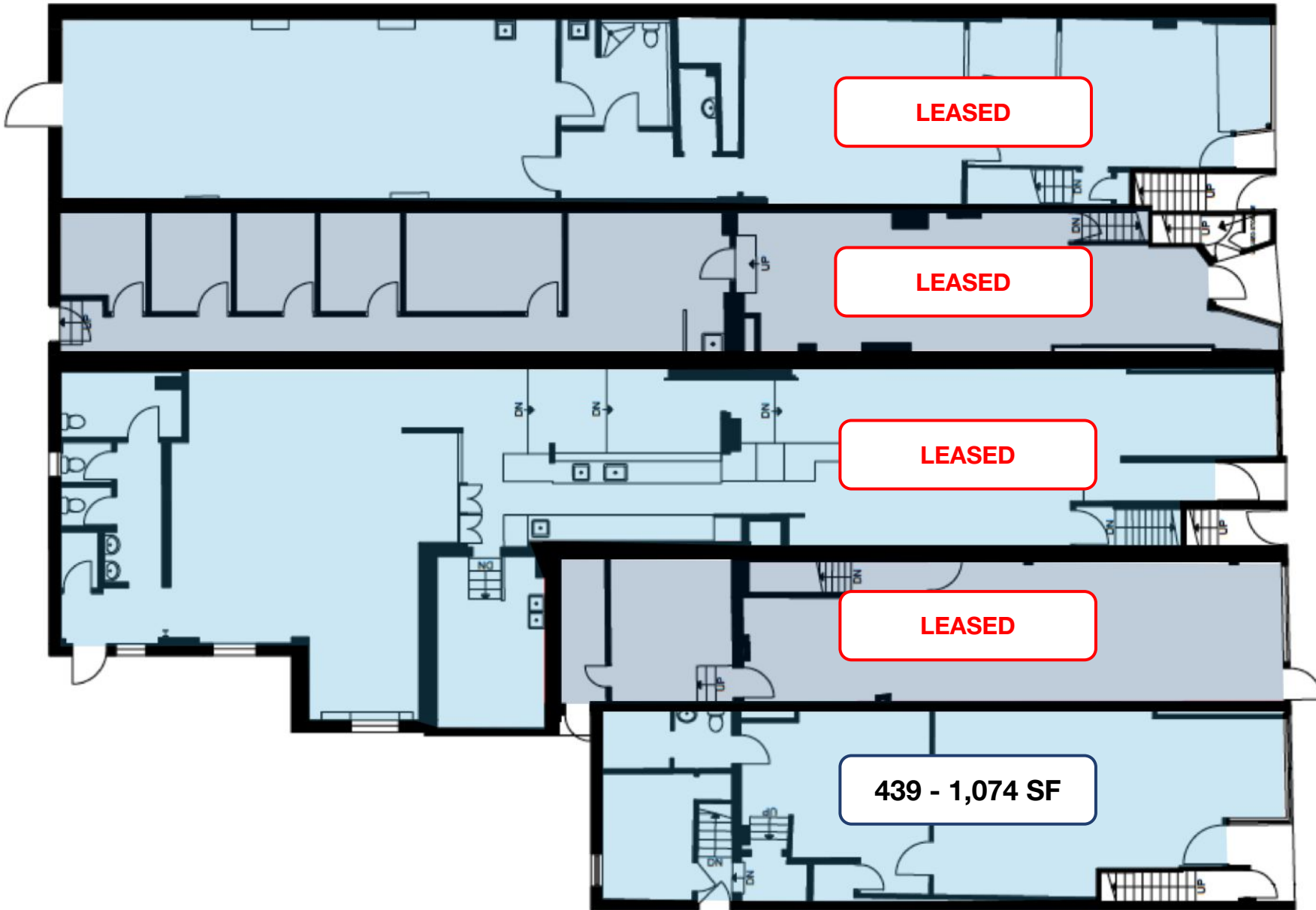
429 & 439 SPADINA AVE | FOR LEASE

439 SPADINA AVE



PHOTOS

GROUND FLOOR



FLOOR PLAN

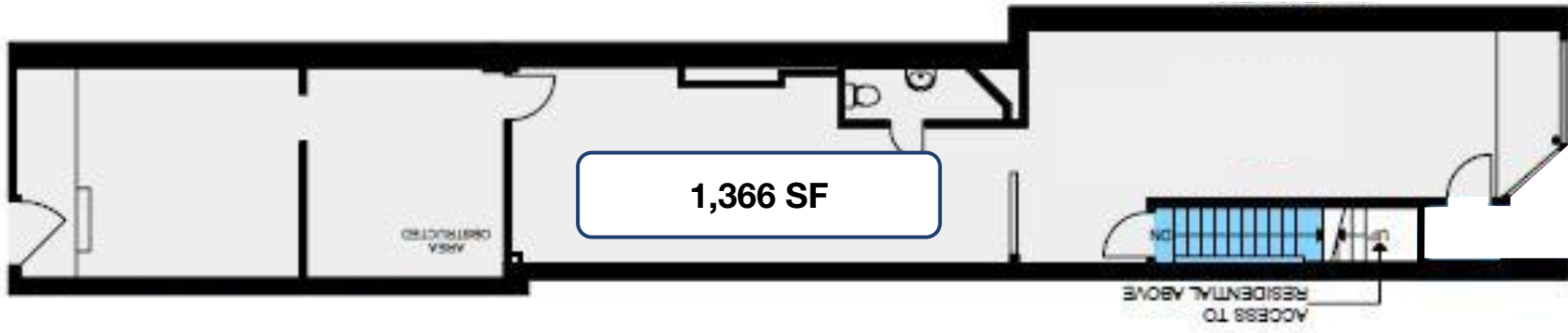
BASEMENT



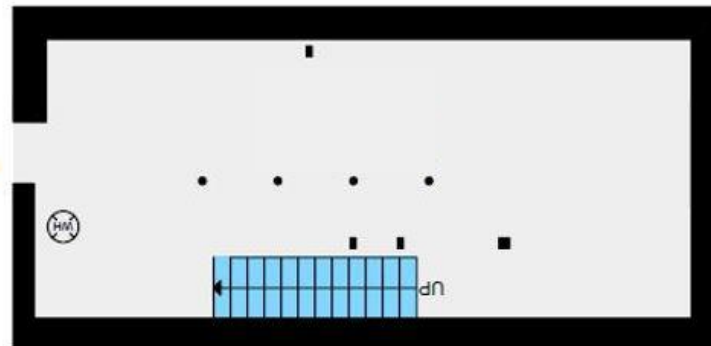
NOTE: basement included in rent at no additional cost



429 SPADINA AVE
GROUND FLOOR



BASEMENT*



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

**METROPOLITAN
COMMERCIAL**



**Built on
Connections.**

626 King St West
Suite 302
Toronto, ON
M5V1M7

416.703.6621

www.metcomrealty.com

CONTACT:

Urban Commercial Advisory Group

Amir Nourbakhsh*	O - 416.703.6621 x252	M - 647.262.4757	amir@metcomrealty.com
Jesse Roth*	O - 416.703.6621 x243	M - 647.289.0244	jesse.roth@metcomrealty.com

*Sales Representative