

PRIME DOWNTOWN RETAIL/OFFICE OPPORTUNITY

429 SPADINA AVENUE

FOR LEASE



METROPOLITAN
COMMERCIAL



IMPROVED PRICE

Tei Japanese BBQ 焼肉

Ushi-Tei Japanese BBQ
Coming soon
即将开业

LUCKY
425-427 SPADINA AVE. IMPORTER



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, while the upper level has a brand-new patio deck, interior skylight, glass bannister and a private entrance.

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 neighbourhood.

Landlord is offering up to 6-months of free rent.

DETAILS

Address	Size	Net Rent	TMI
Ground Floor	1,366 SF	Negotiable	\$27.00 PSF
Second Floor	1,038 SF	Negotiable	\$27.00 PSF

Average Household Income*



\$116,378

Total Population*



417,891

Projected 10-Year Population Growth*



+15.80%

429 SPADINA AVE | FOR LEASE

*Source: CoStar, 2020 3km radius.



PROPERTY OVERVIEW



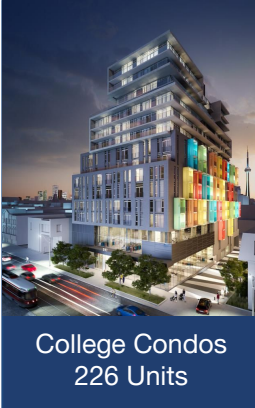
St George St



UNIVERSITY OF
TORONTO
60,595 Full-time Students



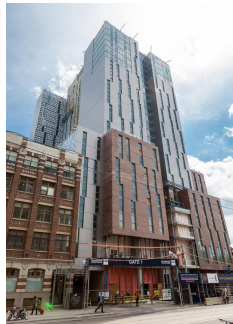
The Waverly
189 Rental Units

College Condos
226 Units



429 Spadina Ave



Campus One
840 Residences



Design Haus
166 Units

College St

Oxford St



Huron St

Ross St

Beverley St

Cecil St

Nassau St

Spadina Ave



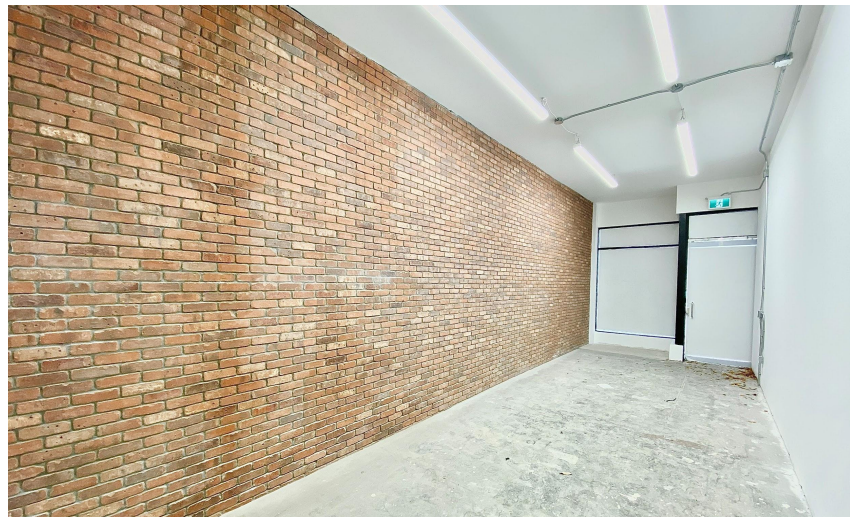
Baldwin St

Baldwin St



AREA MAP

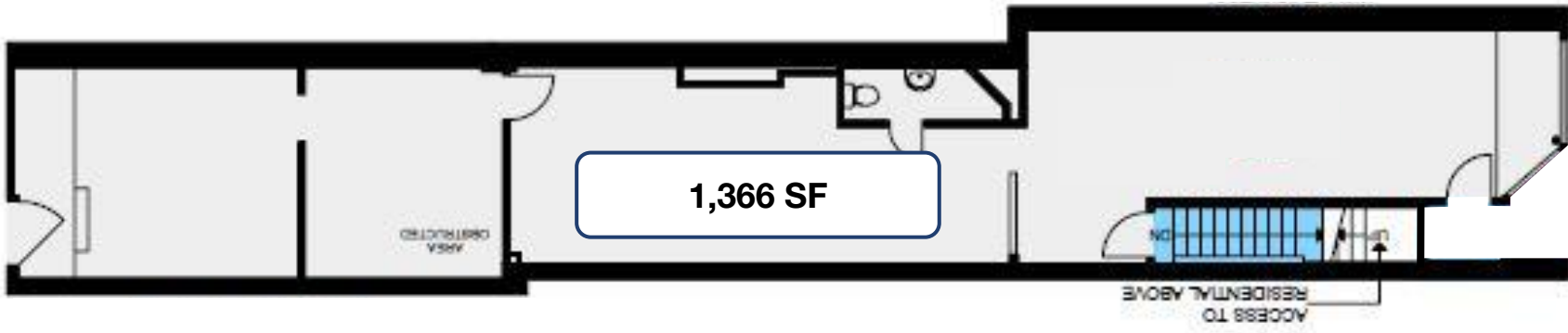
429 SPADINA AVE | FOR LEASE



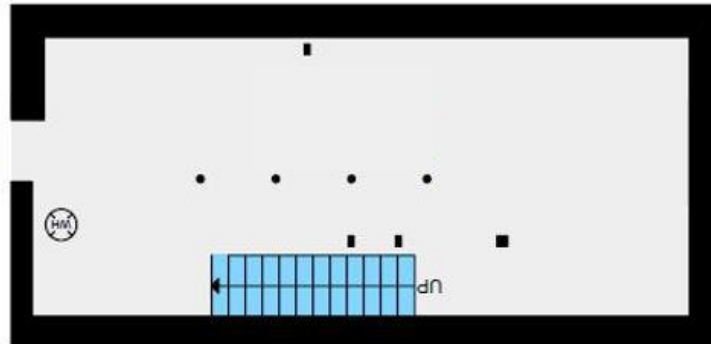
RETAIL UNIT PHOTOS



429 SPADINA AVE
GROUND FLOOR



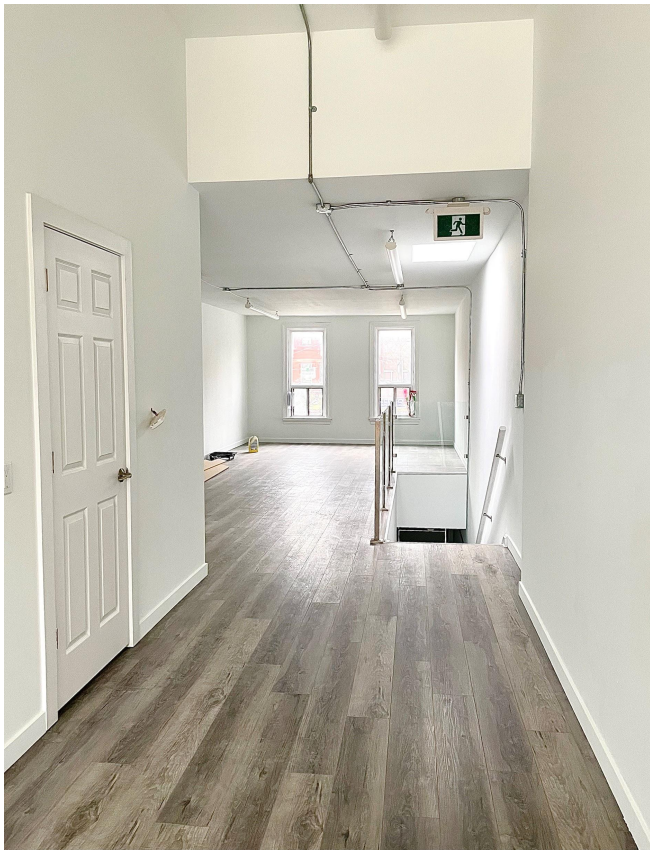
BASEMENT*



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



OFFICE UNIT PHOTOS



429 SPADINA AVE | FOR LEASE

**METROPOLITAN
COMMERCIAL**



**Built on
Connections.**

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Toronto, ON
M5V1M7

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