



# FOR LEASE

283 SPADINA AVE



DUNDAS ST W SPADINA AVE

TROPHY CORNER BROUGHT TO YOU BY:

# PROPERTY DETAILS

## 283 Spadina Ave

<b>Ground Floor</b> Units 501	4,851 sq.ft.
<b>Basement</b>	909 sq.ft.
<b>Available</b>	Q1 2027
<b>Net Rent</b>	To be negotiated
<b>Tenant's Allowance</b>	To be negotiated
<b>Estimated TMI</b>	\$31 /sq ft.
<b>Electrical</b>	3PH / 200 AMP
<b>HVAC</b>	10 ton situated at rooftop

### Property Highlights

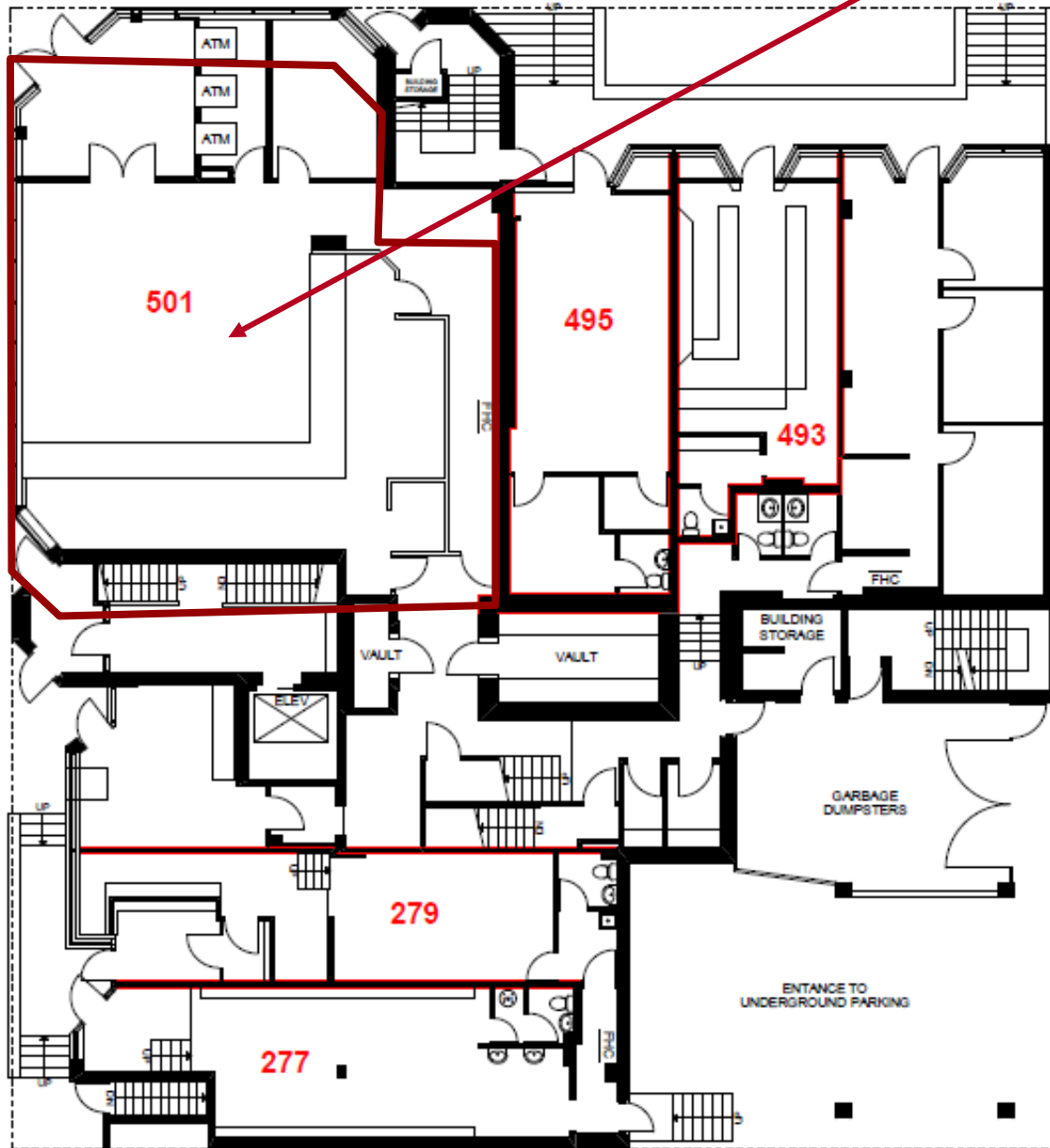
- Located in the heart of Downtown Chinatown at the intersection of Spadina Ave and Dundas St W.
- Close proximity to University of Toronto and OCAD University.
- Bus stop at Dundas St W & Spadina Ave directly in front of the property, with 505 Dundas (Eastbound) & 510 Spadina streetcar access.
- Close to Union Station Rail and UP Express Station.
- Nearby tenants include National Bank, Scotiabank, TD Canada Trust, CIBC, and the LCBO.
- Back laneway access for delivery and shipping.
- 15-minute walk to Dundas Square and the Financial District.
- Walking Distance to 6 Hospitals



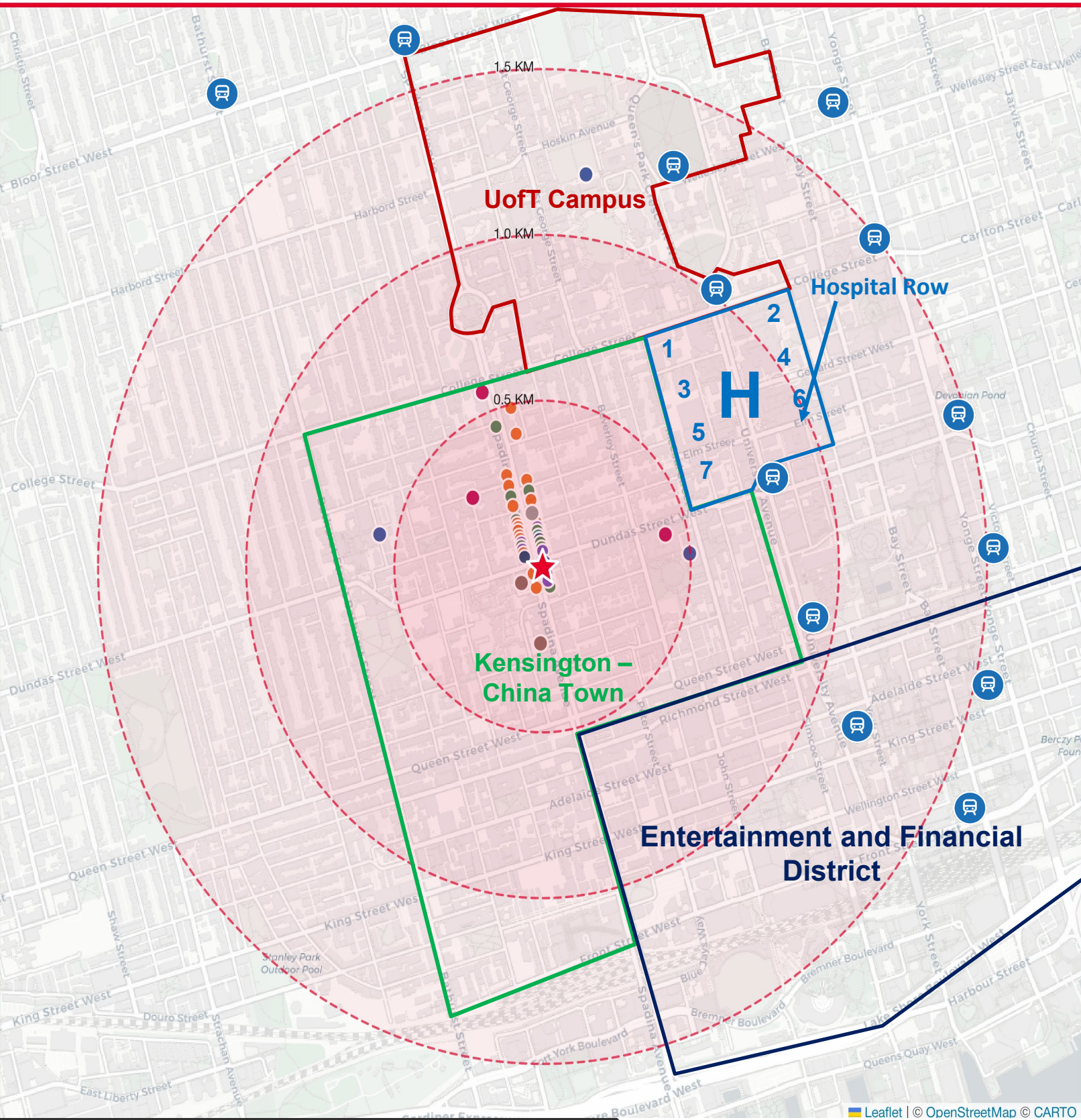
# FLOOR PLAN

## GROUND FLOOR

SUBJECT SITE CURRENTLY  
OCCUPIED BY A MAJOR BANK



- The subject premises at **283 Spadina Avenue / 501 Dundas Street West** offers a highly functional downtown corner retail layout, with approximately **4,851 sq. ft. of ground-floor retail space** supported by an additional **909 sq. ft. of basement area**. The main floor provides a strong customer-facing retail platform, while the basement adds practical utility for storage, back-of-house operations, staff use, inventory support or ancillary business functions.
- The property also benefits from prominent exterior exposure, including approximately **36 ft. and 50 ft. of signage opportunity** along the building's street-facing elevations. Combined with its position at Spadina and Dundas, this creates a strong branding opportunity for tenants seeking visibility, pedestrian capture and a recognizable storefront presence within Toronto's Chinatown and downtown west retail market.



## Directory — colour matches map dots

- ★ **Subject Property**  
National Bank — 283 Spadina
- **Bank / Finance**  
Scotiabank  
BMO
- **Food & Beverage**  
Fudao Noodle House  
Ann's Donburi Hot Pot  
Pho Hung Vietnamese  
Taste of China Seafood  
Ajsen Ramen  
Dumpling House  
Banh Mi Nguyen Huong  
Shi Miaodao Yunnan  
King's Noodle  
Bao  
Kung Fu Tea  
Shuyi Tealicious  
Papa Spicy  
August 8 Chinatown  
Chine Legendary Hot Pot  
Swatow Chinese  
Chat Bar
- **Retail / Services / Liquor**  
LCBO  
B&J Trading Gift Shop  
Minh Chau Jewellery  
You & Me Women's Clothing  
U Canada Gifts  
Animextreme Toy Store  
KC Jeweler  
Ngoc Chau Jewellery  
888 Photo Electronics  
SK Electronics  
A&F Canada Gifts  
Lisa's Gems & Watches  
Shoes on Spadina
- **Grocery / Market**  
Hua Sheng Supermarket
- **Health / Pharmacy**  
Emerge Pharmacy  
Saigon Pharmacy  
Minh Chau Optical  
Rexall - 285 Spadina  
Tong Tong Health  
Wing Shing China Herb Centre
- **Mall / Anchor**  
Dragon City Mall  
Chinatown Centre
- **Institution**  
U of T (St. George)  
OCAD University  
Ontario College of T.C.M.  
Toronto Western Hospital
- **Culture / Landmark**  
El Mocambo  
Art Gallery of Ontario  
Kensington Market
- **Future Development**  
315 Spadina Ave

## Hospital Row

- 1: UHN
- 2: MaRS Building
- 3: Princess Margeret hospital
- 4: TGH
- 5: Mt Sinai hospital
- 6: Sick Kids hospital
- 7: Michener Institute

## Demographics

Radius from 283	0.5 km	1.0 km	1.5 km
Population	9,207	38,014	92,314
Private households	4,837	21,457	53,543
Avg. HH income	\$91,731	\$109,449	\$113,232
Median HH income	\$62,061	\$75,758	\$79,017
Walked to work	946	3,558	8,137
<b>Walk-to-work share</b>	<b>43.1%</b>	<b>38.8%</b>	<b>36.3%</b>

Source: City of Toronto Open Data — Neighbourhood Profiles (open.toronto.ca). Estimates by straight-line radius. Tenant pins approximate.

B&J TRADING GIFT SHOP

SHUYI TEALICIOUS

PAPA SPICY



BALDWIN STREET

FUDAO NOODLE HOUSE

LCBO

ANN'S DONBURI HOT POT

AUGUST 8 CHINATOWN

MINH CHAU JEWELLERY

ANIMEXTREME INC. TOY STORE

PHO HUNG VIETNAMESE

CHINE LEGENDARY HOT POT

ST. ANDREW STREET

315 SPADINA  
FUTURE MIXED-USE DEV.

YOU & ME WOMEN'S CLOTHING



D'ARCY STREET

TASTE OF CHINA SEAFOOD

KC JEWELER

AJSEN RAMEN

SWATOW CHINESE

DUMPLING HOUSE

CHAT BAR

BANH MI NGUYEN HUONG

MINH CHAU OPTICAL

SHI MIAODAO YUNNAN

NGOC CHAU JEWELLERY

EMERGE PHARMACY

HUA SHENG SUPERMARKET

U CANADA GIFTS

BMO

SAIGON PHARMACY

888 PHOTO ELECTRONICS

KING'S NOODLE

SK ELECTRONICS

**SUBJECT SITE**

SCOTIABANK



DUNDAS STREET WEST

**NATIONAL BANK**

DRAGON CITY MALL

ONTARIO COLLEGE OF TRADITIONAL CHINESE MEDICINE

A&F CANADA GIFTS

TONG TONG HEALTH

LISA'S GEMS & WATCHES

SHOES ON SPADINA

WING SHING CHINA HERB CENTRE

BAO

KUNG FU TEA



# THE OFFERING PROCESS

## ADDITIONAL INFORMATION

The Designated Representatives from the Land & Investment Group Team of Royal LePage Real Estate Services Ltd. Brokerage have been retained by the vendor as the exclusive advisors to seek offers for the Disposition of 283 Spadina Ave, Toronto.

A data room has been created to provide prospective buyers with additional information. To obtain access, please sign and return the Confidentiality Agreement.

## OFFER SUBMISSION

The Property is being offered on an unpriced basis. Seller seeks best price and terms, based on an "As is, Where is" Sale. For additional information, please contact one of the listing advisors below.

All offers are requested to be submitted to Renato Viele or Arash Fatmi.

### Royal LePage Real Estate Services Ltd.

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## LEAD ADVISORS

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\*Com. Broker