

BOUTIQUE RETAIL OPPORTUNITY

# 399 SPADINA AVENUE

FOR LEASE



METROPOLITAN  
COMMERCIAL





## PROPERTY OVERVIEW

399 Spadina Avenue is a rare small-format retail leasing opportunity in the heart of Chinatown, located steps from the busy College and Spadina intersection. The property is in close proximity to the University of Toronto, Kensington Market and many other tourist destinations.

The area is experiencing a tremendous amount of growth and gentrification with a number of residential and commercial projects in development. Given this improving demographic landscape, many national and international retailers have begun expanding their presence in the neighbourhood.

## DETAILS

<b>Location</b>	Located on the East side of Spadina Avenue, South of College Street. <a href="#">Click Here For Map</a>
<b>Building Details</b>	636 SF
<b>Semi-Gross Rental Rate</b>	\$3,950.00 Per Month
<b>Additional Rent</b>	Hydro + Escalation in Realty Taxes + Insurance from Base Year 2020
<b>Term</b>	3-Years
<b>Possession</b>	Immediate

Average Household Income\*



\$96,652

Total Population\*



355,824

Projected 10-Year Population Growth\*



+9.77%

**399 SPADINA AVENUE | FOR LEASE**

\*Source: CoStar, 2016 3km radius.





AREA MAP


St George St




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





The Waverly  
189 Rental Units

College Condos  
226 Units

Campus One  
840 Residences



Design Haus  
166 Units

College St

Oxford St



399 Spadina Ave

Huron St

Ross St

Beverley St

Cecil St

Nassau St

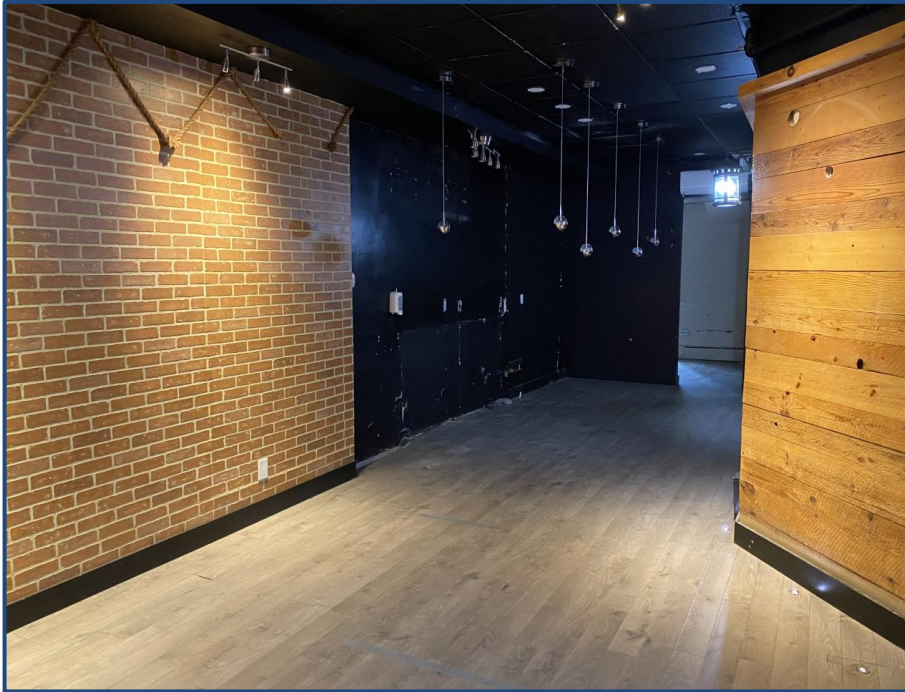
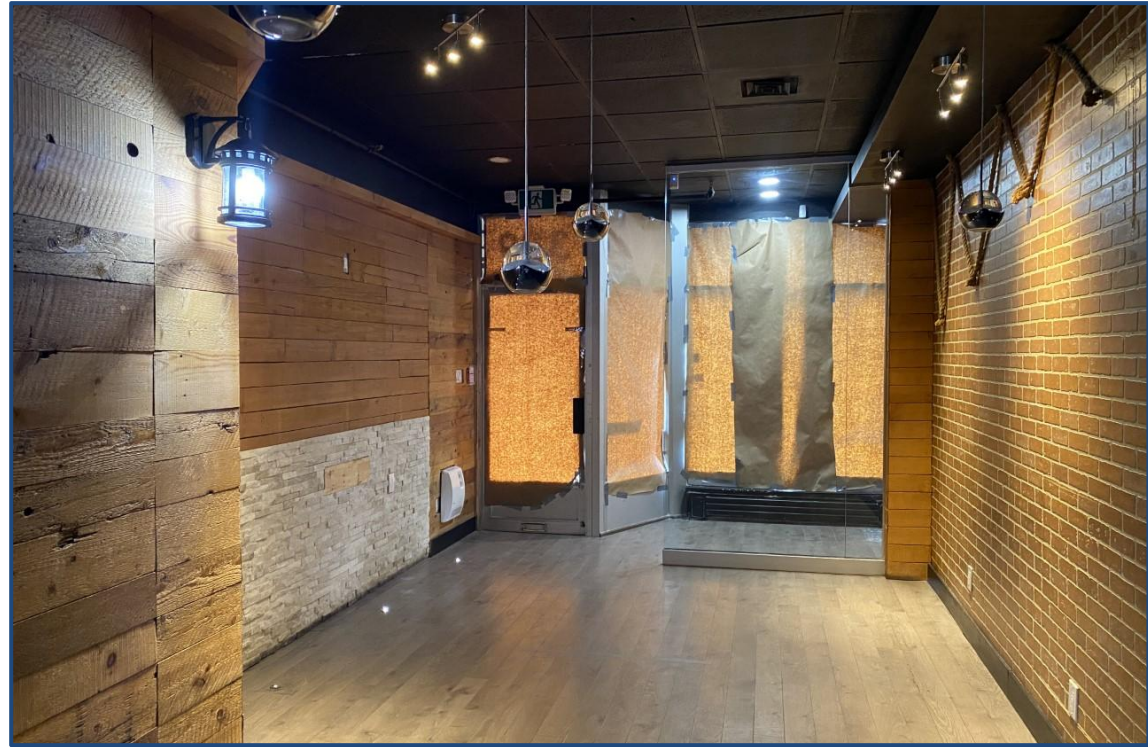


Baldwin St



Baldwin St

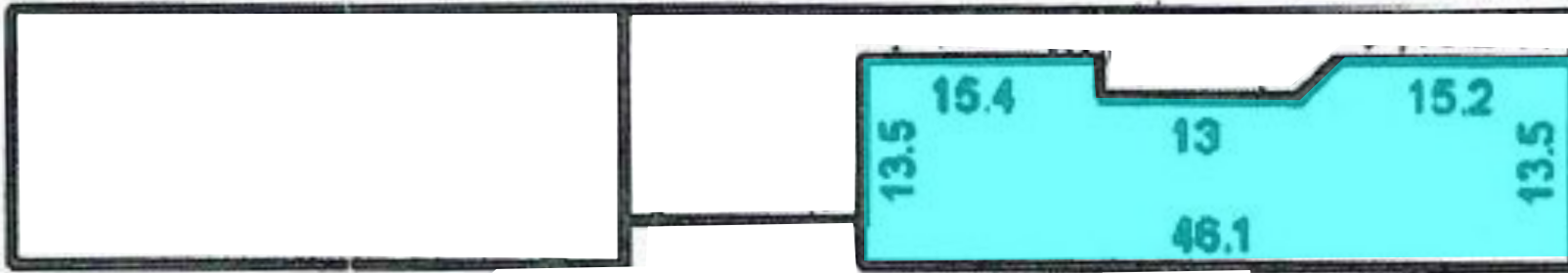
399 SPADINA AVENUE | FOR LEASE



PHOTOS



## 399 Spadina Avenue Floor Plan\*



Spadina Avenue

\*This floor plan is for illustrative purposes only.  
Area available for lease is highlighted in blue.

FLOOR PLAN

**METROPOLITAN  
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**Built on  
Connections.**

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