



*Retail*

For Lease

**119**

SPADINA AVENUE  
Toronto, ON







## Overview

Situated at the corner of Adelaide & Spadina, 119 Spadina Avenue is a great opportunity to secure a small-format, second generation restaurant space in the heart of The Entertainment District, one of Canada's most rapidly growing corridors.

Steps from bustling Queen Street West and King Street West, this opportunity benefits from substantial pedestrian and vehicular traffic with over 44,000 daily streetcar riders at its front door.

With a mix of local and national retailers in the immediate area 119 Spadina Avenue is a fantastic opportunity for a variety of retail or service-based uses.





## Property details

GROUND FLOOR:	2,286 SF
AVAILABLE:	60 Days' Notice
TERM:	5 - 10 Years
NET RENT:	Contact Listing Agents
ADDITIONAL RENT:	\$19.50 PSF (est. 2020)

## Highlights

- Pre-fixtured restaurant space in the heart of The Entertainment District
- Excellent neighbouring tenants including SPINCO, Canada Post, and Pizzaiolo
- Steps to 510 Spadina Streetcar and 501 Queen Streetcar





# Demographics

	0.25km	0.5km	1km
Population	3,134	16,987	63,210
Daytime Population	11,498	40,725	157,147
Avg. Household Income	\$115,518	\$110,513	\$109,218
Median Age	34	32	32

Source: Statistics Canada, 2020

# Amenities

- 1

Aji Sai
- 2

Aloette
- 3

Avenue Open Kitchen
- 4

Barre3
- 5

Basil Box
- 6

The Printing House
- 7

Buna’s Kitchen
- 8

Butter Avenue
- 9

Canada Post
- 10

Dollarama
- 11

Fancy Frank’s
- 12

Fresh
- 13

Freshii

14

Fuel Training Club

15

Fusaro’s Italian Kitchen

16

Home Sense

17

Impact Kitchen

18

Kupfert & Kim

19

La Gourmand

20

Livestock

21

Lorne’s Coats

22

Old School Muay Thai

23

Paramount

24

Pi Co

25

Pilot Coffee Roasters

26

Sandwich Box

27

SPINCO

28

Starbucks

29

Strange Love

30

The Burger’s Priest

31

Tim Hortons

32

TD Canada Trust

33

Ultra Lighting

34

Urban Outfitters

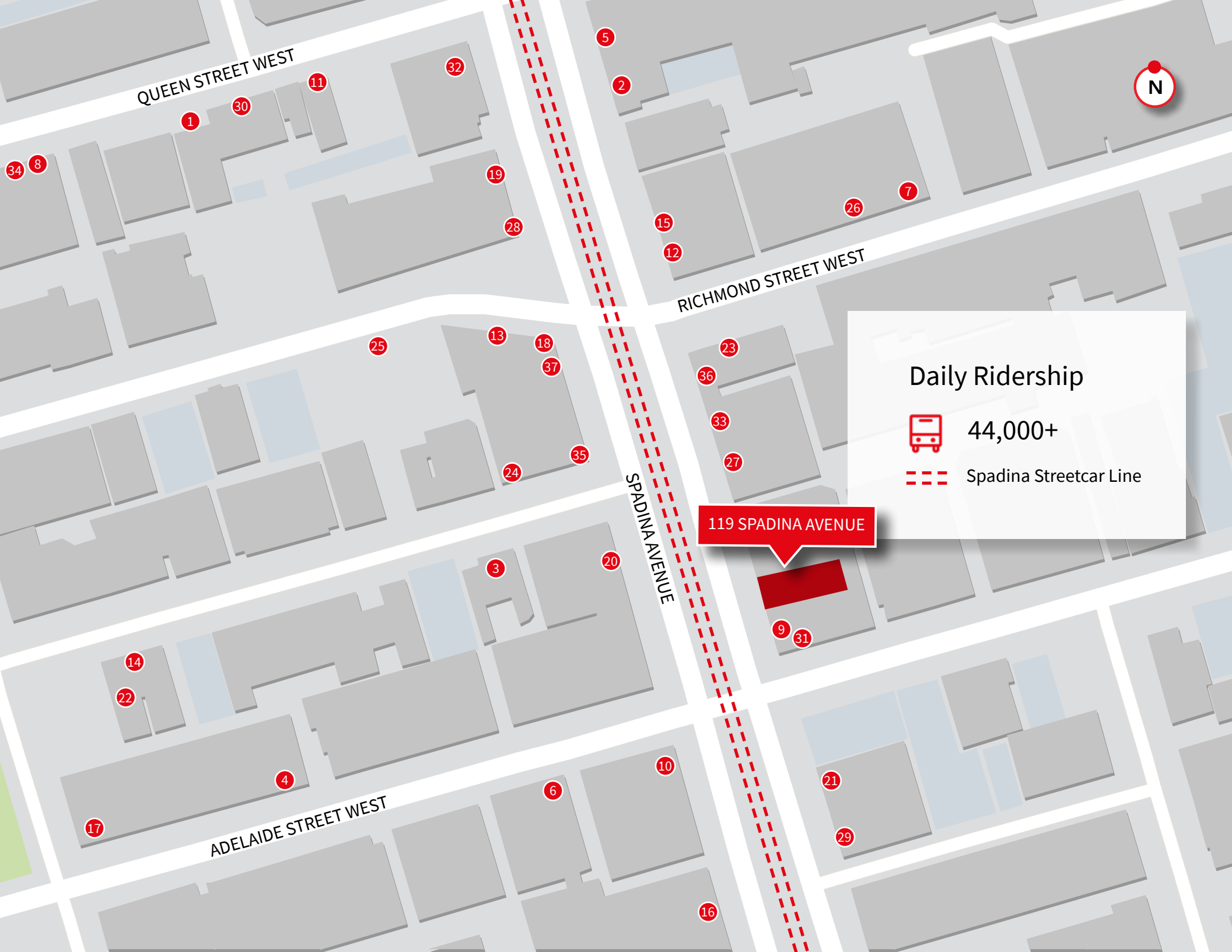
35

What A Bagel

36

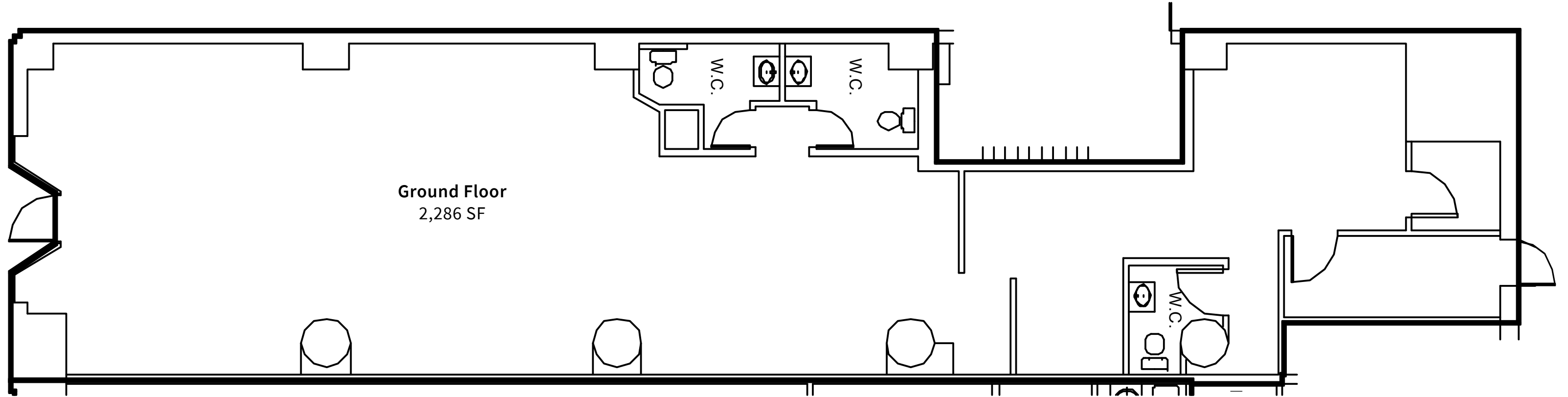
Wide Open

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Yoga Tree

# Floor plan

SPADINA AVENUE





**FOR LEASE | 119 SPADINA AVENUE**

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