



46

Spadina Avenue
RETAIL/OFFICE FOR LEASE





OVERVIEW

46 Spadina Avenue is ideally located on the West side of Spadina Avenue, just steps from the intersection of Spadina Avenue and King Street West. This highly visible location offers convenient access to both the vibrant restaurant scene of King West and the bustling Entertainment District, while remaining a short commute from the downtown core.

The site benefits from excellent public transit connectivity, with direct access to the 510 and 504 Streetcar lines. Additionally, Union Station is within walking distance. Boasting a walk and transit score of 100, this property presents an attractive opportunity for both office tenants seeking easy accessibility and retailers looking for high visibility.

The area surrounding 46 Spadina Avenue is rapidly gentrifying, with several high-profile developments underway or recently completed including The Nobu Residences, King Toronto, and The Well. Additionally, there is a diverse array of high-profile neighbouring retailers including Sweat and Tonic, Le Select, Mandy's, Lululemon, Adidas, Fresh and Wild Market, and many more.



100
Walk Score



100
Transit Score



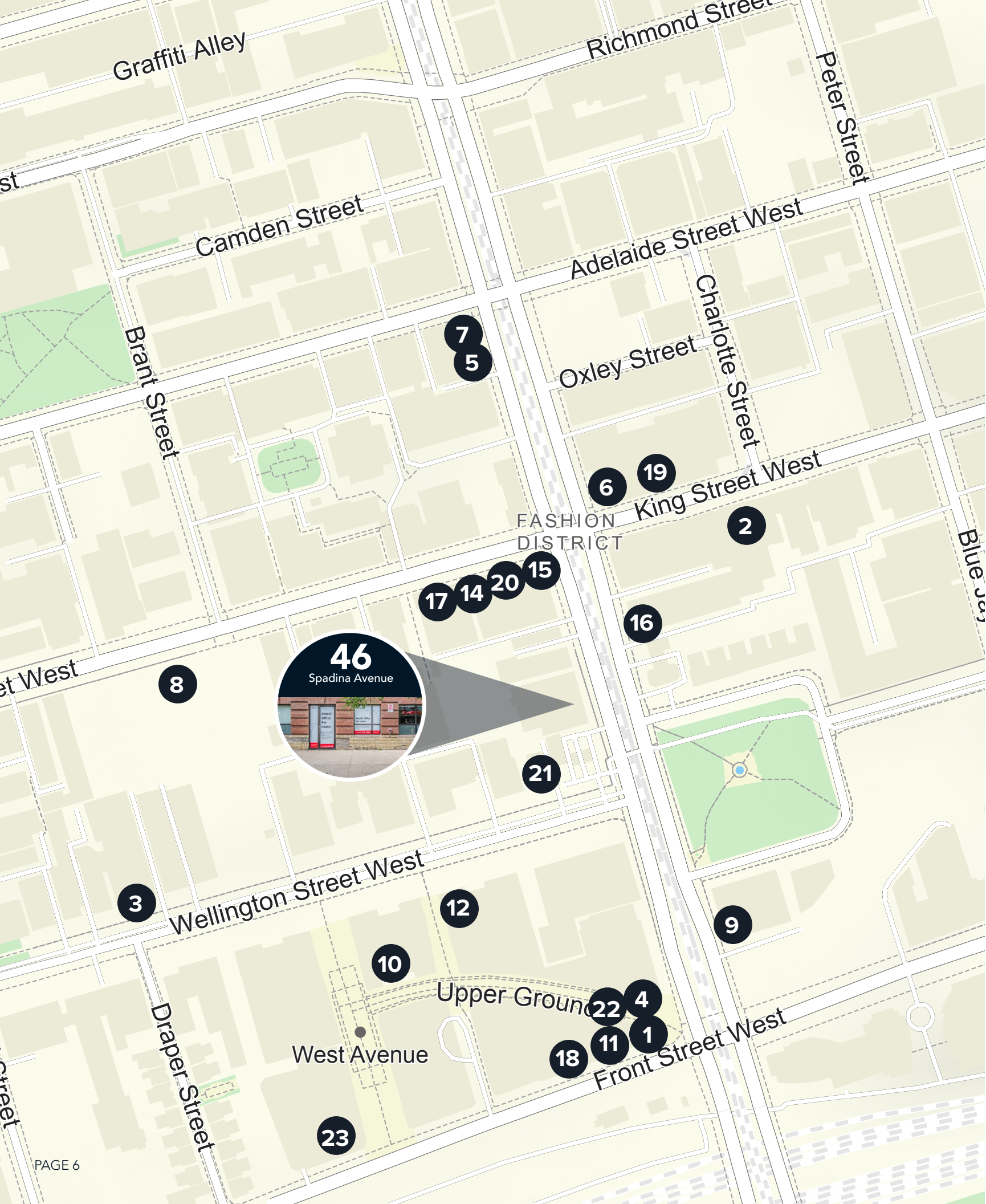
PROPERTY DETAILS

UNIT 44:	6,466 SF	} Can be leased together or separately
UNIT 42:	5,874 SF	
TOTAL:	12,340 SF	
AVAILABLE:	Immediately	
TERM:	5-10 years*	
GROSS RENT:	Please Contact Listing Agents	

*Landlord requires a termination right after Dec 31, 2026

HIGHLIGHTS






- Steps to multiple TTC lines, including the 504 King and 510 Spadina streetcar lines
- Within close proximity to The Well, a new mixed-use development driving a lot of foot traffic to the area
- Freight elevator opening directly into the space
- Great visibility from the intersection of Spadina Avenue and King Street West
- Brick and beam building upgraded to modern standards
- Monthly parking available



NEARBY RETAILERS

- | | |
|-----------------------------|--------------------------|
| 1. Adidas | 13. Mandy's |
| 2. Bulk Barn | 14. Marbl |
| 3. Cherry's High Dive | 15. Miss Likklemore's |
| 4. De Mello Coffee | 16. Neo Espresso Bar |
| 5. Dollarama | 17. Paris Texas |
| 6. Fresh and Wild Market | 18. Prince Street Pizza |
| 7. HomeSense | 19. The Royal Bank |
| 8. King Toronto Development | 20. Soma Chocolate Maker |
| 9. LCBO | 21. Studio Fontana |
| 10. Le Select | 22. Structube |
| 11. Lululemon | 23. Sweat and Tonic |
| 12. Lulu Bar | |

DEMOGRAPHICS

	0.5km	1km	1.5km
 Population	28,149	76,176	56,312
 Daytime Population	49,620	156,431	311,620
 Growth Rate (Next 5 Years)	23.1%	18.3%	14.8%
 Avg. Household Income	\$127,960	\$125,579	\$124,651
 Median Age	32.0	32.9	33.4

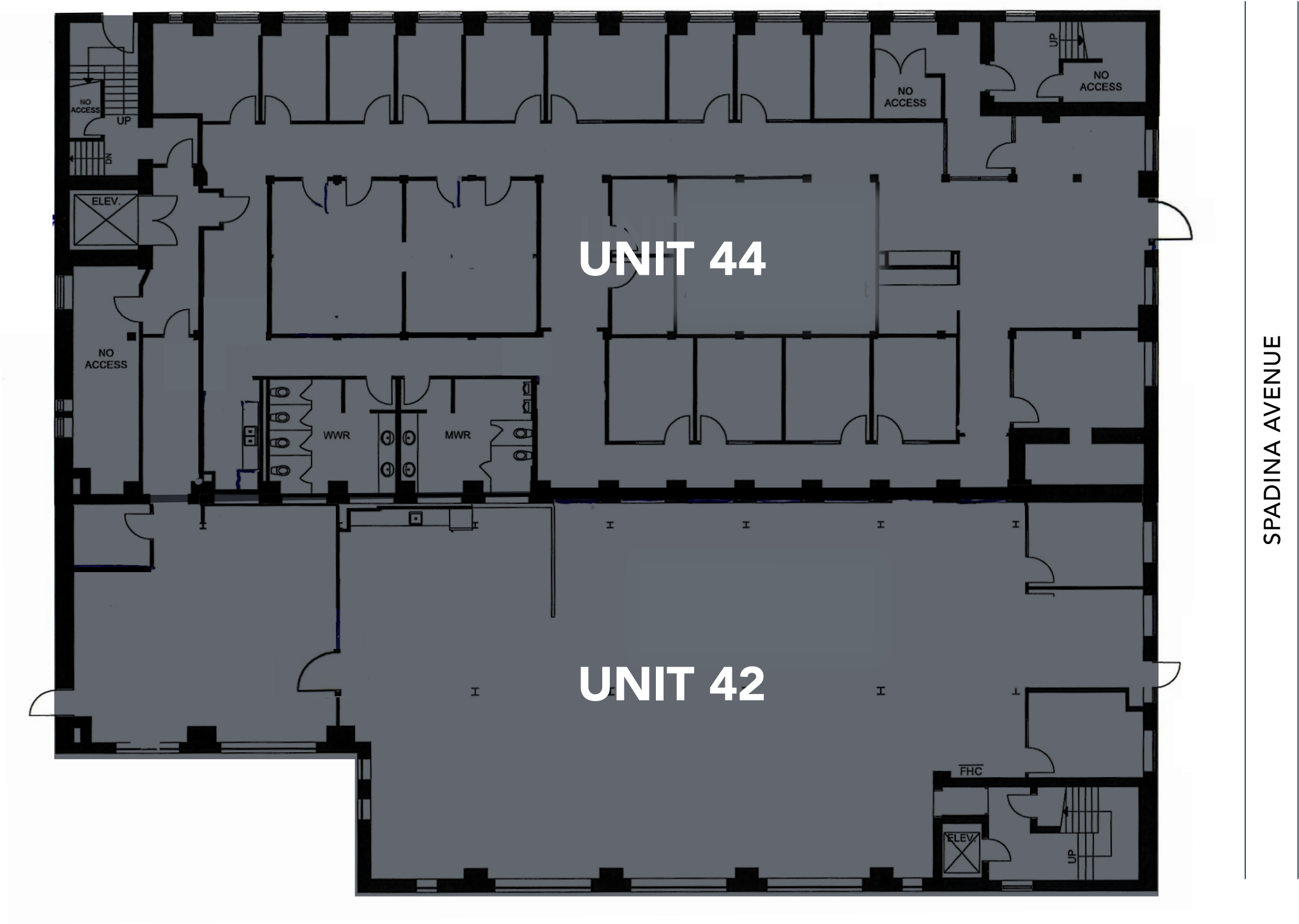
Source: Statistics Canada, 2024

FLOOR PLAN

6,466 SF
UNIT 44

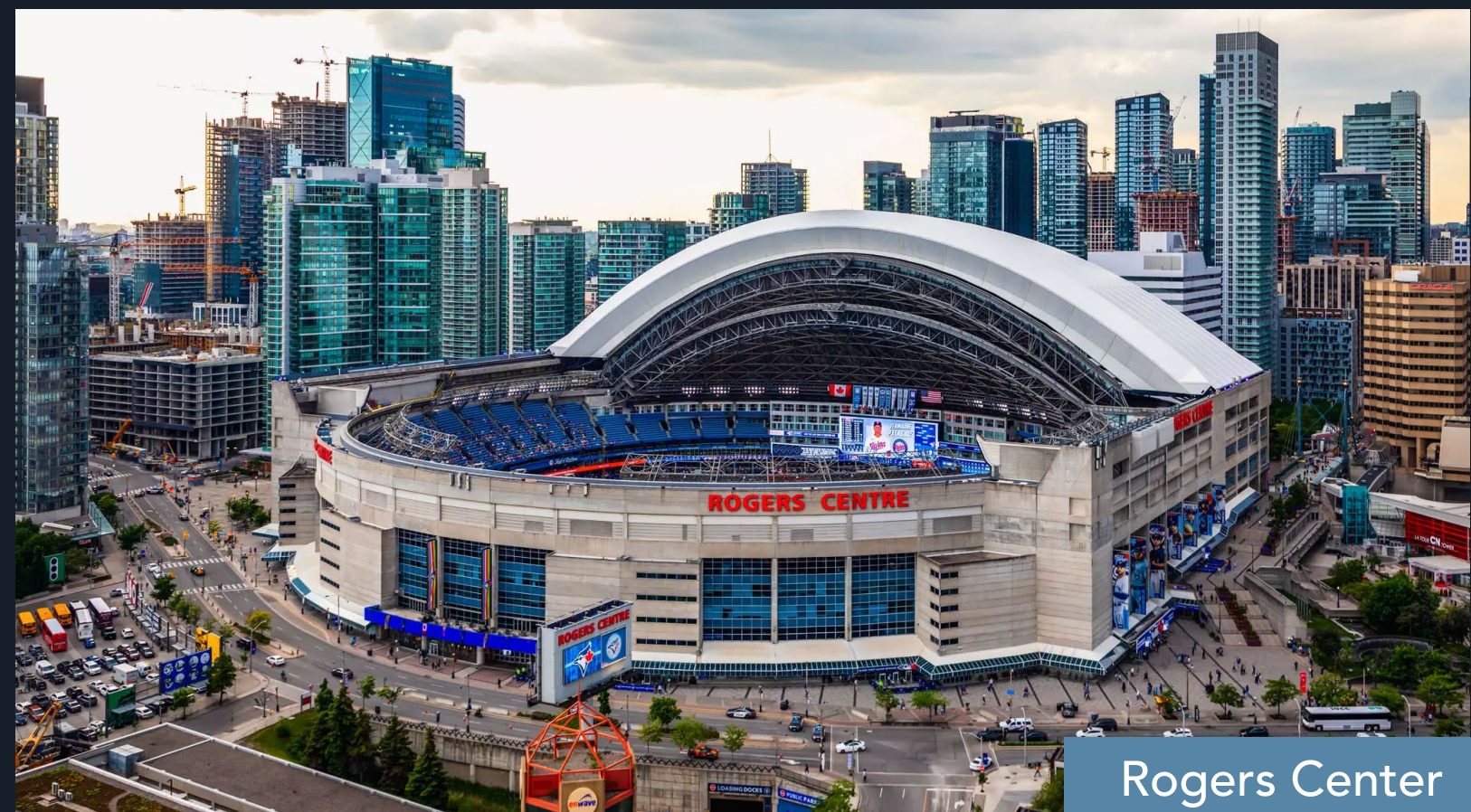
5,874 SF
UNIT 42

12,340 SF
TOTAL SF





TIFF



Rogers Center



Nobu



Adidas



The Well

46

Spadina Avenue

RETAIL/OFFICE FOR LEASE

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