



300

- SPADINA AVENUE -

FOR SALE

EXCEPTIONALLY RARE  
NEW BUILD ANCHORED BY  
MCDONALD'S  
IN CHINATOWN





## *The* OPPORTUNITY –

Jones Lang LaSalle Real Estate Services Inc. (“JLL” or the “Advisor”) is pleased to offer for sale 300 Spadina Avenue (the “Property”), an institutionally-managed two (2) storey commercial property, steps away from Spadina and Dundas. The Property comprises 8,537 square feet (“SF”) and benefits from 50 feet of highly coveted Spadina Avenue frontage in the heart of Toronto’s Chinatown.

The Property is an exceptionally rare offering - substantially re-built in 2023 (incl. new roof, facade, mechanical systems, and exterior windows) and anchored by McDonald’s on a 20-year lease with rent steps, ensuring low future capital requirements and stable contractual cash flow. There is immediate upside for investors through lease-up of the vacant, ‘turnkey’ second floor or a prime opportunity for an owner-user to establish a presence at one of the busiest pedestrian intersections in Toronto, with direct transit access via streetcar and close proximity to TTC subway.

## *Salient* DETAILS –



**GROSS LEASABLE  
AREA**  
8,537 SF



**GROUND FLOOR  
RETAIL AREA**  
4,598 SF



**SECOND FLOOR  
COMMERCIAL AREA**  
3,939 SF



**LAND AREA**  
7,890 SF



**FRONTAGE**  
50 FT



**IN-PLACE  
WALT**  
15.3 Years



# Investment HIGHLIGHTS—



## AAA ANCHOR WITH 20-YEAR TERM

The Property is anchored by McDonald's on a 20-year NNN lease through October 2045, occupying 3,447 SF (40% of building GLA). The lease includes 10% contractual rent steps every 5 years (equivalent to approximately 2% per year) providing predictable cash flow growth and inflation protection. This long-term commitment from a world-class credit tenant significantly de-risks the investment while ensuring stable income for the duration of the lease term.



## SUBSTANTIALLY RE-BUILT, INSTITUTIONAL QUALITY ASSET

The Property has undergone comprehensive renovation, including new roof, new HVAC systems, new building facade, new exterior windows, and fully renovated second-floor commercial space. These recent capital improvements significantly reduce future capital expenditure and maintenance costs, providing a buyer with the added certainty of minimal future obligations.



## FLEXIBLE UPPER FLOOR OPPORTUNITY

The vacant 3,939 SF second floor represents an immediate upside opportunity to capture incremental income upon stabilization. The space has been recently renovated and is in pristine, vanilla shell condition, requiring minimal repositioning costs to lease at premium rental rates. This provides investors with a clear path to value creation and enhanced returns through strategic lease-up. Alternatively, the efficiently sized space lends itself well to an owner-user seeking quality turnkey space with modern infrastructure.



## PRIME CHINATOWN LOCATION WITH EXCEPTIONAL VISIBILITY

Featuring 50 feet of highly sought-after frontage along Spadina Avenue, the Property is positioned within one of Toronto's highest-traffic pedestrian corridors in the epicenter of the Chinatown district. This prime location offers unparalleled visibility and exposure in a culturally vibrant, transit-rich neighborhood with limited availability of quality street level space. The Property benefits from exceptional traffic generated from University of Toronto and OCAD University and superior transit connectivity with direct streetcar access and close proximity to multiple subway stations.



# Tenant OVERVIEW –

## MCDONALD'S CORPORATION

McDonald's is the world's largest quick-service restaurant chain and among the most recognizable consumer brands worldwide. Founded in 1940 and headquartered in Chicago, Illinois, McDonald's operates and franchises more than 43,000 restaurants across over 100 countries. Occupying 3,447 SF (40% of the building's GLA), the 20 year NNN lease is secured by a corporate covenant from McDonald's Restaurants of Canada Limited.



## TOUPIE ACAI BOWL

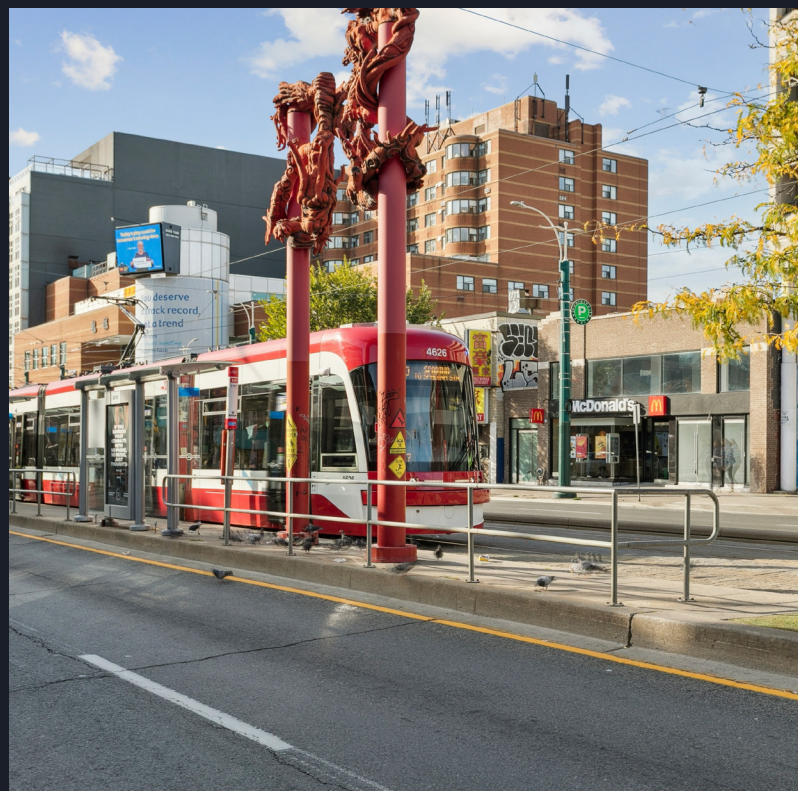
Toupie is a specialty food and beverage brand focused on fresh, health-oriented offerings centered around açai bowls. The brand aligns with contemporary wellness and lifestyle trends, appealing to a broad demographic that includes fitness minded customers, students, office workers, and families.









# Location OVERVIEW –

300 Spadina Avenue occupies a premier location at the intersection of Spadina Avenue and Dundas Street West in the heart of Chinatown, one of Toronto's oldest and most vibrant neighbourhoods. The area is home to a wide array of shops, food stalls, bakeries, produce markets, and an abundance of Asian restaurants, all complemented by a lively and energetic nightlife.

The Property benefits from superior transit connectivity, with direct access to the 505 Dundas and 510 Spadina streetcar lines, and is located within a neighbourhood with an exceptionally high walkability score. Its proximity to the University of Toronto makes it particularly appealing to the student population. Cultural attractions such as Kensington Market and the Art Gallery of Ontario are within easy reach. The area is experiencing a wave of new residential and mixed-use developments, gradually increasing the local population while preserving its cultural vibrancy.



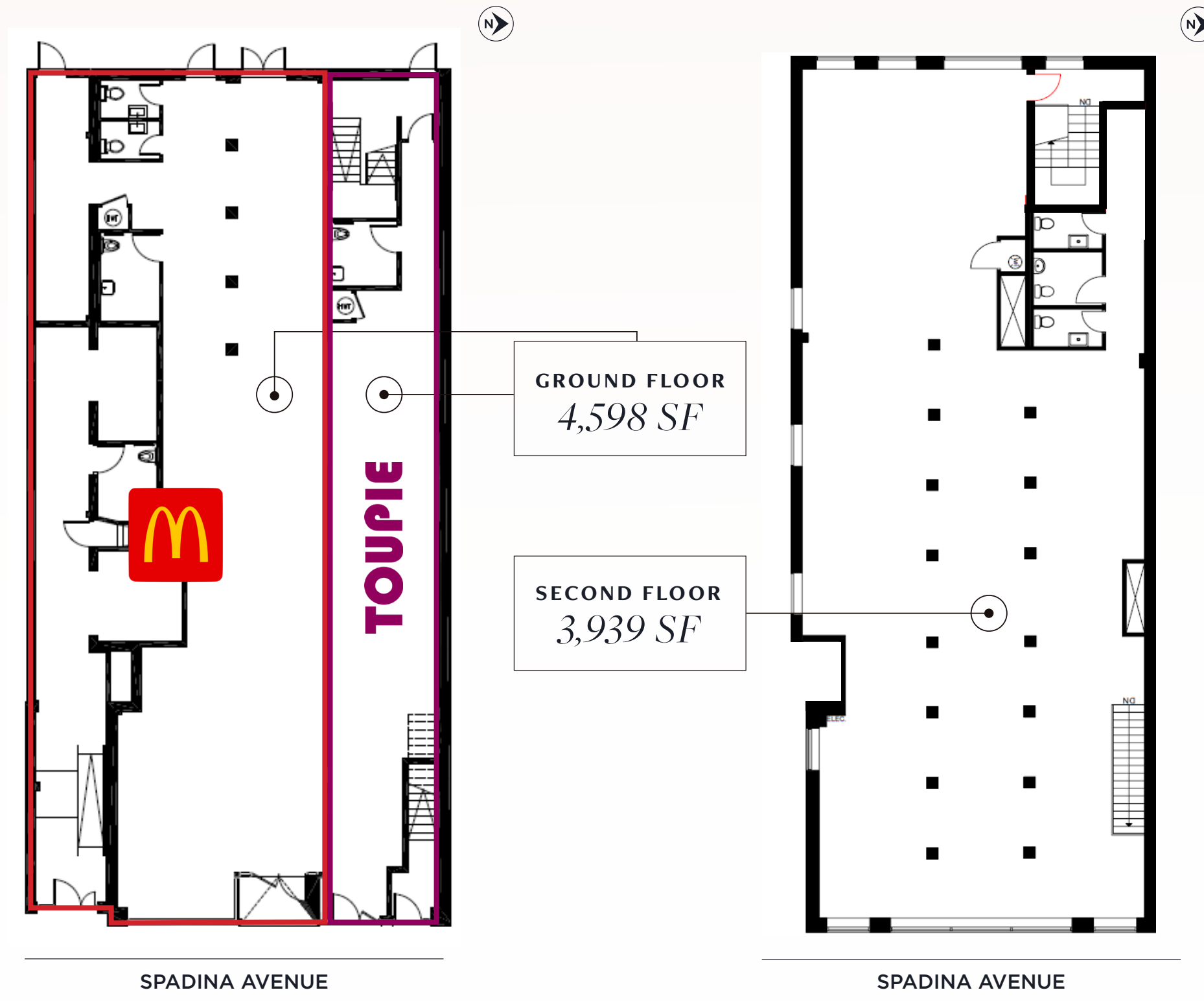
## DEMOGRAPHICS - 1KM

 TOTAL POPULATION 84,125	 DAYTIME POPULATION 318,266	 TOTAL HOUSEHOLDS 46,401
 AVERAGE HH INCOME \$114,721	 TOTAL EXPENDITURE AVG PER HOUSEHOLD \$139,905	 MEDIAN AGE 32.7

Environics, 2026

197

# Floor PLAN



Note: Floorplan is for illustrative purposes and may vary from tenant fit-out.



The space is versatile and suitable for retail, medical, or other uses.



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## FINANCING & OFFERING PROCESS

### FREE & CLEAR

The Property will be offered for sale free and clear of existing financing.

### OFFERING PROCESS

Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained to seek proposals to acquire the Property. The Property is offered for sale on an as-is, where-is basis. Interested parties will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the Property. All inquiries about the Property should be directed to the attention of the team below.

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