



Retail For Lease In The Entertainment District

312 Adelaide Street West

Toronto

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Corner Retail Opportunity on Adelaide Street West

Located on the northwest corner of Adelaide Street West and Widmer Street, 312 Adelaide Street West presents an opportunity to lease retail space in the heart of the The Entertainment District. The retail unit is 2,294 SF and is situated at the base of a beautifully restored 8-storey office building owned by Allied Properties REIT.

The Entertainment District is one of Toronto's fastest growing neighborhoods, popular with young, affluent urban professionals. The area is known as the city's most exciting live, work, play neighbourhood, located just steps from the Financial Core and home to endless restaurants, cocktail bars and lounges. Bolstered by one of the most active office and residential markets in the country. The Entertainment District has experienced exponential growth over the past decade with ample mixed-use development projects nearing completion, further contributing to the density and pedestrian and vehicular traffic in the immediate area.



Retail Overview

Property Details

Suite 102:	2,294 SF
Term:	5-10 years
Available:	Immediately
Net Rent:	\$40.00 PSF
Additional Rent:	\$22.21 PSF (est. 2025)

Highlights

- Located in the Entertainment District on the north side of Adelaide Street West, east of Peter Street
- Beautifully restored 8-storey brick-and-beam office building
- Walking distance to St. Andrew Station, 501 Queen and 504 King streetcar lines, King West restaurants, Queen West shops, and the Financial Core
- Excellent neighbourhood tenants, including General Assembly Pizza, Flock, Imperfect Fresh Eats, Starbucks, Barry's Bootcamp, and La Carnita



Floor Plan

Suite 102 2,294 SF



Traffic Generators



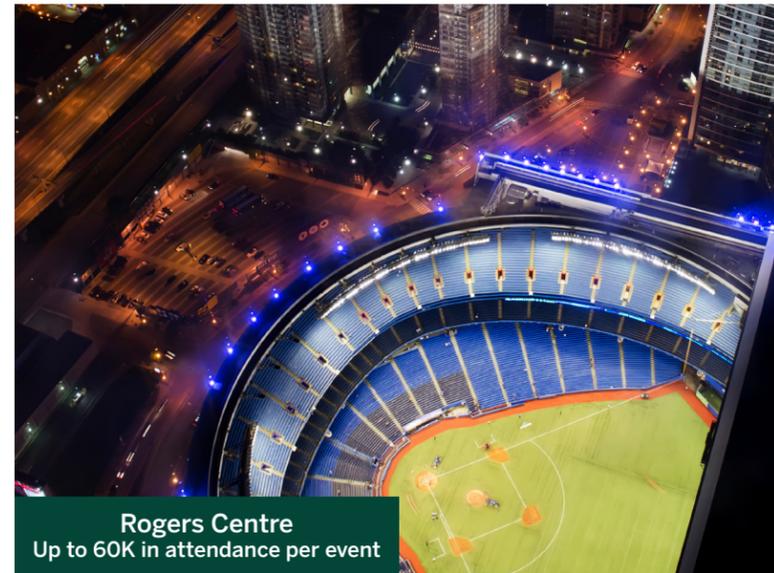
Princess of Wales Theatre
Up to 2K visitors per show



Financial Core
Over 500K employees per day



Ripley's Aquarium
2M visitors annually



Rogers Centre
Up to 60K in attendance per event



CN Tower
Over 2M visitors annually

Demographics

	Total Population	0.5 km 29,829
	Daytime Population	82,528
	Median Age	31.0
	Total Households	18,727
	Average HH Income	133,892
	Growth Rate (Next 5 Years)	28.3%

Source: Environics, 2025

Neighbourhood Tenants

CAMDEN STREET
the detox market

STRETCH LAB

LIVE SOUL

// SPINCO

312
Adelaide St W



TUTTI MATTI

MOTHER TONGUE

MARKED

Michaels

Marshalls

HOOTERS

the KAHN BOWL

FIFTH

SAINT-JOHN'S TAVERN

Town Crier

Melrose

Tim Hortons

DURASMO COFFEE



RUTH'S CHRIS STEAK HOUSE

Hilton HOTELS & RESORTS

SHANGRI-LA



DOLLARAMA

HOMESENSE

patagonia

SPADINA AVENUE

CHARLOTTE STREET

PETER STREET

WIDMER STREET

JOHN STREET

DUNCAN STREET

SIMCOE STREET

UNIVERSITY AVENUE

FRESH & WILD

GENERAL ASSEMBLY PIZZA

HYATT REGENCY

SHOPPERS DRUG MART

ADELAIDE STREET WEST

FIGO

PAI

BYBLOS

LIBRETTO

Earls

PEARL STREET

Princess of Wales Theatre

Royal Alexandra Theatre

BMO

MASCOT BREWERY

CAFE LANDWER est. 1919

PIZZERIA LIBRETTO

Earls KITCHEN + BAR



MARBL RESTAURANT

BulkBarn

BISHA

Gabby's

SECOND CUP CAFE

Metro Hall

Minaichi TORONTO

Roy Thompson Hall

FAS

FINANCIAL CORE



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