



Retail For Lease In The Entertainment District

312 Adelaide Street West  
Toronto

ALLIED | JLL



# 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

Suite 102  
2,294 SF





# Traffic Generators



Princess of Wales Theatre  
Up to 2K visitors per show



Ripley's Aquarium  
2M visitors annually



Financial Core  
Over 500K employees per day









Rogers Centre  
Up to 60K in attendance per event



CN Tower  
Over 2M visitors annually

# Demographics

	0.5 km
 Total Population	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%

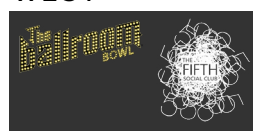
Source: Environics, 2025



# Neighbourhood Tenants

RICHMOND STREET WEST

Michaels



Tim Hortons



CAMDEN STREET

the detox market



//SPINCO

312  
Adelaide St W



TUTTI MATTI

{MOTHER TONGUE}

MARKED

Marshalls

HOOTERS



Town Crier

Melrose



Hilton  
HOTELS & RESORTS



ADELAIDE STREET WEST

FIGO



PEARL STREET

BYBLOS

CAFE  
LANDWER  
est. 1919

PIZZERIA  
LIBRETTO

Earls  
KITCHEN + BAR



HOMESENSE

patagonia

MARBL  
RESTAURANT

SPADINA AVENUE

CHARLOTTE STREET

FRESH & WILD

GENERAL  
ASSEMBLY  
PIZZA

SHOPPERS  
DRUG MART

PETER STREET

HYATT  
REGENCY

tiff

WIDMER STREET

JOHN STREET

Princess of Wales  
Theatre

DUNCAN STREET

Royal Alexandra  
Theatre

MASCOT  
BREWERY

SIMCOE STREET

BMO

UNIVERSITY AVENUE



FINANCIAL  
CORE





# Corner Retail For Lease In The Entertainment District

## 312 Adelaide Street West

**ALLIED**



**Brandon Gorman\*\***

Executive Vice President  
+1 416 855 0907  
Brandon.Gorman@jll.com

**Graham Smith\***

Executive Vice President  
+1 416 855 0914  
Graham.Smith@jll.com

**Austin Jones\*\***

Associate Vice President  
+1 416 304 6050  
Austin.Jones@jll.com

**Matthew Marshall\***

Associate Vice President  
+1 416 238 9925  
Matthew.Marshall@jll.com

**Brett Varey\***

Associate  
+1 416 304 6064  
Brett.Varey@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle IP, Inc. All rights reserved. \*\*Broker. \*Sales Representative.