

# 300

SPADINA AVENUE

*Retail / Office*  
**FOR LEASE**

**SECOND FLOOR SPACE IN KENSINGTON MARKET**



**SIZE: 3,939 SF**

**DEMISING OPTIONS:**

**FRONT: 2,560 SF**

**REAR: 1,379 SF**





300 SPADINA AVENUE

# Property Details

SECOND FLOOR:	3,939 SF*
TERM:	5-10 years
AVAILABLE:	Immediately
NET RENT:	Please Contact Listing Agents
ADDITIONAL RENT:	\$10.00 PSF (est. 2025)

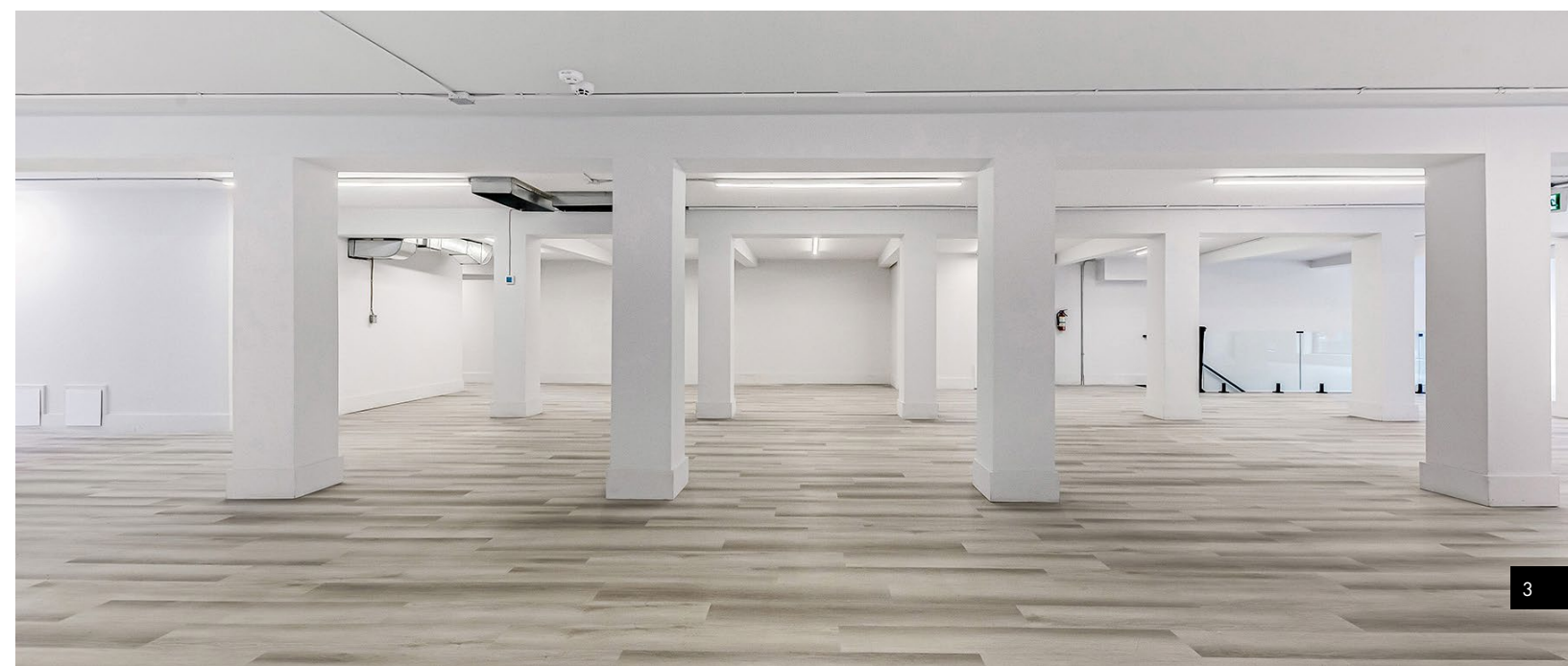
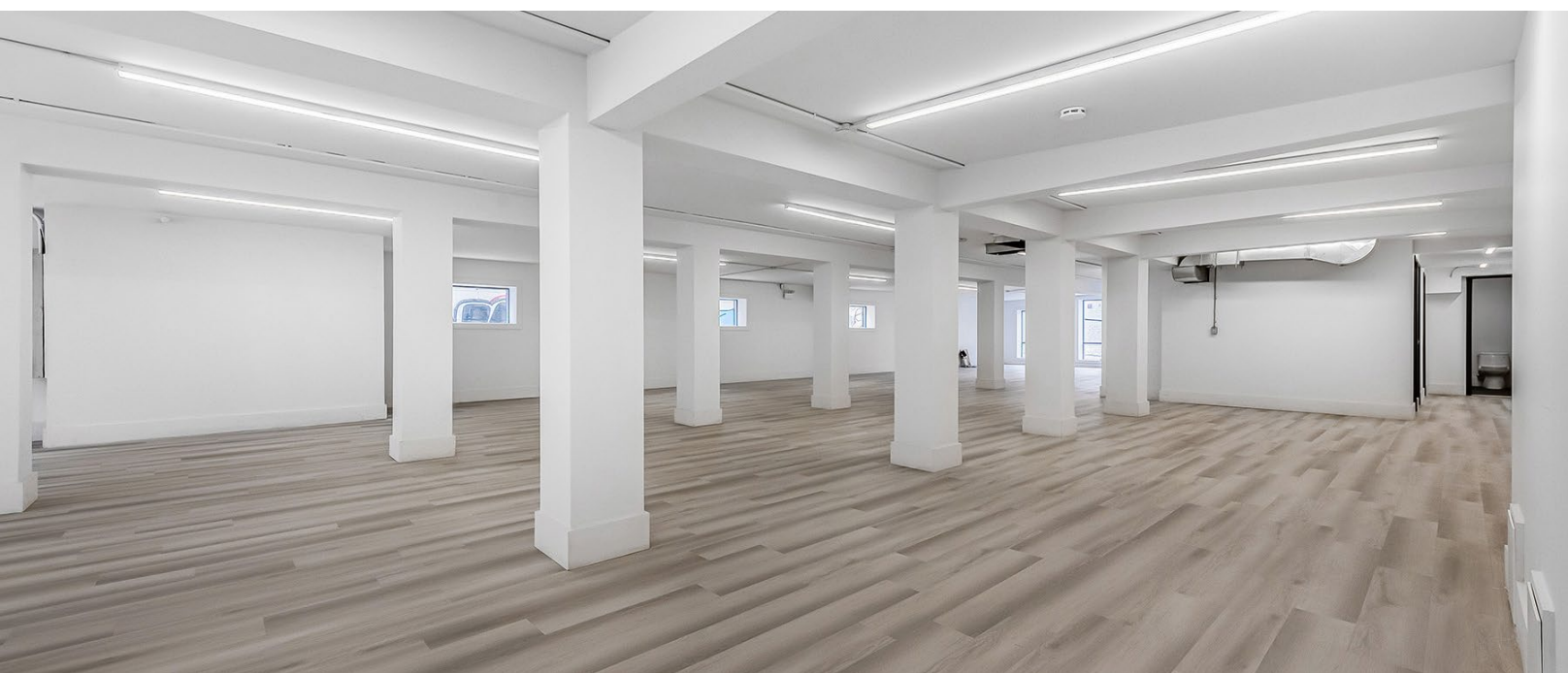
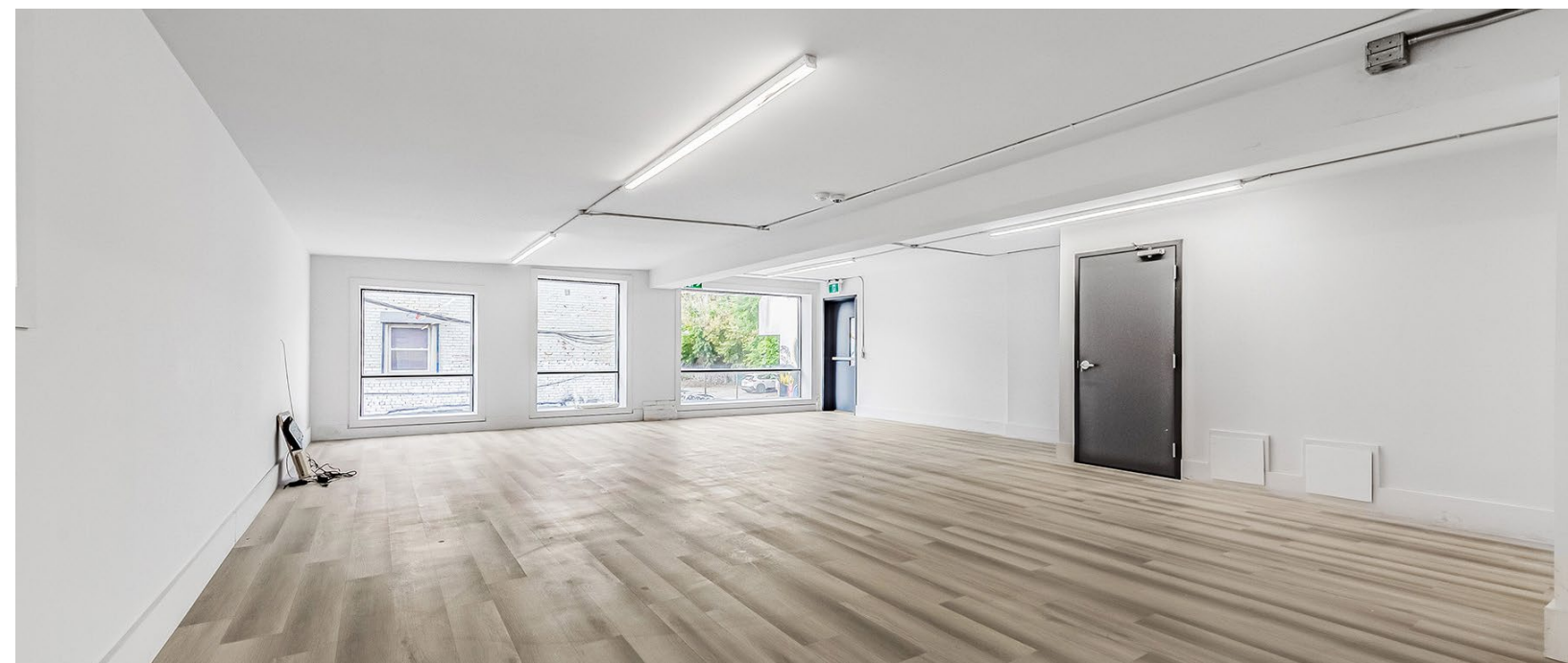
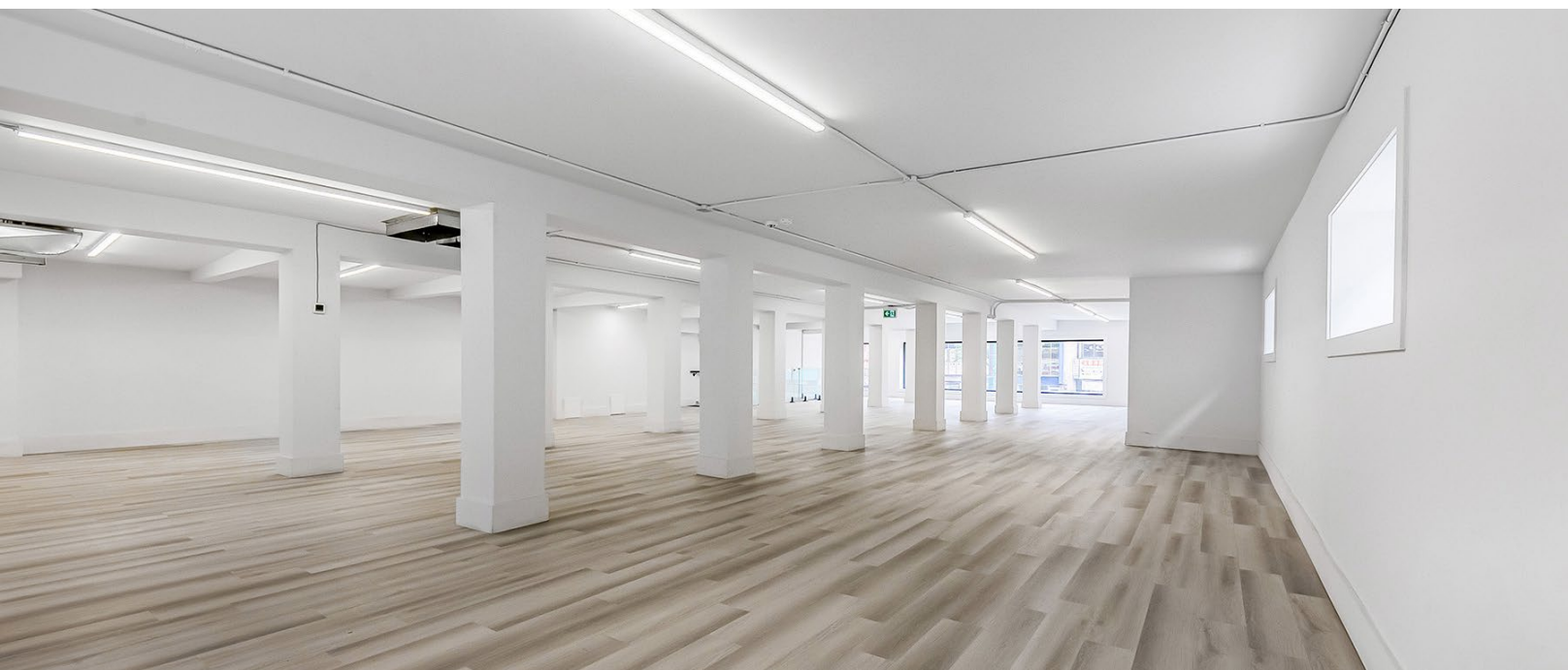
\*Demising option available

## HIGHLIGHTS

- Steps to multiple TTC lines, including the 505 Dundas, 506 College, and 510 Spadina streetcar
- Newly renovated second floor office or retail space
- Large windows providing ample natural light throughout the unit
- Three new universal washrooms built out in the unit
- Dedicated entrance off Spadina Avenue
- Access at rear for shipping and deliveries through laneway
- Neighbouring tenants include Dark Horse Espresso Bar, National Bank, Rexall, Scotiabank, and The LCBO
- Very close proximity to Kensington Market
- High student population in the area with close proximity to The University of Toronto





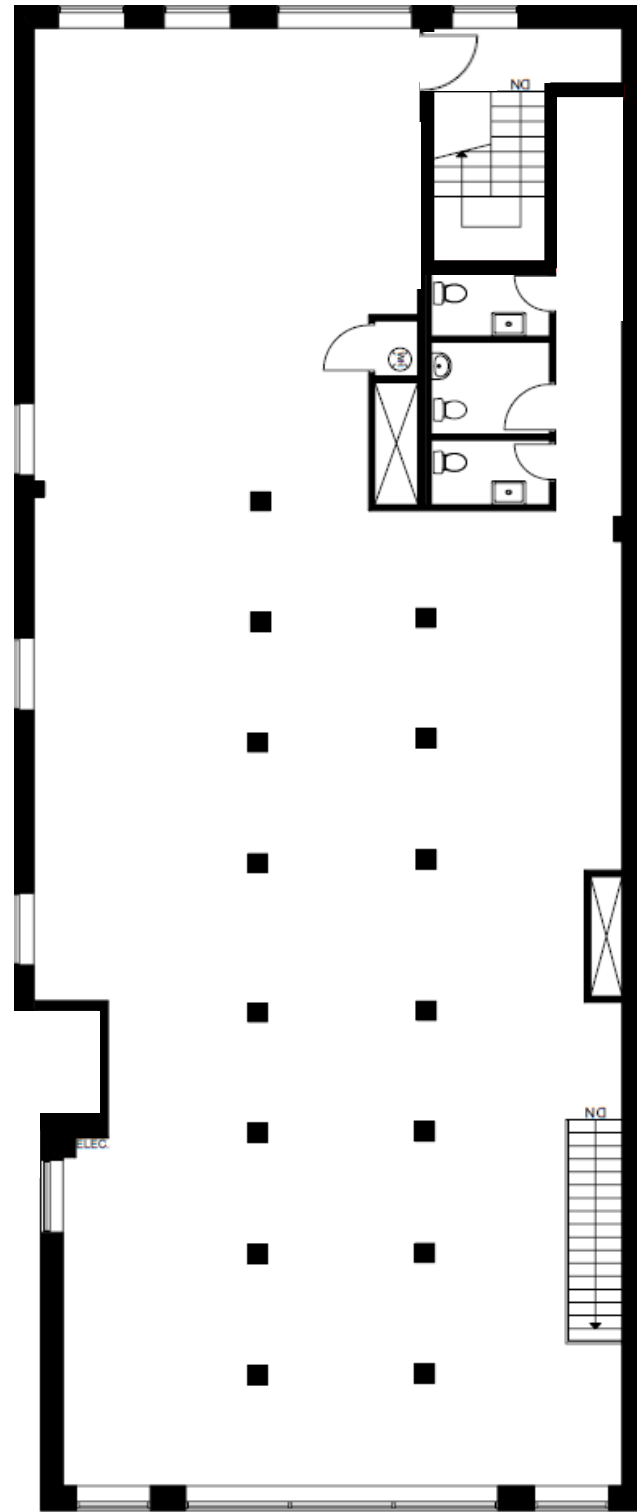




# Floor Plan

## SECOND FLOOR

300 Spadina Ave: 3,939 SF



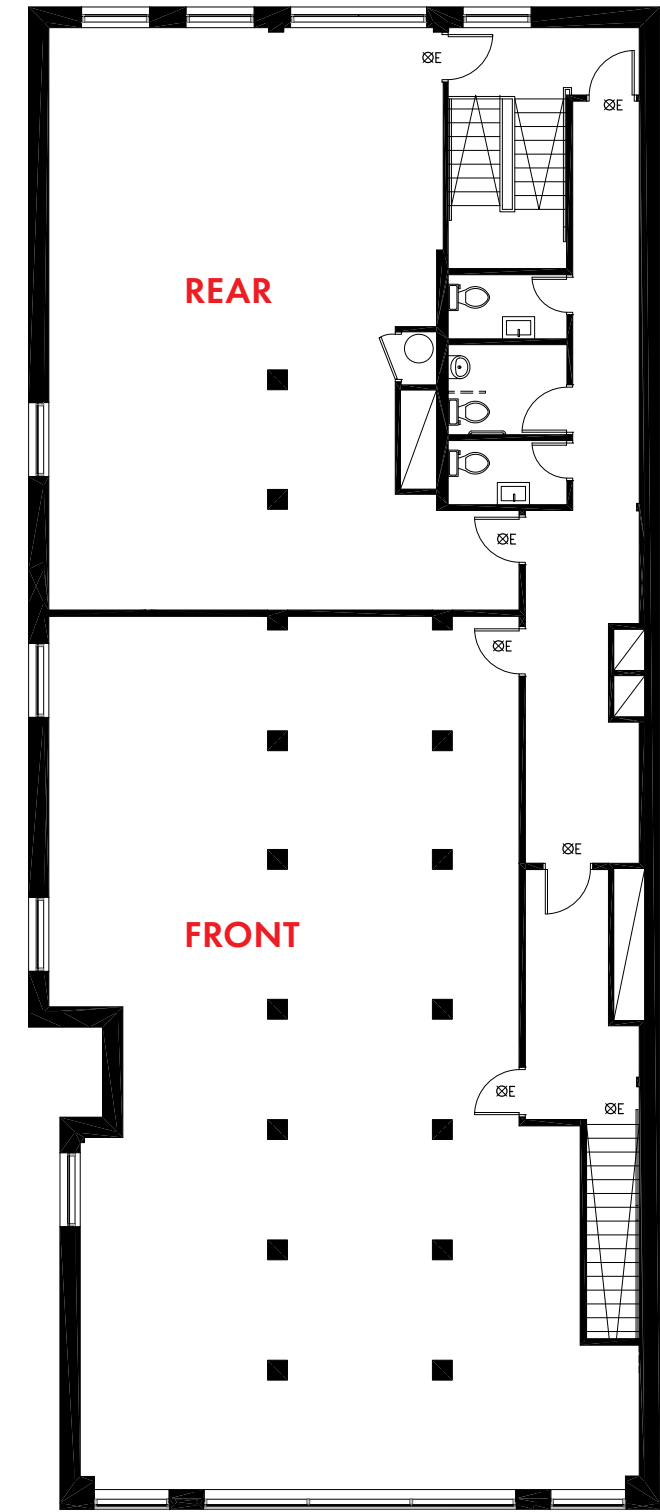
SPADINA AVENUE

## POTENTIAL DEMISING OPTION

300 Spadina Ave:

Front: 2,560 SF

Rear: 1,379 SF



SPADINA AVENUE

# Retail Map

## KENSINGTON MARKET

300 SPADINA AVENUE

# Demographics



**10,001**  
Population



**17,831**  
Daytime Population



**4,307**  
Total Households



**\$71,893**  
Average Household Income



**16%**  
Growth Rate  
Next 5 Years



**36.4**  
Median Age

Within 0.5 km Radius | Statistics Canada, 2025



**510**  
SPADINA  
**35,100**  
DAILY RIDERS



**505**  
DUNDAS  
**32,300**  
DAILY RIDERS

**501**  
QUEEN  
**32,300**  
DAILY RIDERS

RETAIL FOR LEASE





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**FOR LEASE**

## JLL RETAIL CANADA

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