

# 300

SPADINA AVENUE

*Retail*  
**FOR LEASE**





# Property Details

300 Spadina Ave:	1,151 SF
TERM:	5-10 years
AVAILABLE:	Immediately
NET RENT:	Please Contact Listing Agents
ADDITIONAL RENT:	\$15.50 PSF (est. 2025)

## HIGHLIGHTS

- Right-sized, renovated retail space and updated facade fronting on west side of Spadina Avenue
- 510 Spadina and 505 Dundas streetcar stops at front door
- Neighbouring tenants include The LCBO, National Bank, Scotiabank, Rexall, and TD Canada Trust
- Direct access to back laneway for shipping and receiving
- Very close proximity to Kensington Market
- High student population in the area with close proximity to The University of Toronto





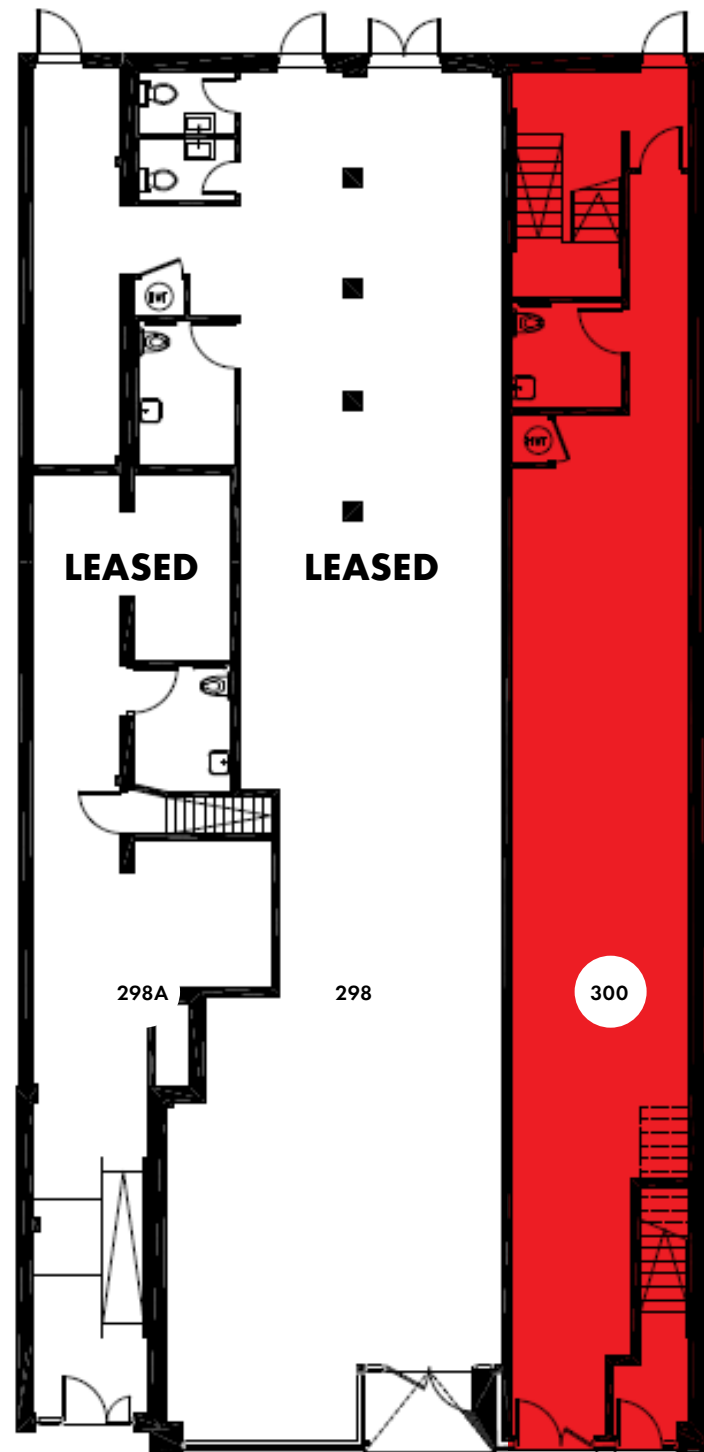
# Floor Plan

## GROUND FLOOR

298A Spadina Ave: LEASED

298 Spadina Ave: LEASED

300 Spadina Ave: 1,151 SF



SPADINA AVENUE



RETAIL FOR LEASE



# Retail Map

# Demographics



**10,573**  
Population



**17,861**  
Daytime Population



**4,837**  
Total Households



**\$89,595**  
Average Household Income



**17.7%**  
Growth Rate  
Next 5 Years



**34.8**  
Median Age

Within 0.5 km Radius | Statistics Canada, 2025

300 SPADINA AVENUE

KENSINGTON MARKET







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## Retail FOR LEASE

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