



46

Spadina Avenue
RETAIL/OFFICE FOR LEASE





OVERVIEW

46 Spadina Avenue is ideally located on the West side of Spadina Avenue, just steps from the intersection of Spadina Avenue and King Street West. This highly visible location offers convenient access to both the vibrant restaurant scene of King West and the bustling Entertainment District, while remaining a short commute from the downtown core.

The site benefits from excellent public transit connectivity, with direct access to the 510 and 504 Streetcar lines. Additionally, Union Station is within walking distance. Boasting a walk and transit score of 100, this property presents an attractive opportunity for both office tenants seeking easy accessibility and retailers looking for high visibility.

The area surrounding 46 Spadina Avenue is rapidly gentrifying, with several high-profile developments underway or recently completed including The Nobu Residences, King Toronto, and The Well. Additionally, there is a diverse array of high-profile neighbouring retailers including Sweat and Tonic, Le Select, Mandy's, Lululemon, Adidas, Fresh and Wild Market, and many more.



100
Walk Score



100
Transit Score



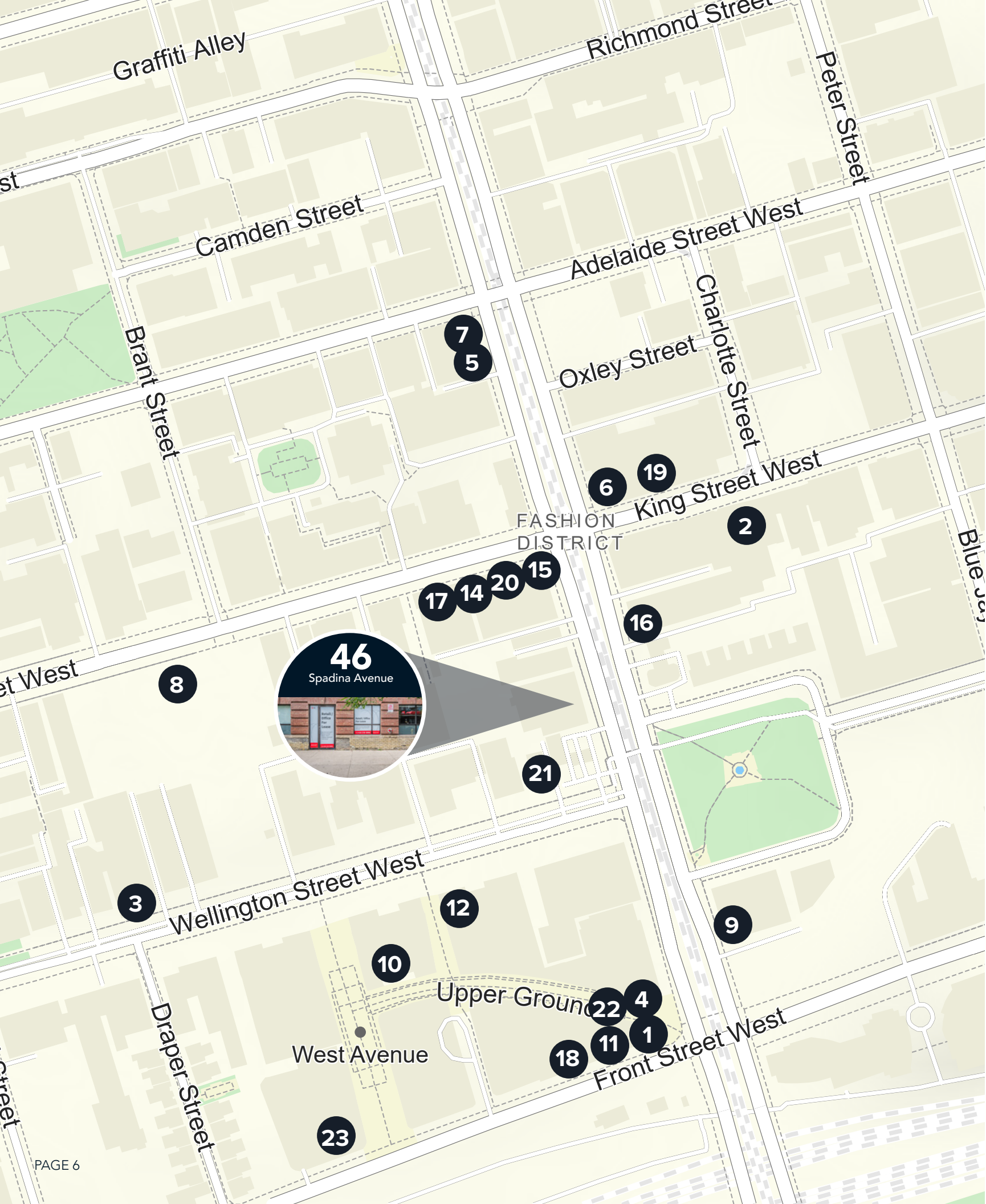
PROPERTY DETAILS

UNIT 44:	6,466 SF	} Can be leased together or separately
UNIT 42:	5,874 SF	
TOTAL:	12,340 SF	
AVAILABLE:	Immediately	
TERM:	5-10 years*	
GROSS RENT:	Please Contact Listing Agents	

*Landlord requires a termination right after Dec 31, 2026

HIGHLIGHTS

- Steps to multiple TTC lines, including the 504 King and 510 Spadina streetcar lines
- Within close proximity to The Well, a new mixed-use development driving a lot of foot traffic to the area
- Freight elevator opening directly into the space
- Great visibility from the intersection of Spadina Avenue and King Street West
- Brick and beam building upgraded to modern standards
- Monthly parking available



NEARBY RETAILERS

1.

Adidas
2.

Bulk Barn
3.

Cherry's High Dive
4.

De Mello Coffee
5.

Dollarama
6.

Fresh and Wild Market
7.

HomeSense
8.

King Toronto Development
9.

LCBO
10.

Le Select
11.

Lululemon
12.

Lulu Bar
13.

Mandy's
14.

Marbl
15.

Miss Likklemore's
16.

Neo Espresso Bar
17.

Paris Texas
18.

Prince Street Pizza
19.

The Royal Bank
20.

Soma Chocolate Maker
21.

Studio Fontana
22.

Structube
23.

Sweat and Tonic

DEMOGRAPHICS

	0.5km	1km	1.5km
 Population	28,149	76,176	56,312
 Daytime Population	49,620	156,431	311,620
 Growth Rate (Next 5 Years)	23.1%	18.3%	14.8%
 Avg. Household Income	\$127,960	\$125,579	\$124,651
 Median Age	32.0	32.9	33.4

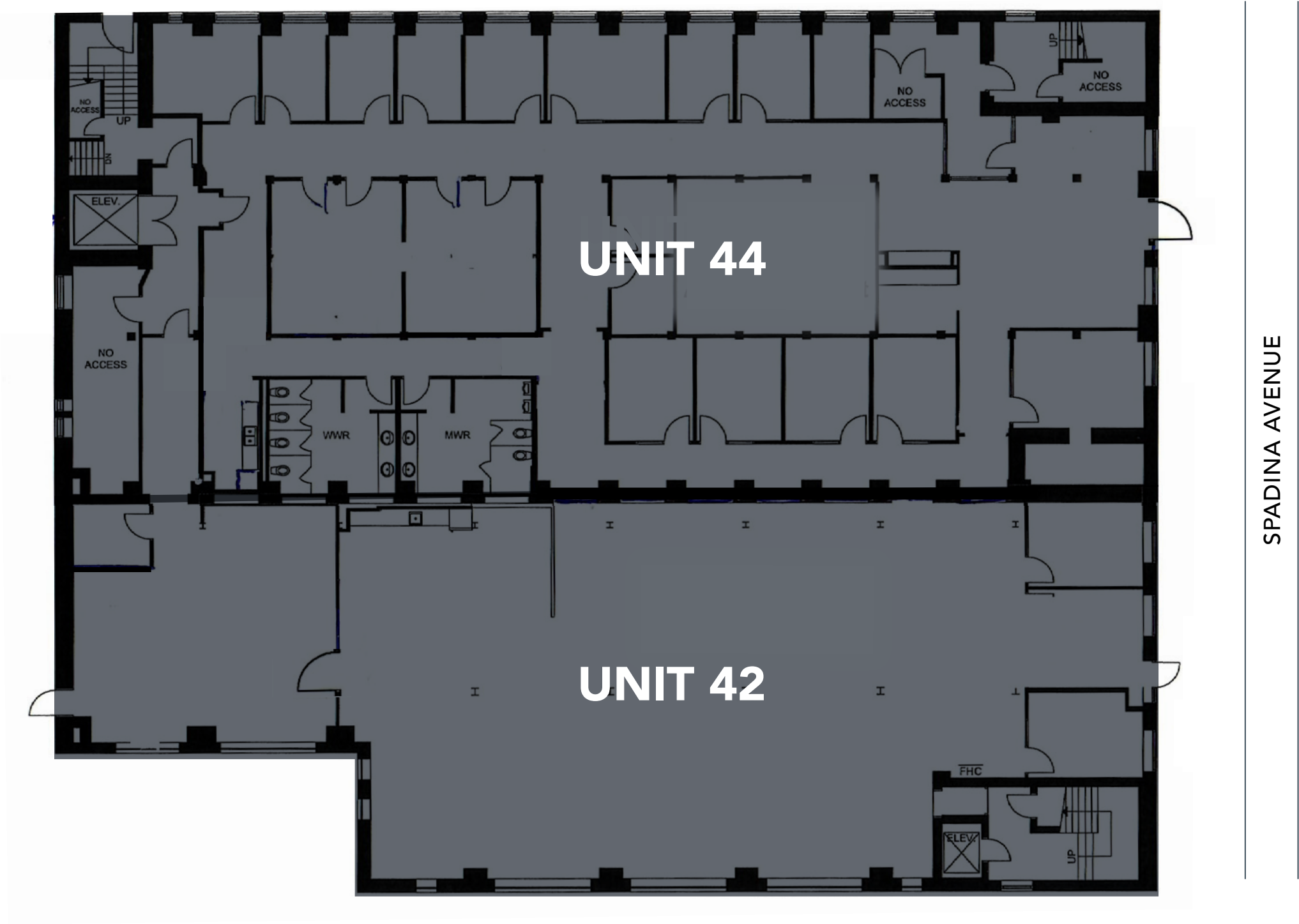
Source: Statistics Canada, 2024

FLOOR PLAN

6,466 SF
UNIT 44

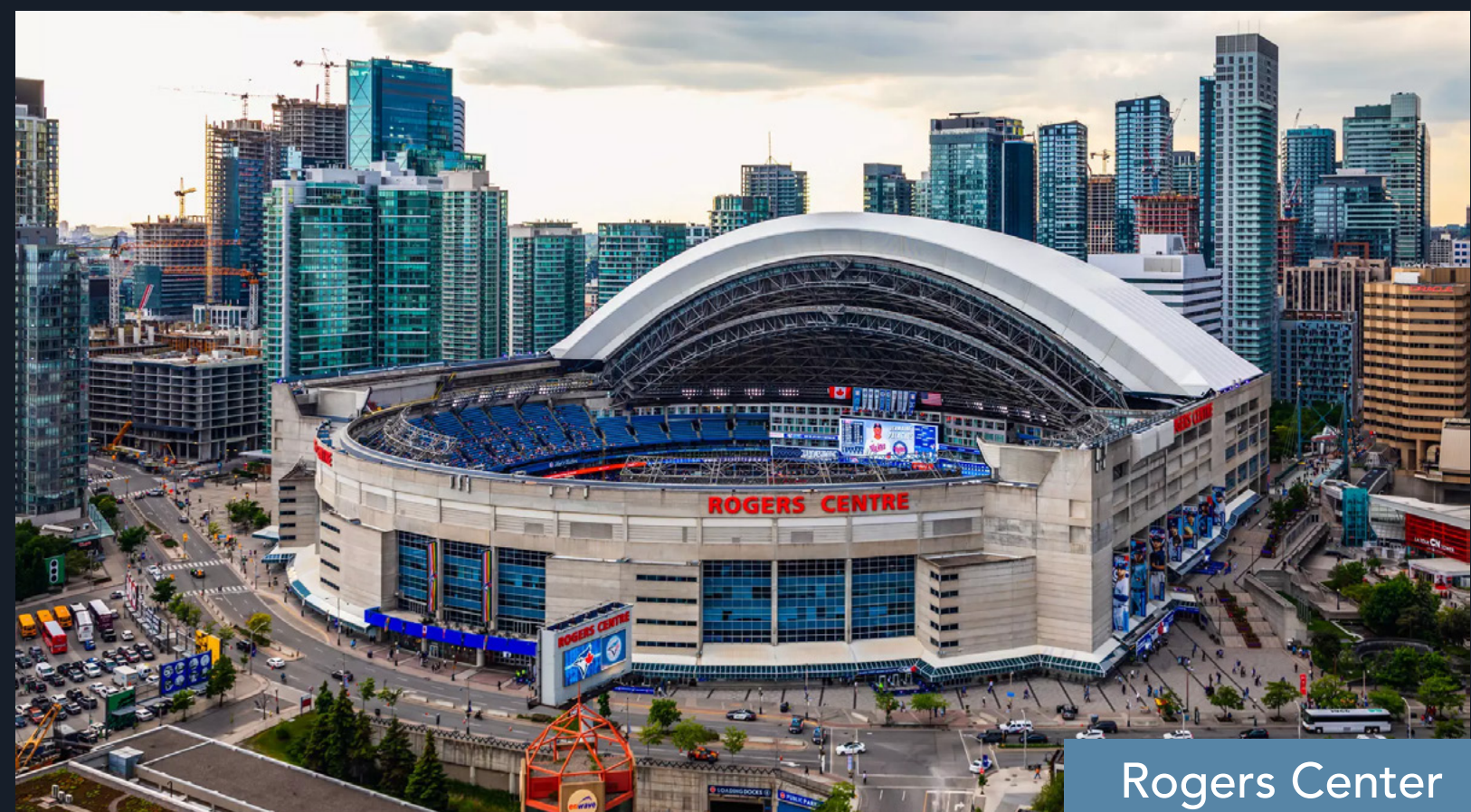
5,874 SF
UNIT 42

12,340 SF
TOTAL SF





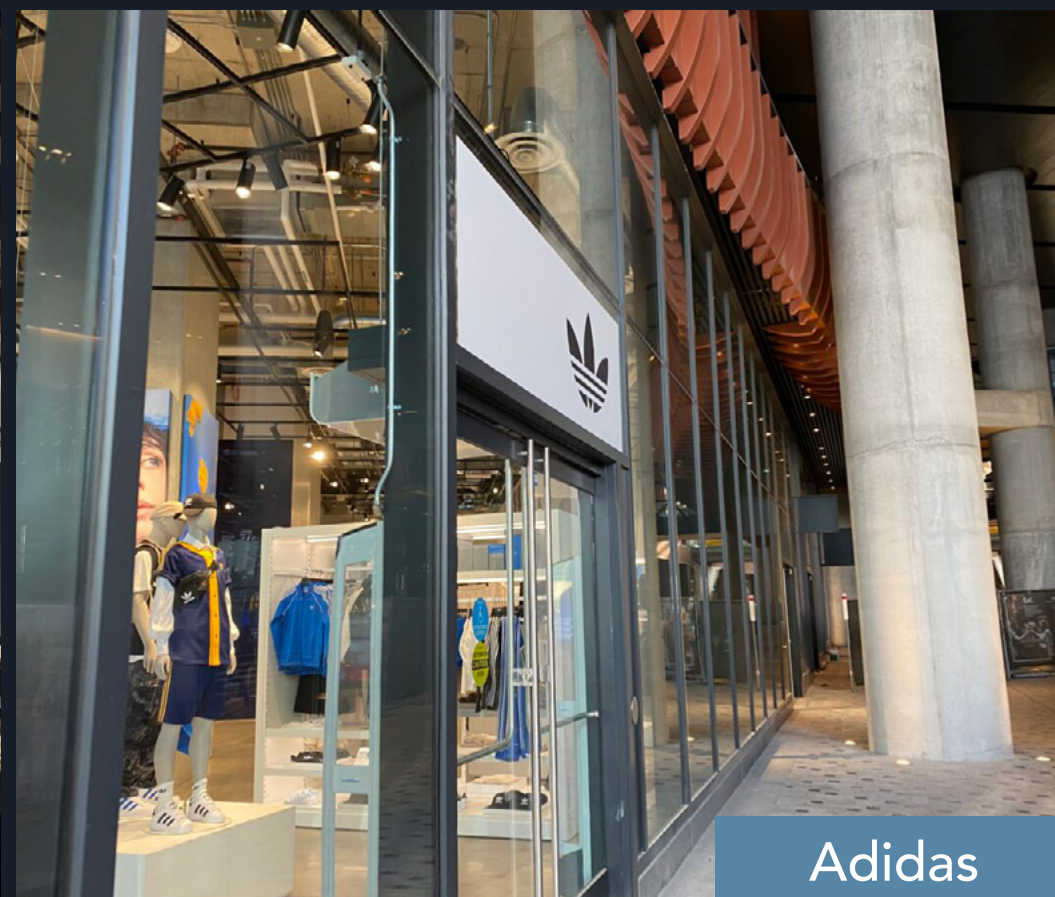
TIFF



Rogers Center



Nobu



Adidas



The Well

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Spadina Avenue

RETAIL/OFFICE FOR LEASE

JLL RETAIL CANADA

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

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