

RETAIL

FOR LEASE

147

**SPADINA AVENUE
TORONTO, ON**



hullmark



OVERVIEW

Located at the northeast corner of Spadina Avenue and Richmond Street West, 147 Spadina Avenue offers an opportunity to secure a high-exposure retail location in the heart of the Entertainment District. Boasting perfect walk and transit scores, a patio as well as a substantial daytime population, this pre-fixture restaurant space is suitable for a variety of retail uses.






Steps from vibrant King Street West and Queen Street West, the property sits in one of Canada's most active residential development markets with 13,500 new units recently completed or under construction within 1 KM of the property.



HIGHLIGHTS

- Pre-fixture restaurant space
- Includes front patio
- High exposure on the east side of Spadina
- Excellent neighbouring tenancies, including Aloette, Fusaro's Italian Kitchen, Livestock, Le Gourmand, Spinco, Pilot Coffee Roasters, and What A Bagel
- Steps to 510 Spadina Streetcar and 501 Queen

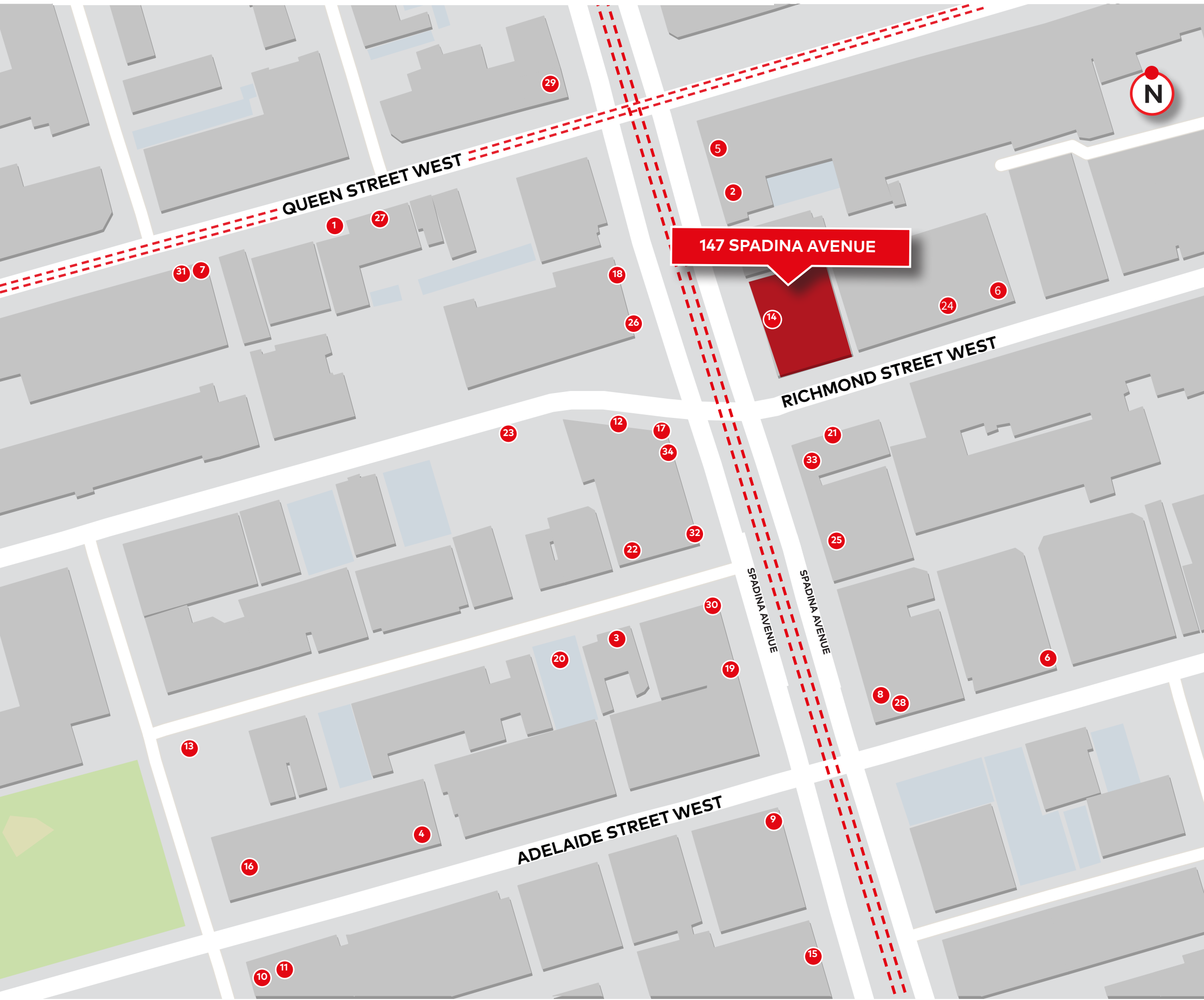
DEMOGRAPHICS

	0.5km
 Population	22,822
 Daytime Population	46,651
 Avg. Household Income	\$122,224
 Avg Household Spending	\$114,867
 Median Age	32.2

Source: Statistics Canada, 2024



NEIGHBOURING RETAILERS & AMENITIES



LEGEND

- 147 Spadina Avenue
- TTC Streetcar Line
- Daily Ridership
40,000

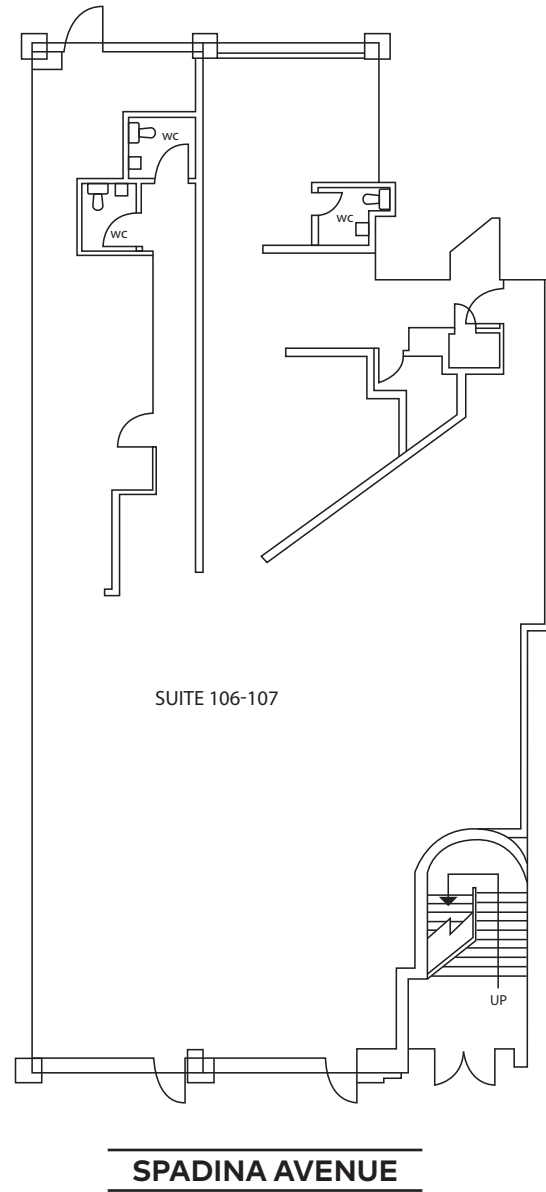
AREA AMENITIES

- | | |
|------------------------------|----------------------------|
| 1. Aji Sai | 18. Le Gourmand |
| 2. Alo + Aloette | 19. Livestock |
| 3. Avenue Open Kitchen | 20. Dog World Resort & Spa |
| 4. Barre3 | 21. Paramount |
| 5. Basil Box | 22. Pi Co. |
| 6. Buna's Kitchen | 23. Pilot Coffee Roasters |
| 7. ImPerfect Fresh Eats | 24. Tea Choice |
| 8. Canada Post | 25. SPINCO |
| 9. Dollarama | 26. Starbucks |
| 10. Nutbar | 27. Cha Time |
| 11. Othership | 28. Tim Hortons |
| 12. Freshii | 29. McDonald's |
| 13. Alder | 30. The Detox Market |
| 14. Fusaro's Italian Kitchen | 31. Urban Outfitters |
| 15. HomeSense | 32. What A Bagel |
| 16. Impact Kitchen | 33. Wide Open |
| 17. Kupfert & Kim | 34. Yoga Tree |

PROPERTY DETAILS



FLOOR PLAN



JLL
22 Adelaide Street West
Suite 2600
Toronto, ON M5H 4E3
t: 416.238.4779
www.jll.ca



Hullmark
474 Wellington Street West
Suite 200
Toronto, ON M5V 1E3
t: 416.510.1700
www.hullmark.ca

Brandon Gorman**
Executive Vice President
t: 416.855.0907
Brandon.Gorman@jll.com

Austin Jones**
Associate Vice President
t: 416.304.6050
Austin.jones@jll.com

Matthew Marshall*
Senior Sales Associate
t: 416.238.9925
Matthew.Marshall@jll.com



147 SPADINA AVENUE

Ground Floor: 4,053 SF

Net Rent:
Please Contact Listing Agents

Additional Rent:
\$40.00 (Est. 2024)

DISCLAIMER

© 2024 Jones Lang LaSalle IP, Inc. All rights reserved. The information contained in this document is proprietary to Jones Lang LaSalle and shall be used solely for the purposes of evaluating this proposal. All such documentation and information remains the property of Jones Lang LaSalle and shall be kept confidential. Reproduction of any part of this document is authorized only to the extent necessary for its evaluation. It is not to be shown to any third party without the prior written authorization of Jones Lang LaSalle. All information contained herein is from sources deemed reliable; however, no representation or warranty is made as to the accuracy thereof.

*Sales Representative