



# 315 SPADINA AVENUE

Toronto, ON

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MULTIPLE RETAIL UNITS FOR LEASE IN CHINATOWN





# WELCOME TO 315 SPADINA AVENUE



315 Spadina Avenue presents an opportunity to lease retail space at the base of a new 13-storey development featuring 219 residential units. With over 8,500 SF of ground floor retail space and expansive frontage along Spadina Avenue, the project includes seven distinct retail availabilities in a high-traffic, pedestrian-oriented corridor. Ideally positioned between Kensington Market and Chinatown, this is a prime location for boutique retailers looking to establish a presence in one of Toronto’s most vibrant and evolving neighbourhoods.

## DETAILS

SIZE	UNIT 1	825 SF
	UNIT 2	1,247 SF
	UNIT 3	1,235 SF
	UNIT 4	1,229 SF
	UNIT 5	1,245 SF
	UNIT 6	1,444 SF
	UNIT 7	1,146 SF
NET RENT	Contact Listing Agents	
ADDITIONAL RENT	\$20.00 PSF (Est. 2025)	
TERM	5-10 Years	
AVAILABILITY	Q2 2026	

## HIGHLIGHTS

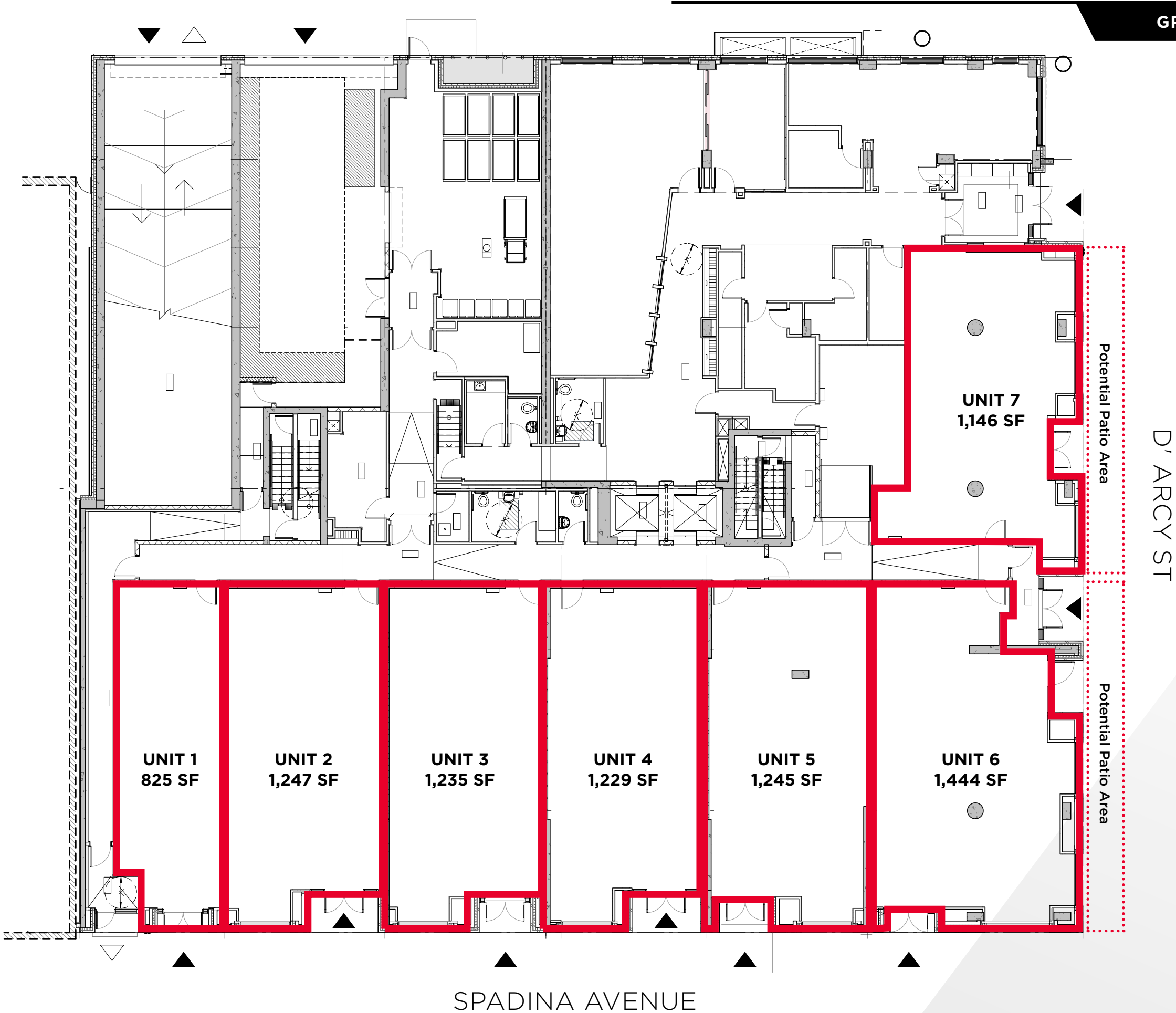
- Ideal mix of right size units spanning 800 – 1,400 SF
- Expansive Spadina Avenue frontage and exposure
- Great ceiling heights
- Targeting a curated mix of boutique and diverse tenants with the ability to accommodate food & beverage
- Excellent transit connectivity with easy access to multiple TTC streetcar routes
- Located in the heart of Chinatown, steps from Kensington Market and Queen West, offering exceptional foot traffic





FLOORPLAN

GROUND FLOOR



NEIGHBOURHOOD OVERVIEW

## Neighbourhood Amenities

1. Mother Dumplings
2. Krispy Kreme Café
3. Grossman's Tavern
4. Ramen Station
5. Rol San Restaurant
6. Daldongnae
7. LCBO
8. Rexall
9. Scotiabank
10. Ozzy's Burgers
11. Pera Café
12. Blackbird Baking Co
13. Dipped Donuts
14. Jimmy's Coffee
15. Leyenda
16. Gus Tacos
17. Seven Lives Tacos y Mariscos
18. Fika Café
19. Cocktail Emporium
20. Grey Gardens
21. Sunny's Chinese
22. Handlebar
23. Wok Theory
24. Hey Noodles
25. Matsutei Sukiyaki
26. Maker Pizza
27. Dark Horse
28. Hone Fitness
29. Kinton Ramen
30. Aloette Restaurant

## Demographics (1km)



**Population**  
37,725.3



**Daytime Population**  
140,738.5



**Average Household Income**  
106,103.7



**Median Age**  
35.7



**Traffic Score**  
100

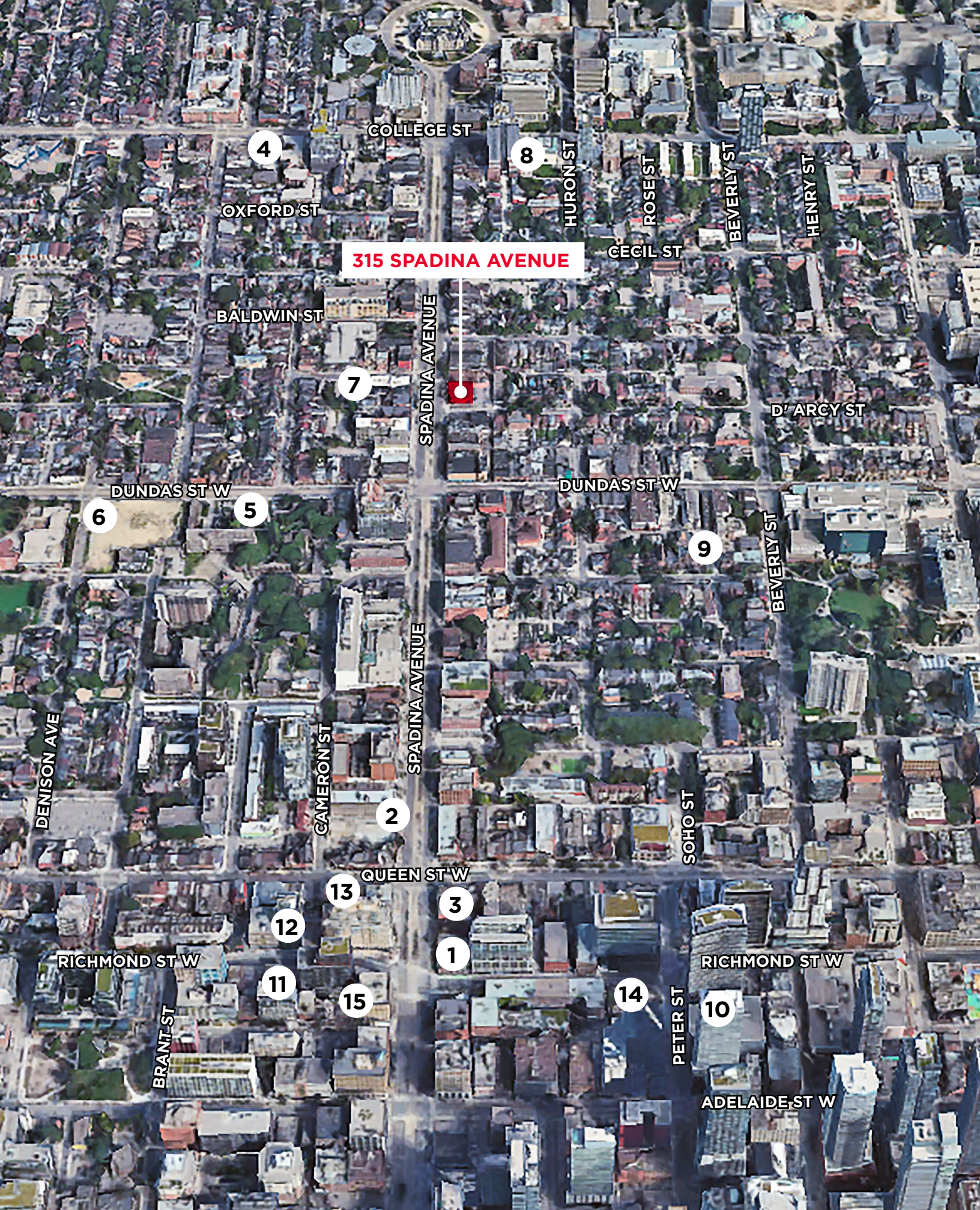


**Pedestrian Score**  
100



**Transit Score**  
98





# CHINATOWN NEIGHBOURHOOD

315 Spadina Avenue is located downtown Toronto, positioned along one of the city’s most dynamic north-south corridors. The site is serviced by the 510 Spadina streetcar and the 505 Dundas streetcar, offering convenient access to the city’s core and nearby subway stations. In addition, the University of Toronto, OCAD University, and major hospitals are all within walking distance, contributing to a steady and diverse daytime and evening population. The site benefits from strong foot traffic, excellent accessibility, and a diverse local population.

Just steps west of the site, Kensington Market is one of Toronto’s most iconic and culturally rich neighbourhoods. Known for its independent spirit, colourful streetscapes, mix of vintage shops, international grocers, cafés, and specialty food spots, Kensington Market draws locals and tourists alike. Its pedestrian-friendly vibe and vibrant street life make it a natural draw for creative and community-focused retailers.

## Upcoming Area Developments

	STREET #	STREET NAME	STOREYS	# OF UNITS
1	147	Spadina Avenue	24	226
2	170	Spadina Avenue	12	164
3	433-455	Queen Street West	15	122
4	333	College Street	11	140
5	571	Dundas Street West	14 & 15	291
6	119	Denison Avenue	15	175
7	17	St. Andrew Street	5	72
8	243	College Street	30	121
9	14	Grange Avenue	6	42
10	111	Peter Street	52	852
11	457	Richmond Street West	19	140
12	450	Richmond Street West	19	116
13	433-455	Queen Street West	15	122
14	120-128	Peter Street	40	385
15	8	Camden Street	17	200





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