



433 & 439 SPADINA AVENUE

Toronto, ON

TWO RETAIL UNITS AVAILABLE FOR LEASE IN CHINATOWN

WELCOME TO 433 & 439 SPADINA AVENUE



433 and 439 Spadina Avenue presents an opportunity to lease two retail units. Located in the heart of Chinatown and steps from Kensington Market, the spaces benefit from strong pedestrian traffic, excellent visibility along Spadina Avenue, and immediate access to the Spadina streetcar line. Surrounded by a vibrant mix of restaurants, cafés, independent retailers, and cultural destinations, these units are well suited for boutique retail, service, or food concepts in one of Toronto's most energetic neighbourhoods.

DETAILS

SIZE	433 Spadina	1,486 SF
	439 Spadina	1,085 SF

NET RENT	Contact Listing Agents
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ADDITIONAL RENT	\$25.12 PSF (Est. 2026)
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TERM	1-10 Years
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AVAILABILITY	Immediate
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HIGHLIGHTS

- 433 Spadina benefits from a recently renovated unit offering upgraded finishes and turnkey functionality
- 439 Spadina is a newly renovated building with upgraded systems throughout
- Excellent exposure onto Spadina Avenue with prominent signage opportunity
- Steps from Kensington Market and the University of Toronto
- Direct access to the 510 Spadina streetcar and steps to the 506 Carlton line
- Exceptional pedestrian traffic



FLOORPLANS

433 SPADINA

Ground Floor



Basement



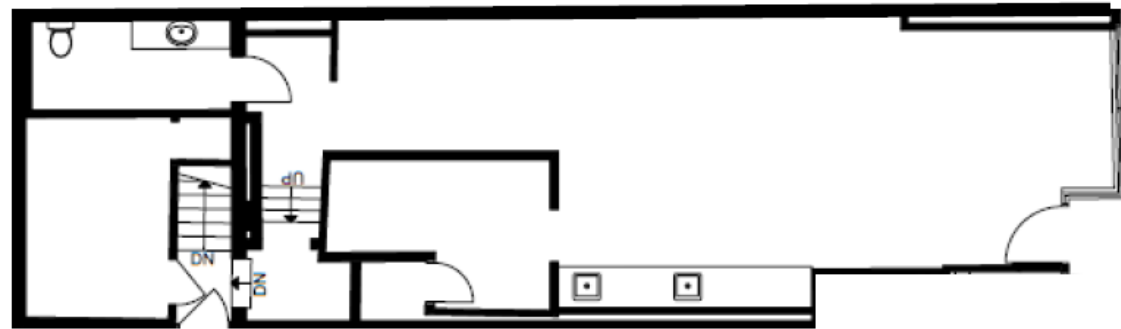
INTERIOR PHOTOS



FLOORPLANS

439 SPADINA

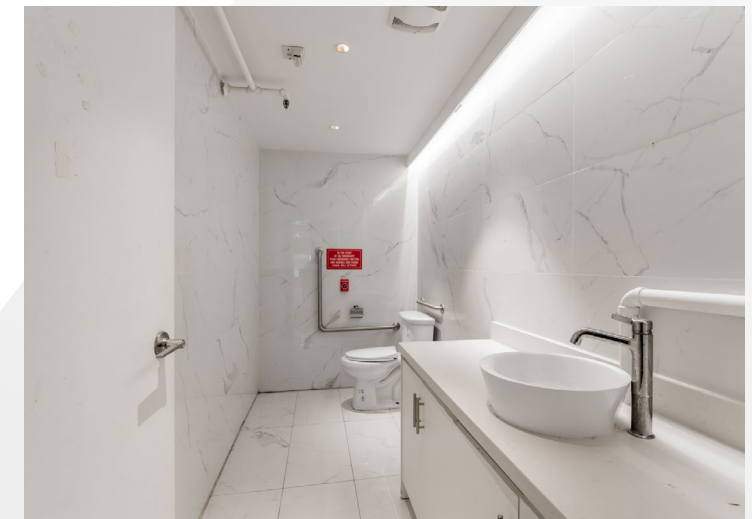
Ground Floor



Basement



INTERIOR PHOTOS



NEIGHBOURHOOD AMENITIES



433 & 439 SPADINA AVENUE
Toronto, ON



KENSINGTON MARKET

Kensington Market is known as the most vibrant and diverse neighborhood in Toronto, making it a popular destination for both tourists and locals. This area is heavy in pedestrian traffic which makes it the perfect location for its array of unique shops and restaurants, live music, street performances, and art installations.

El Mocambo is an example of a neighborhood staple located 464 Spadina Avenue that gives the area the rich culture it is known for. It is a live music venue that has been open since 1948 and has hosted a number of legends such as the Rolling Stones, Blondie, Jimi Hendrix, Meatloaf, U2, etc.





UNIVERSITY OF TORONTO

The University of Toronto is a public research university in Toronto, Ontario, Canada, located on the grounds that surround Queen's Park. It was founded by royal charter in 1827 as King's College, the first institution of higher learning in Upper Canada. The university maintains three campuses, the oldest of which is St. George, located in downtown Toronto.

The University of Toronto offers over 700 undergraduate and 200 graduate programs. The university receives the most annual scientific research funding and endowment of any Canadian university and is one of two members of the Association of American Universities outside the United States, alongside McGill University. Academically, the University of Toronto is noted for influential movements and curricula in literary criticism and communication theory, known collectively as the Toronto School. It is the largest university in Canada in terms of enrolment with more than 97,000 students





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