



FOR LEASE

283 SPADINA AVE



TROPHY CORNER BROUGHT TO YOU BY:

ROYAL LePAGE®
COMMERCIAL™

LAND &
INVESTMENT
GROUP

PROPERTY DETAILS

285 Spadina Ave

Ground Floor Units 501	4,851 sq.ft.
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Basement	909 sq.ft.
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Available	Q1 2027
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Net Rent	To be negotiated
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Tenant's Allowance	To be negotiated
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Estimated TMI	\$31 /sq ft.
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Electrical	3PH / 200 AMP
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HVAC	10 ton situated at rooftop
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Property Highlights

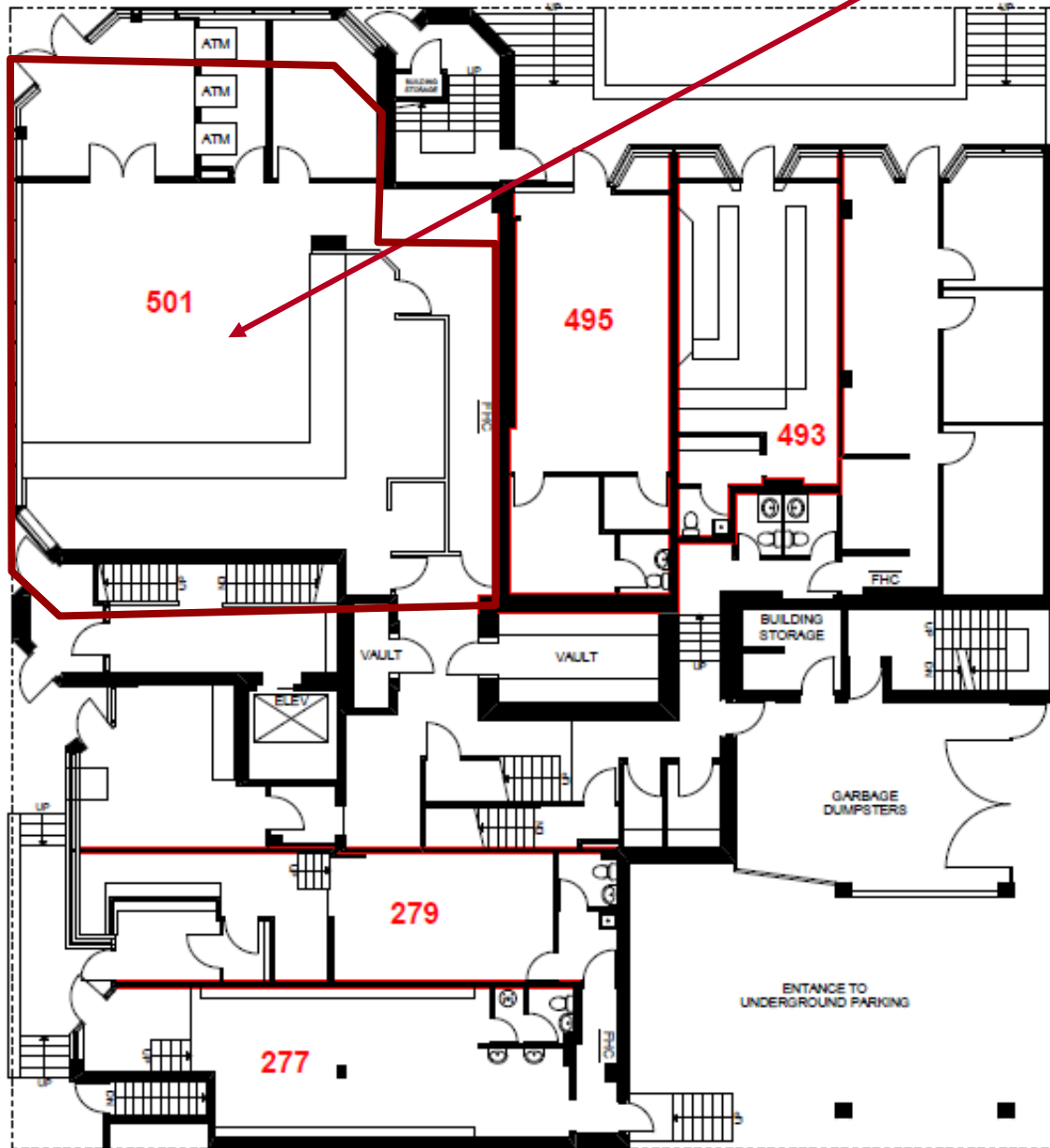
- Located in the heart of Downtown Chinatown at the intersection of Spadina Ave and Dundas St W.
- Close proximity to University of Toronto and OCAD University.
- Bus stop at Dundas St W & Spadina Ave directly in front of the property, with 505 Dundas (Eastbound) & 510 Spadina streetcar access.
- Close to Union Station Rail and UP Express Station.
- Nearby tenants include National Bank, Scotiabank, TD Canada Trust, CIBC, and the LCBO.
- Back laneway access for delivery and shipping.
- 15-minute walk to Dundas Square and the Financial District.
- Walking Distance to 6 Hospitals



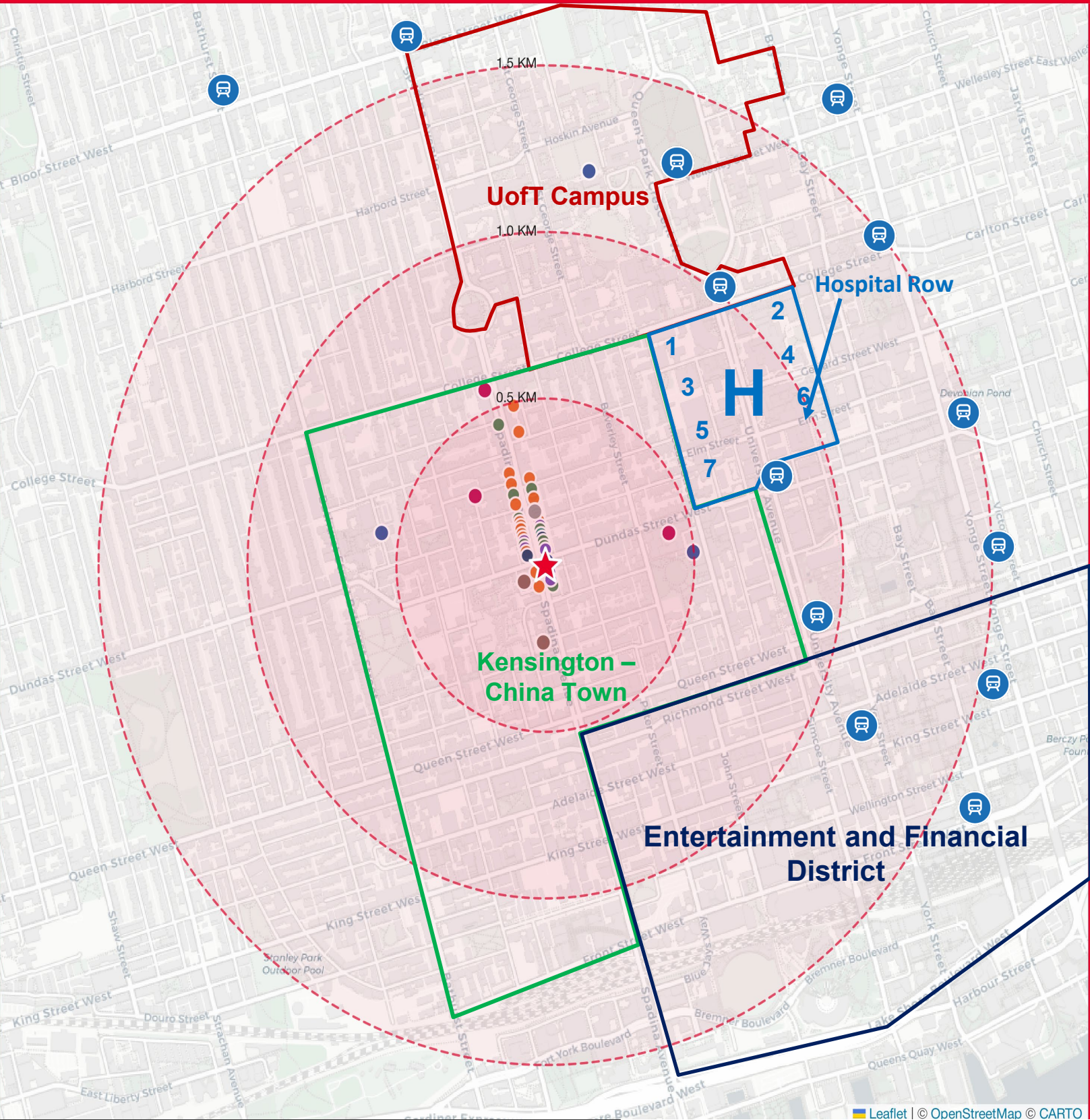
FLOOR PLAN

GROUND FLOOR

SUBJECT SITE CURRENTLY
OCCUPIED BY A MAJOR BANK



- The subject premises at **283 Spadina Avenue / 501 Dundas Street West** offers a highly functional downtown corner retail layout, with approximately **4,851 sq. ft. of ground-floor retail space** supported by an additional **909 sq. ft. of basement area**. The main floor provides a strong customer-facing retail platform, while the basement adds practical utility for storage, back-of-house operations, staff use, inventory support or ancillary business functions.
- The property also benefits from prominent exterior exposure, including approximately **36 ft. and 50 ft. of signage opportunity** along the building's street-facing elevations. Combined with its position at Spadina and Dundas, this creates a strong branding opportunity for tenants seeking visibility, pedestrian capture and a recognizable storefront presence within Toronto's Chinatown and downtown west retail market.



Directory — colour matches map dots

- ★ Subject Property**
National Bank — 283 Spadina
- Bank / Finance**
Scotiabank
BMO
- Food & Beverage**
Fudao Noodle House
Ann's Donburi Hot Pot
Pho Hung Vietnamese
Taste of China Seafood
Ajsen Ramen
Dumpling House
Banh Mi Nguyen Huang
Shi Miaodao Yunnan
King's Noodle
Bao
Kung Fu Tea
Shuyi Tealicious
Papa Spicy
August 8 Chinatown
Chine Legendary Hot Pot
Swatow Chinese
Chat Bar
- Retail / Services / Liquor**
LCBO
B&J Trading Gift Shop
Minh Chau Jewellery
You & Me Women's Clothing
U Canada Gifts
Animextreme Toy Store
KC Jeweler
Ngoc Chau Jewellery
888 Photo Electronics
SK Electronics
A&F Canada Gifts
Lisa's Gems & Watches
Shoes on Spadina
- Grocery / Market**
Hua Sheng Supermarket
- Health / Pharmacy**
Emerge Pharmacy
Saigon Pharmacy
Minh Chau Optical
Rexall - 285 Spadina
Tong Tong Health
Wing Shing China Herb Centre
- Mall / Anchor**
Dragon City Mall
Chinatown Centre
- Institution**
U of T (St. George)
OCAD University
Ontario College of T.C.M.
Toronto Western Hospital
- Culture / Landmark**
El Mocambo
Art Gallery of Ontario
Kensington Market
- Future Development**
315 Spadina Ave

Hospital Row

- 1: UHN
- 2: MaRS Building
- 3: Princess Margeret hospital
- 4: TGH
- 5: Mt Sinai hospital
- 6: Sick Kids hospital
- 7: Michener Institute

Demographics

Radius from 283	0.5 km	1.0 km	1.5 km
Population	9,207	38,014	92,314
Private households	4,837	21,457	53,543
Avg. HH income	\$91,731	\$109,449	\$113,232
Median HH income	\$62,061	\$75,758	\$79,017
Walked to work	946	3,558	8,137
Walk-to-work share	43.1%	38.8%	36.3%

Source: City of Toronto Open Data — Neighbourhood Profiles (open.toronto.ca). Estimates by straight-line radius. Tenant pins approximate.



B&J TRADING GIFT SHOP

SHUYI TEALICIOUS

PAPA SPICY

BALDWIN STREET

FUDAO NOODLE HOUSE

ANN'S DONBURI HOT POT

MINH CHAU JEWELLERY

PHO HUNG VIETNAMESE

ST. ANDREW STREET

YOU & ME WOMEN'S CLOTHING

TASTE OF CHINA SEAFOOD

AJSEN RAMEN

DUMPLING HOUSE

BANH MI NGUYEN HUONG

SHI MIAODAO YUNNAN

EMERGE PHARMACY

U CANADA GIFTS

SAIGON PHARMACY

KING'S NOODLE

SCOTIABANK

LCBO

AUGUST 8 CHINATOWN

ANIMEXTREME INC. TOY STORE

CHINE LEGENDARY HOT POT

315 SPADINA

FUTURE MIXED-USE DEV.

D'ARCY STREET

KC JEWELER

SWATOW CHINESE

CHAT BAR

MINH CHAU OPTICAL

NGOC CHAU JEWELLERY

HUA SHENG SUPERMARKET

BMO

888 PHOTO ELECTRONICS

SK ELECTRONICS

SUBJECT SITE

DUNDAS STREET WEST

NATIONAL BANK

ONTARIO COLLEGE OF TRADITIONAL
CHINESE MEDICINE

A&F CANADA GIFTS

TONG TONG HEALTH

LISA'S GEMS & WATCHES

SHOES ON SPADINA

WING SHING CHINA HERB CENTRE

505

DRAGON CITY
MALL

BAO

KUNG FU TEA



THE OFFERING PROCESS

ADDITIONAL INFORMATION

The Designated Representatives from the Land & Investment Group Team of Royal LePage Real Estate Services Ltd. Brokerage have been retained by the vendor as the exclusive advisors to seek offers for the Disposition of 283 Spadina Ave, Toronto.

A data room has been created to provide prospective buyers with additional information. To obtain access, please sign and return the Confidentiality Agreement.

OFFER SUBMISSION

The Property is being offered on an unpriced basis. Seller seeks best price and terms, based on an "As is, Where is" Lease. For additional information, please contact one of the listing advisors below.

All offers are requested to be submitted to Renato Viele or Arash Fatmi.

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*Com. Broker