

480

Adelaide

**BUILDING FOR LEASE /
LAND LEASE OPPORTUNITY**

480 ADELAIDE STREET WEST IN THE HEART OF DOWNTOWN WEST TORONTO

480 ADELAIDE STREET WEST

BUILDING FOR LEASE / LAND LEASE OPPORTUNITY

Address:	480 Adelaide Street West
Total Building Size:	8,252 sq. ft.
Frontage:	44 ft.
Depth:	104 ft.
Area:	4,567 sq. ft.
Parking Spaces:	15 + parking spaces

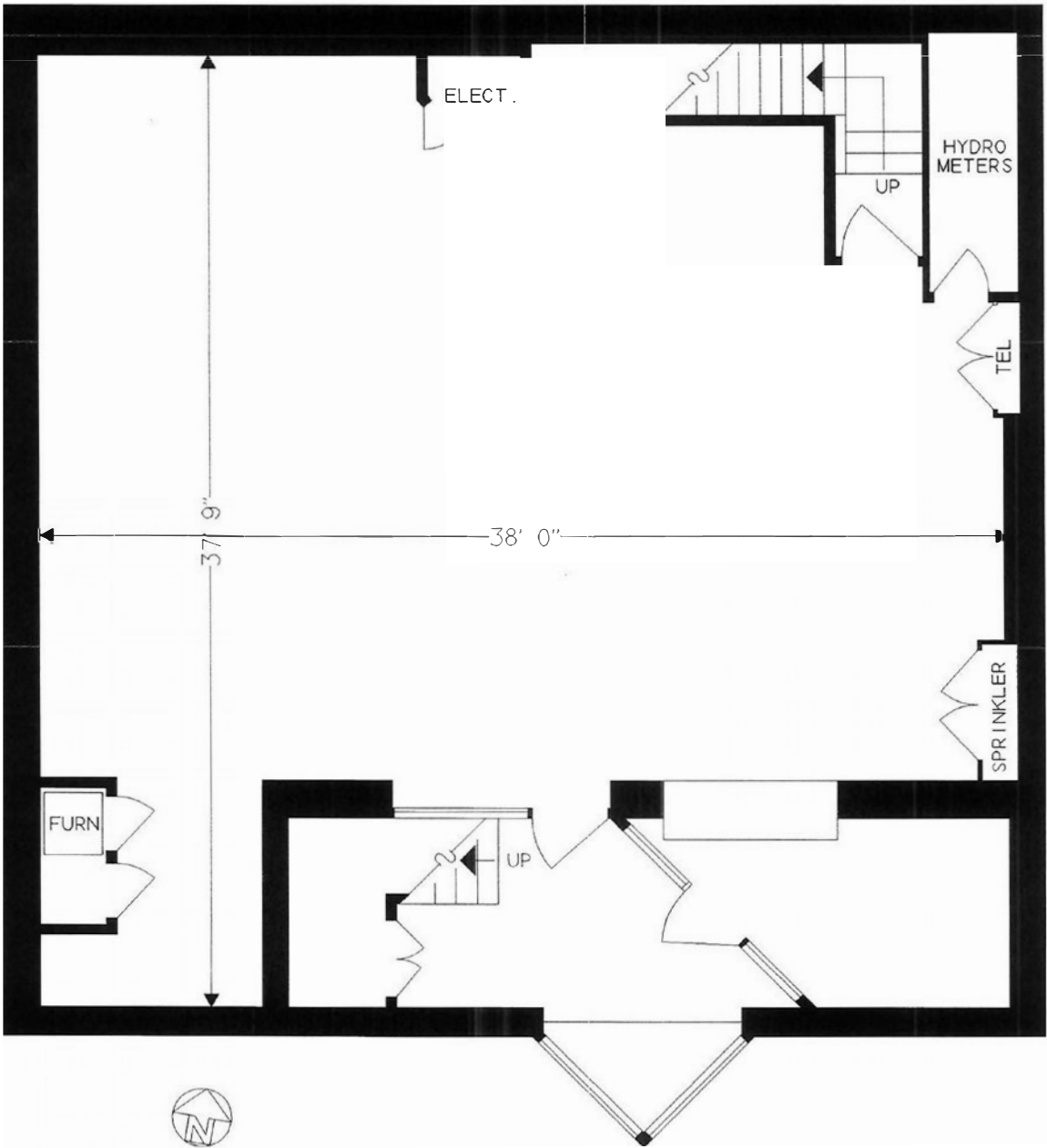
- Steps from King and Portland where you will find some of Toronto’s most popular restaurants including Gusto 101, Petty Cash, Chubby’s Jamaican Kitchen, Buca, Ruby Soho, Lee Restaurant and LOV
- Massive patio potential
- Potential to tear down the existing building and build your perfect purpose built F&B mecca with the best patio in the king west hood, or work with the existing building and benefit from ample parking and patio space.



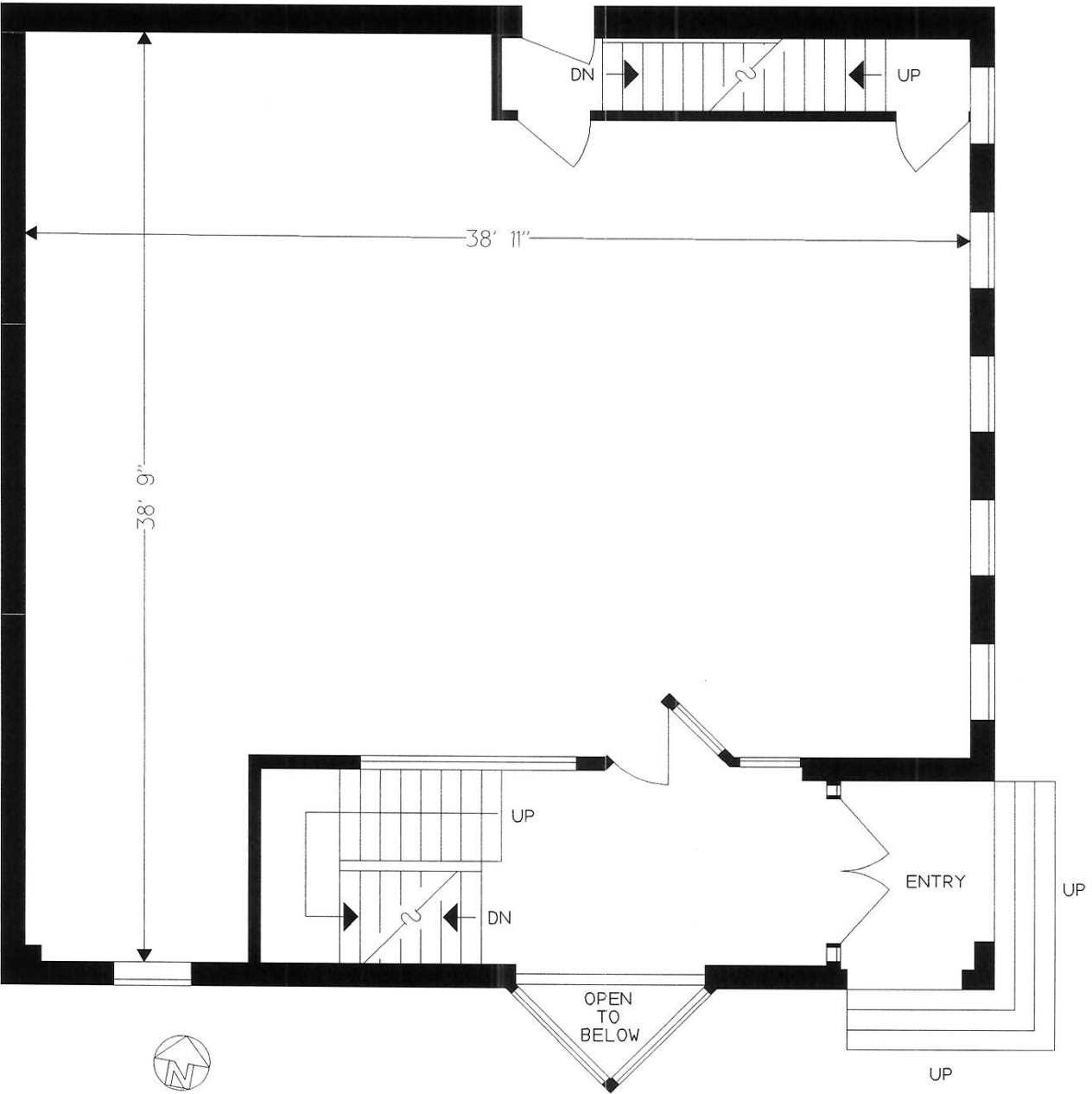




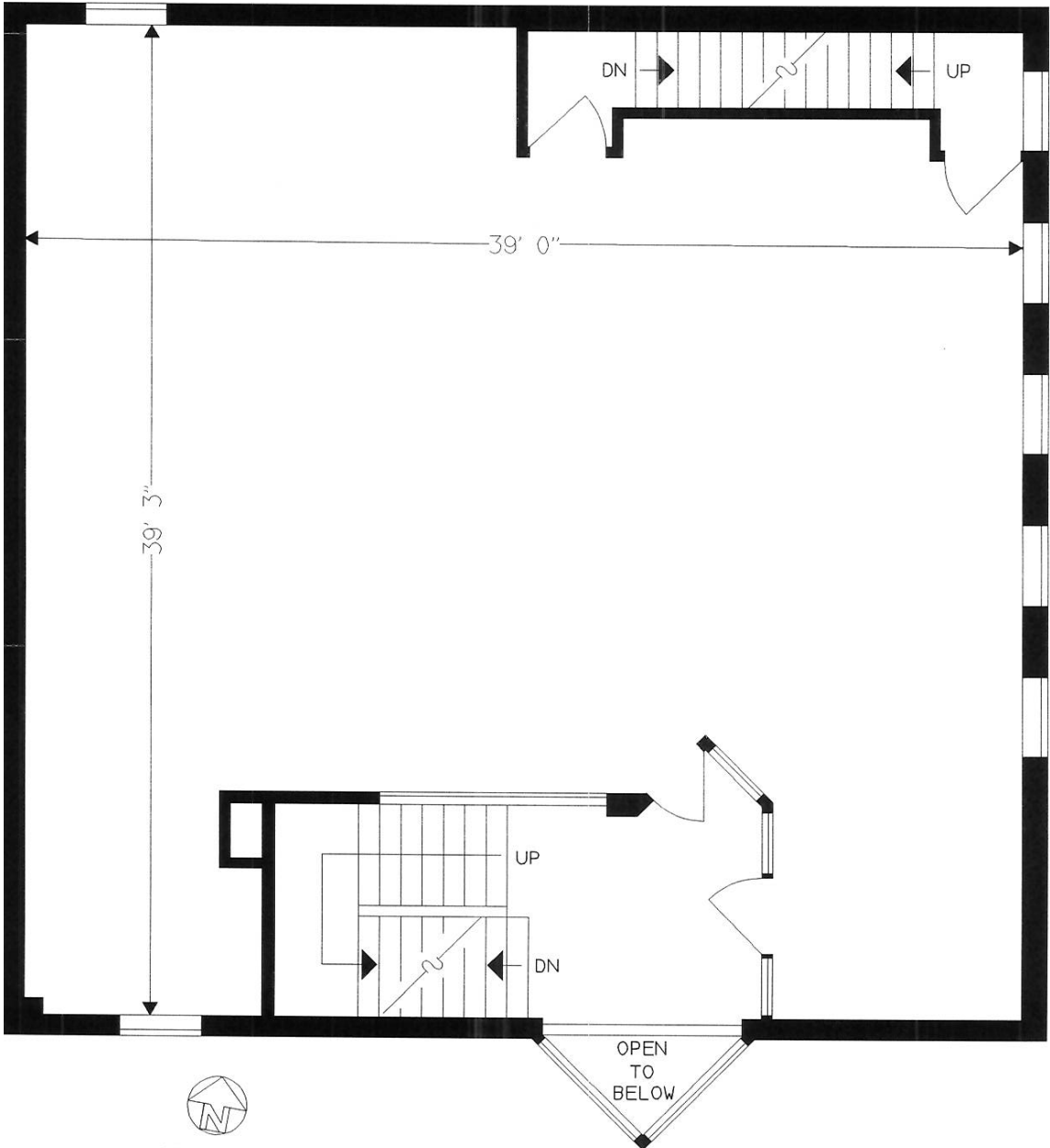
BASEMENT
1,693 sq. ft.



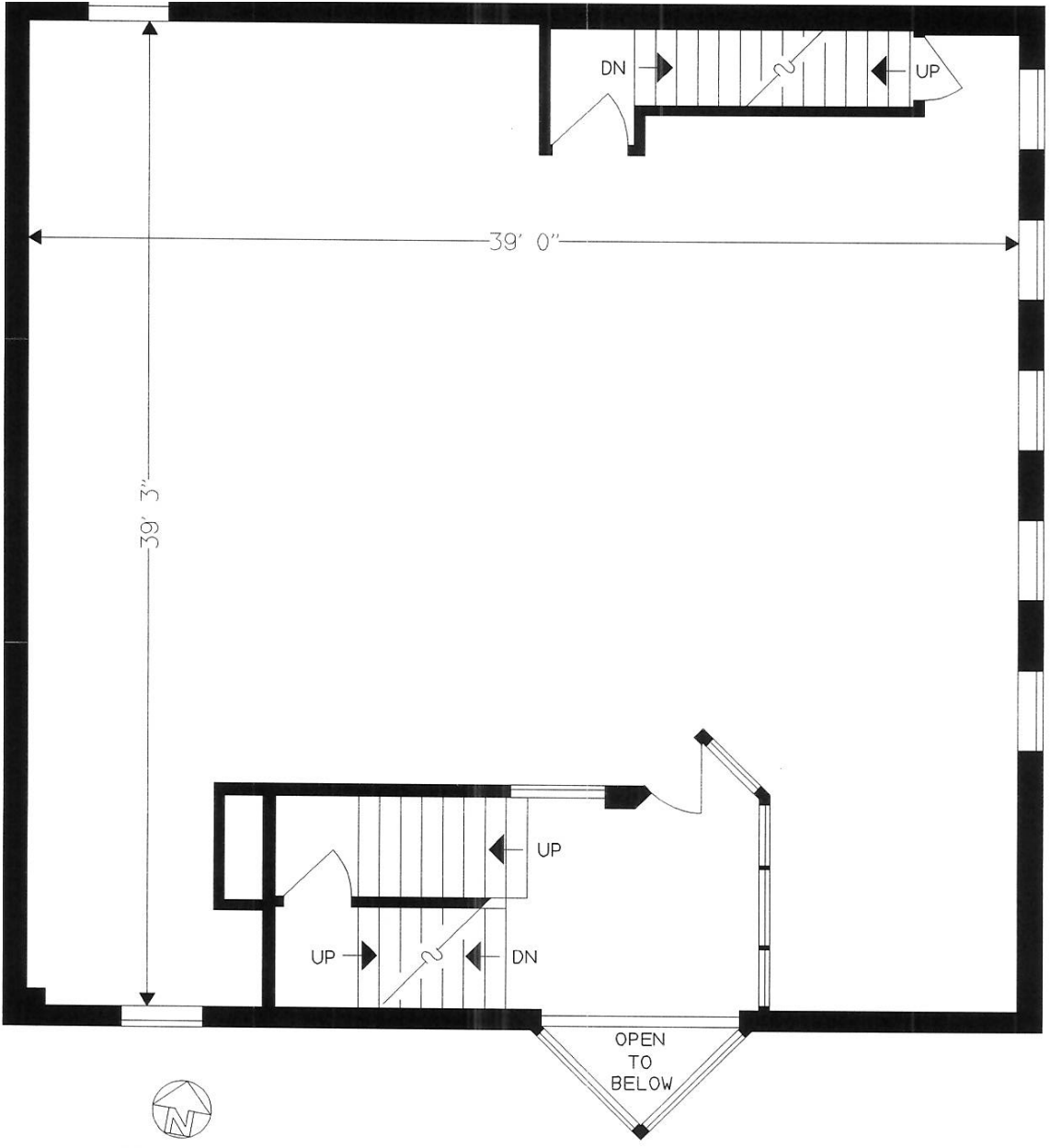
FIRST FLOOR
1,693 sq. ft.



SECOND FLOOR
1,693 sq. ft.

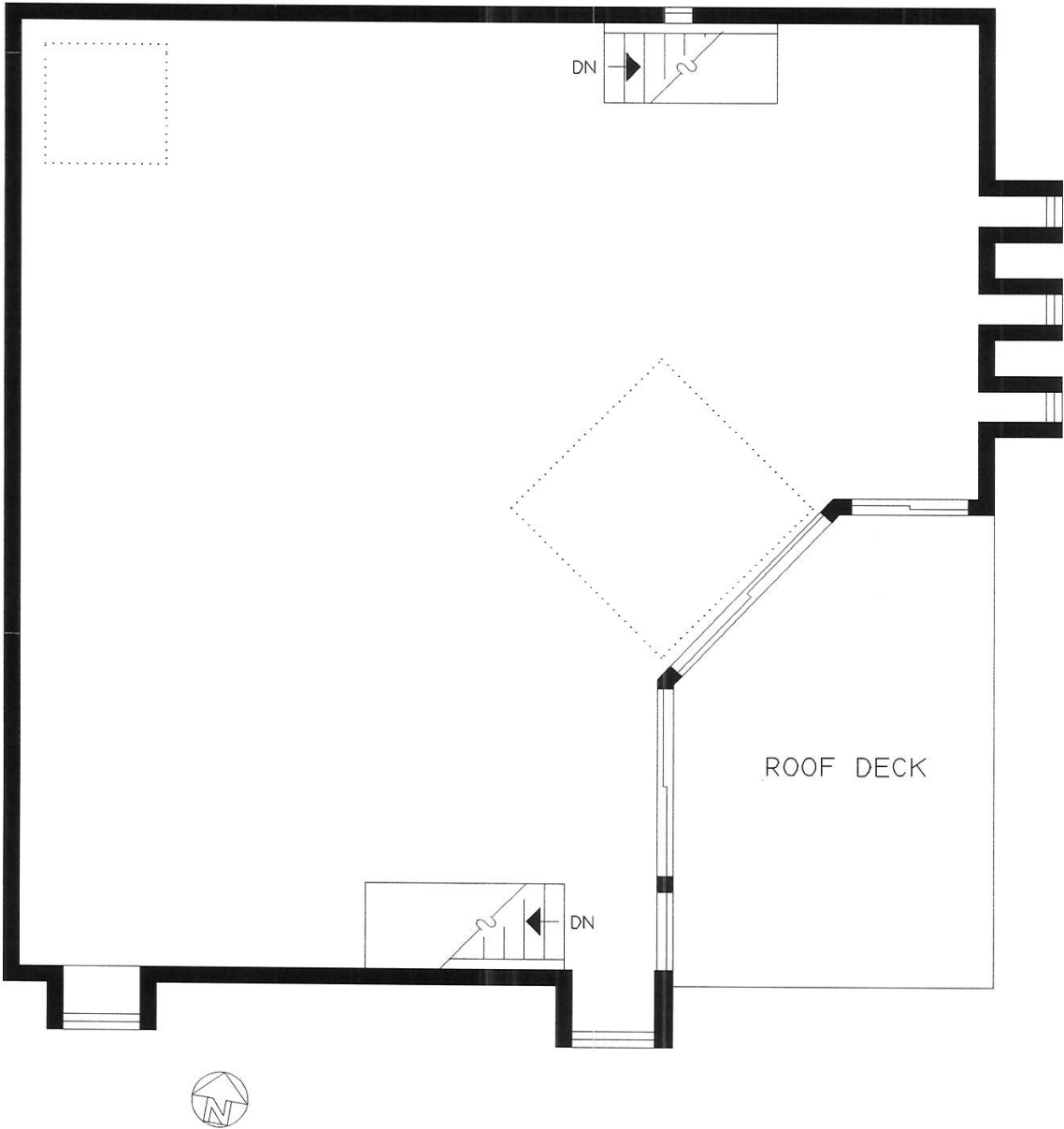


THIRD FLOOR
1,693 sq. ft.



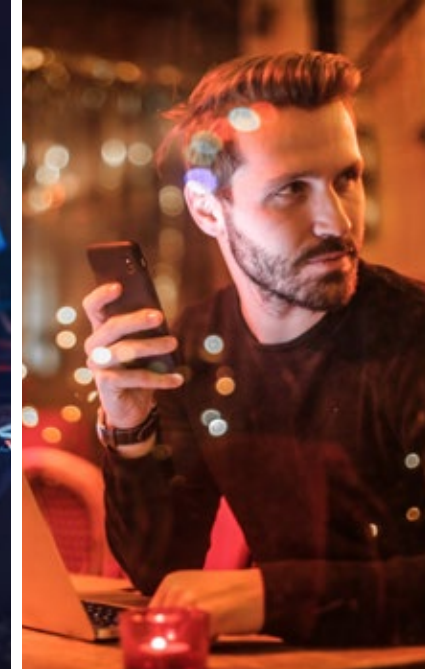
//480 ADELAIDE STREET WEST

FOURTH FLOOR
1,480 sq. ft.



CBRE





IRREPLACEABLE *DOWNTOWN LOCATION*

480 Adelaide Street West is located in the heart of the King West neighbourhood, Toronto's most dynamic retail environment, known for the city's largest concentration of restaurants, theatres and nightlife. It has seen an increase in the diversification of retail uses, leveraging one of the largest residential development cycles in Canadian history.

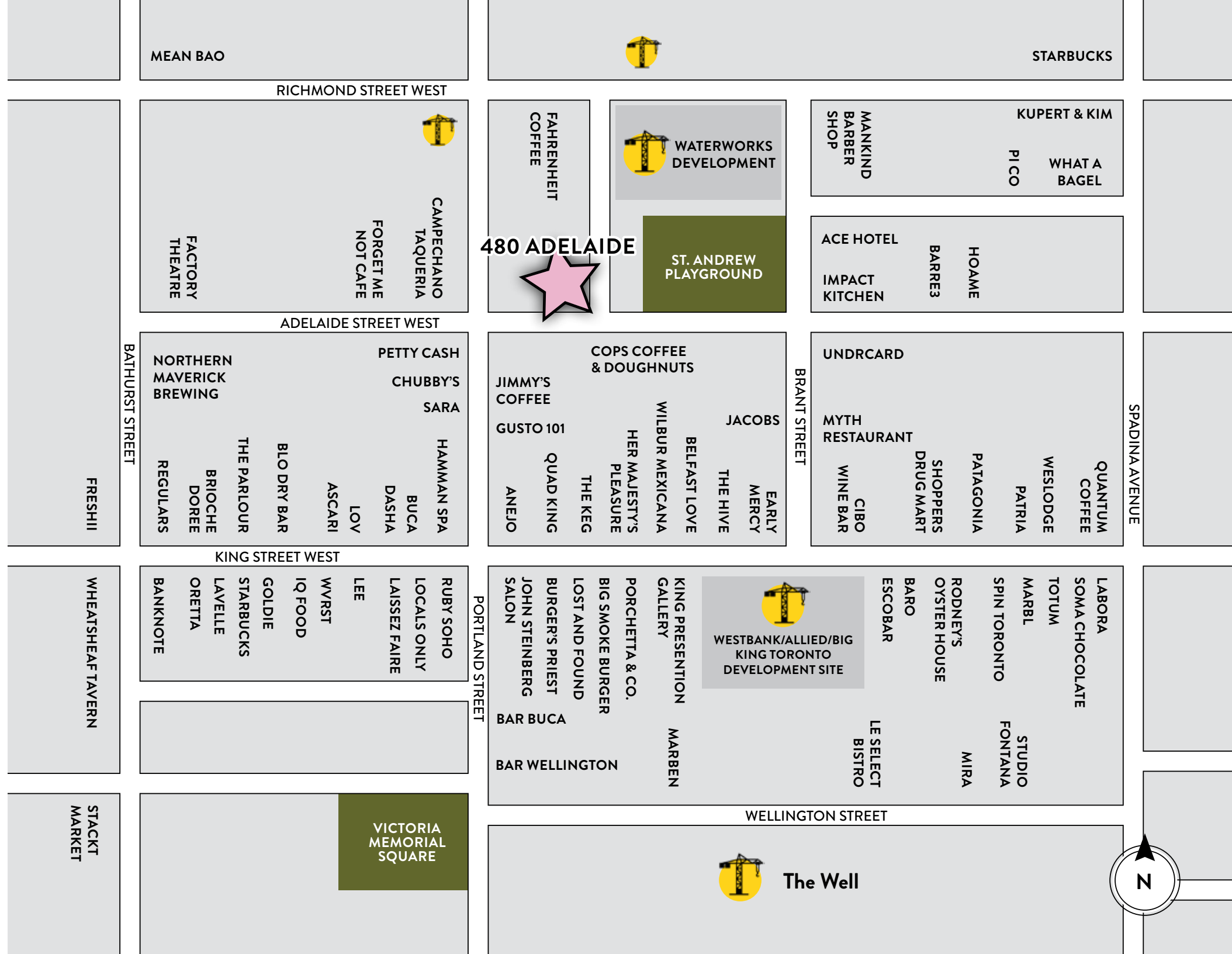
The Downtown West Toronto office market has the lowest vacancy rate in North America, boasting millions of SF of character brick-and-beam space, adding excellent foot fall to the King West retail environment.

CBRE

Retail Market OVERVIEW

The area surrounding 480 Adelaide Street West is home to the city's most diverse assortment of retailers offering a range of tenants and retail concepts. King West is known for the city's largest concentration of retail, restaurants, fitness concepts, bars and night clubs. King Street West, between Bathurst Street and Spadina Avenue boasts pedestrian traffic of 38,000 per day.

Intensification of land use in the form of high-rise residential condominium developments has led to increased demand for a variety of retail formats creating a highly competitive leasing environment throughout downtown west. The area surrounding 480 Adelaide Street West is among the most active leasing markets in Canada, experiencing an unprecedented rental rate growth and demand from domestic and international retail and office tenants.



Downtown West
NEIGHBOURING TENANTS



Neighbourhood GROWTH

480 Adelaide Street West is located in one of Toronto's most dense and fastest growing neighbourhoods. There are currently 17 active developments under construction within 500 metres of the site, totaling more than 6,800 new condo units. High profile area developments include Waterworks Toronto (299 units), The Well (1,700 units) and KING Toronto (514 units) all within a few minutes walk from 480 Adelaide Street West.



THE WELL



ACE HOTEL



KING TORONTO

DEMOGRAPHIC SNAPSHOT

1 KM RADIUS



66,206

POPULATION



15.0%

POPULATION CHANGE
(2020-2025)



34.4

MEDIAN AGE

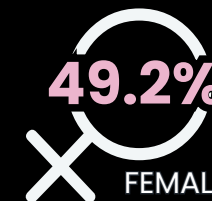
59.2%

RENT



40.8%

OWN



49.2%

FEMALE



50.8%

MALE

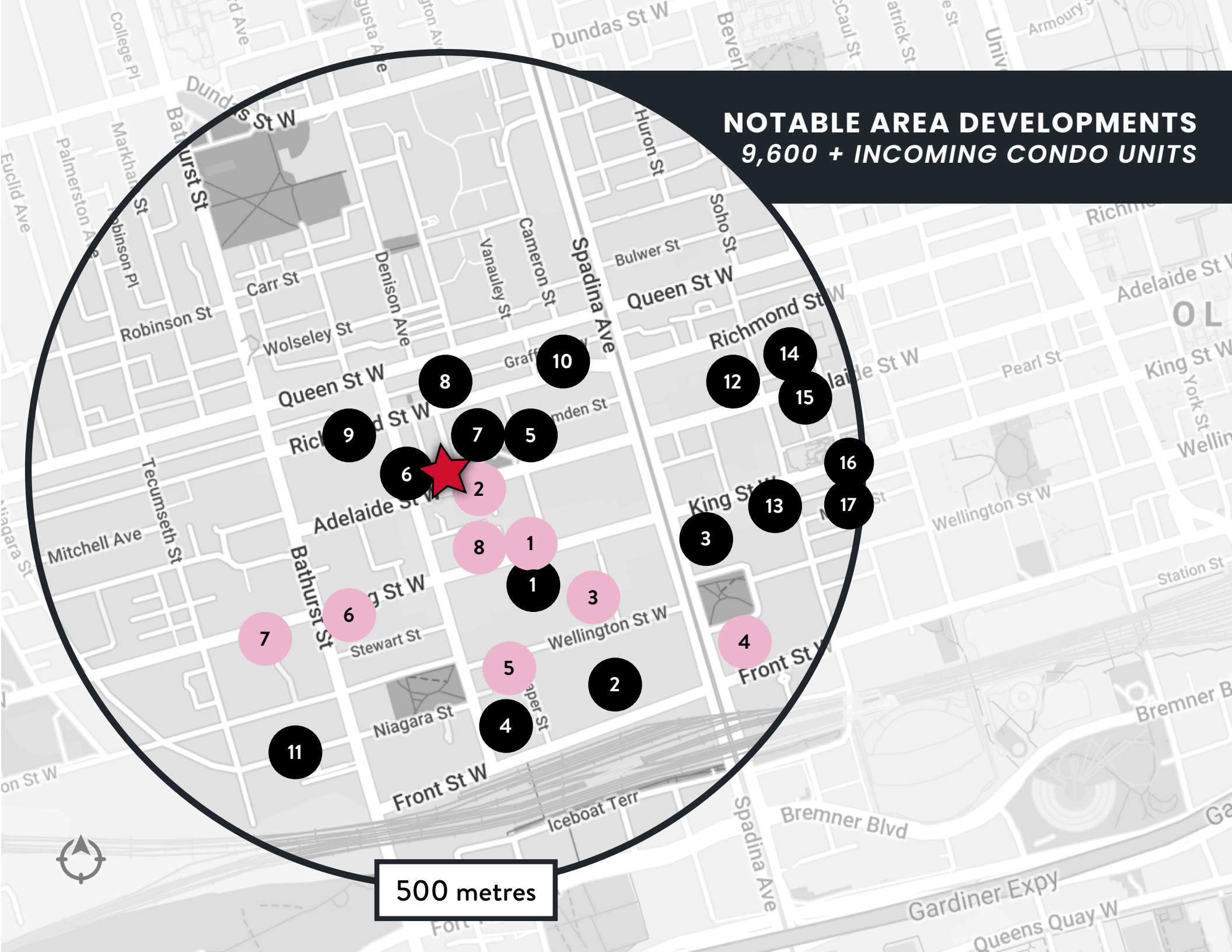


\$120,927

AVERAGE HOUSEHOLD
INCOME

WATERWORKS





NOTABLE ACTIVE DEVELOPMENTS*

#	NAME/ADDRESS	CATEGORY	STOREYS	# OF UNITS
1	KING Toronto	Condo, Retail	16	514
2	The Well	Condo, Office, Retail	36,46,39,22, 16,155, 14	1,700
3	The Taylor	Condo, Office, Retail	36	286
4	Portland Commons	Office, Retail	15	-
5	Ace Hotel	Hotel	13	-
6	123 Portland	Condo, Retail	14	117
7	Waterworks	Condo, Retail	13	299
8	Rush Condos	Condo, Retail	15	125
9	543 Richmond St W	Condo, Retail	15	476
10	The Woodsworth	Condo, Retail	17	130
11	West Condos	Condo, Retail	14,12	320
12	Peter and Adelaide	Condo, Retail	47	969
13	357 King Street West	Condo, Retail	42	342
14	Central Condos	Condo	45	426
15	Theatre District Residence	Condo, Retail, Hotel	48,49	131
16	Maverick	Condo, Retail	49	328
17	Nobu Residences	Condo, Retail. Hotel	45, 45	696

NOTABLE DEVELOPMENT APPLICATIONS*

#	NAME/ADDRESS	CATEGORY	STOREYS	# OF UNITS
1	540 King Street West	Condo, Retail, Office	15	95
2	Hudson Hotel	Hotel	14	-
3	Wellington House	Condo, Retail	17	104
4	400 Front Street	Condo, Retail	63, 61, 28	2,226
5	485 Wellington Street	Condo, Retail	14	117
6	663 King Street West	Condo, Retail	17	286
7	689 King Street West	Hotel	18	-
8	580 King Street West	Office, Retail	9	-

*Located within 500 metres of 480 Adelaide Street West



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