

# 439 Spadina

FULLY-FIXTURED CAFE UNIT FOR LEASE IN THE HEART OF TORONTO'S CHINATOWN



**CBRE** urban retail team

# 439 Spadina

Size: 1,085 sq. ft.

Net Rent: \$80.00 per sq. ft.

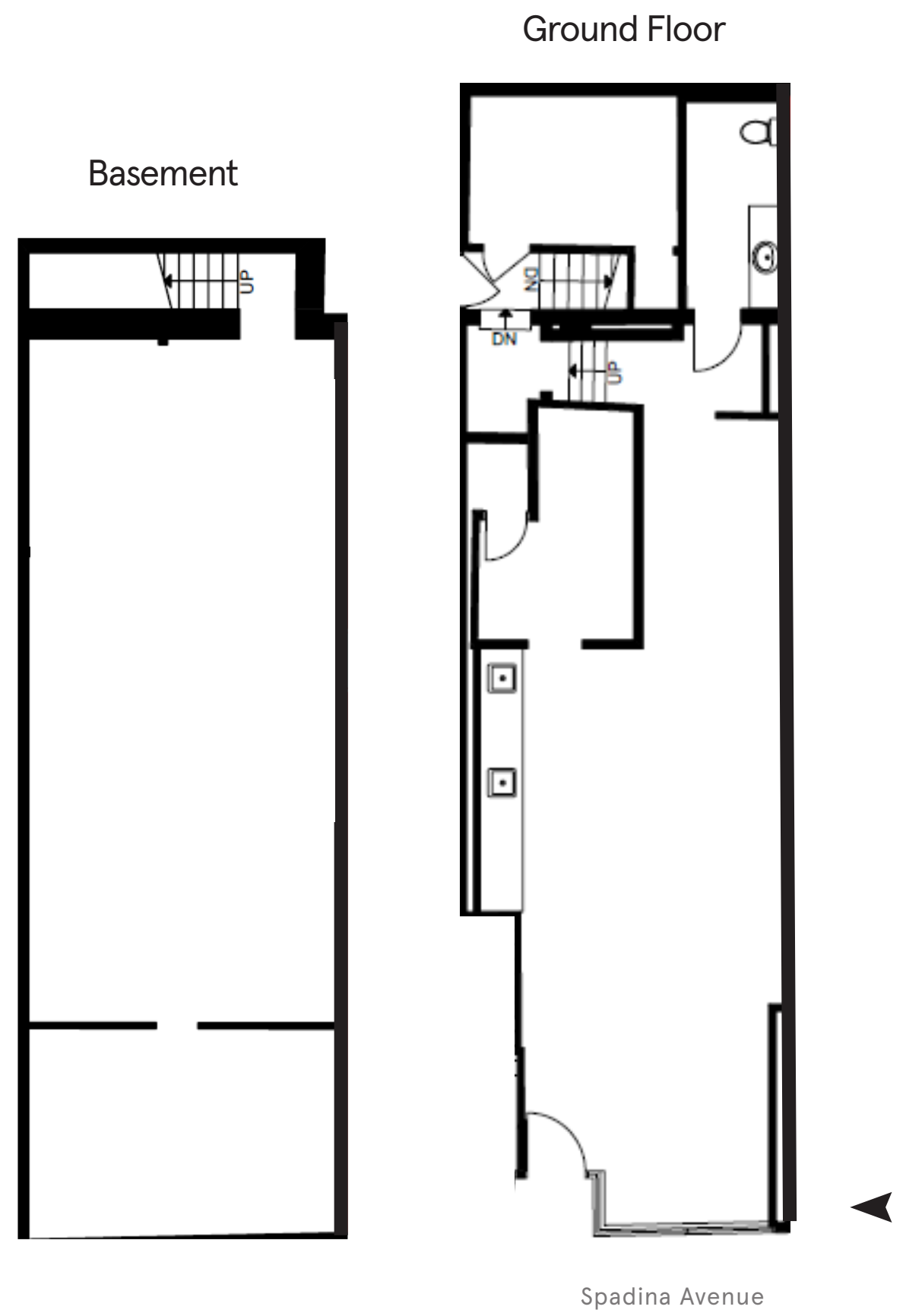
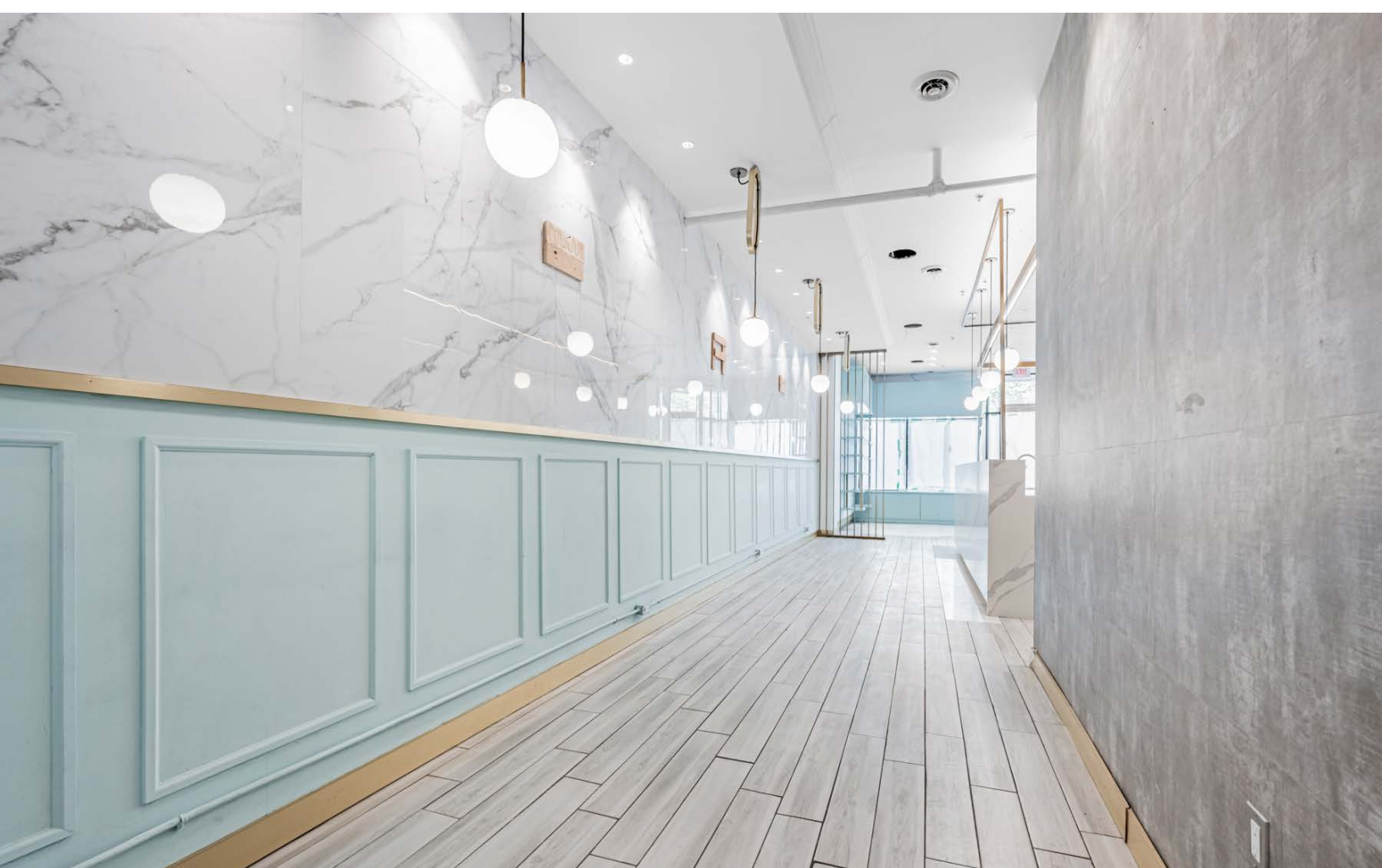
TMI: \$23.50 per sq. ft.

Available: Immediately

- Fully-fixture cafe unit in the heart of Chinatown
- Rare, right-sized unit
- Excellent exposure onto Spadina Avenue
- Recent full building renovation including new storefront, glazing, HVAC, electrical, plumbing, whitebox and more
- Steps from Kensington Market and the University of Toronto



CBRE





Financial District

Hospital Row

Queen's Park

University of Toronto

Chinatown

Kensington Market

439 Spadina Avenue occupies a premier position on Spadina Street in the heart of Chinatown, one of Toronto's oldest and most dynamic neighbourhoods. Here you will find numerous shops, food stalls, bakeries, produce markets and an abundance of restaurants that serve not only Chinese, but a plethora of cuisines.

The site also benefits from its close proximity to the University of Toronto and Kensington Market.

Spadina Avenue Co-Tenancies

SILVER DOLLAR ROOM  
CIBC

SMOKE'S POUTINERIE  
7/11

COLLEGE STREET



REXALL  
SMOKE & VARIETY  
EL MOCAMBO TAVERN  
HONEYMOON DESSERT  
SUBWAY  
A&C GAMES

GWARTZMAN'S ART SUPPLIES  
RED ROOM

EMMO EBIKES TORONTO  
JJ INTERNATIONAL

OXFORD STREET

FURONTO IMPEX  
COTTON BEST  
SONG TEA  
CANTON CHILLI  
XIAOBIANDAN  
DANIEL'S ART SUPPLIES  
THAI COUNTRY CHICKEN  
NEW HO KING  
CANTEX WHOLESALE  
GOTCHA BUBBLE TEA  
KRISPY KREME CAFE

NASSAU STREET

PRINTORIUM  
SHUYI TEALICIOUS  
CANADIAN WATCH IMPORTS

BURGER KING  
POPEYE'S CHICKEN  
PIZZA NOVA

**439 SPADINA**

COZY GROTTTO  
QIN'S GARDEN  
BITTER MELON

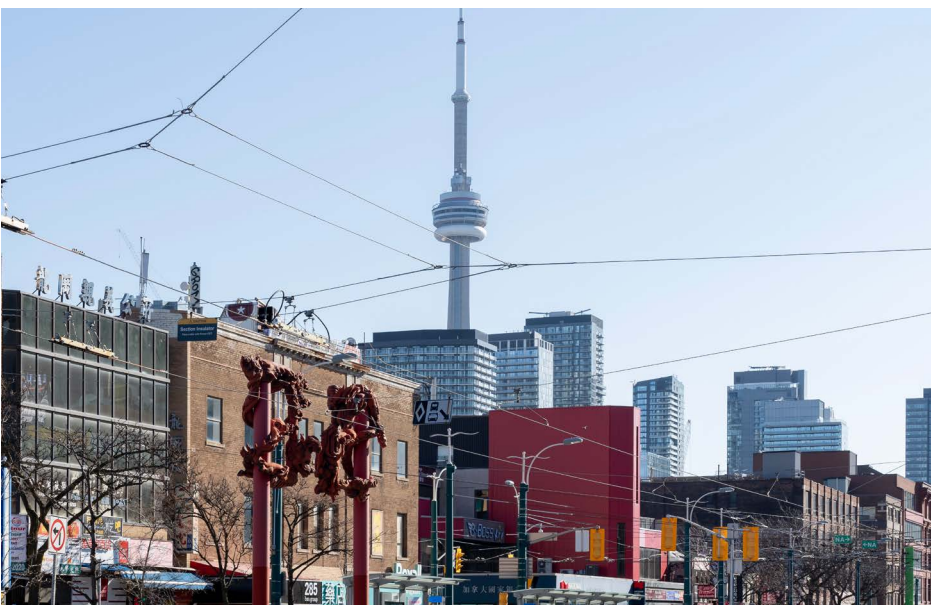
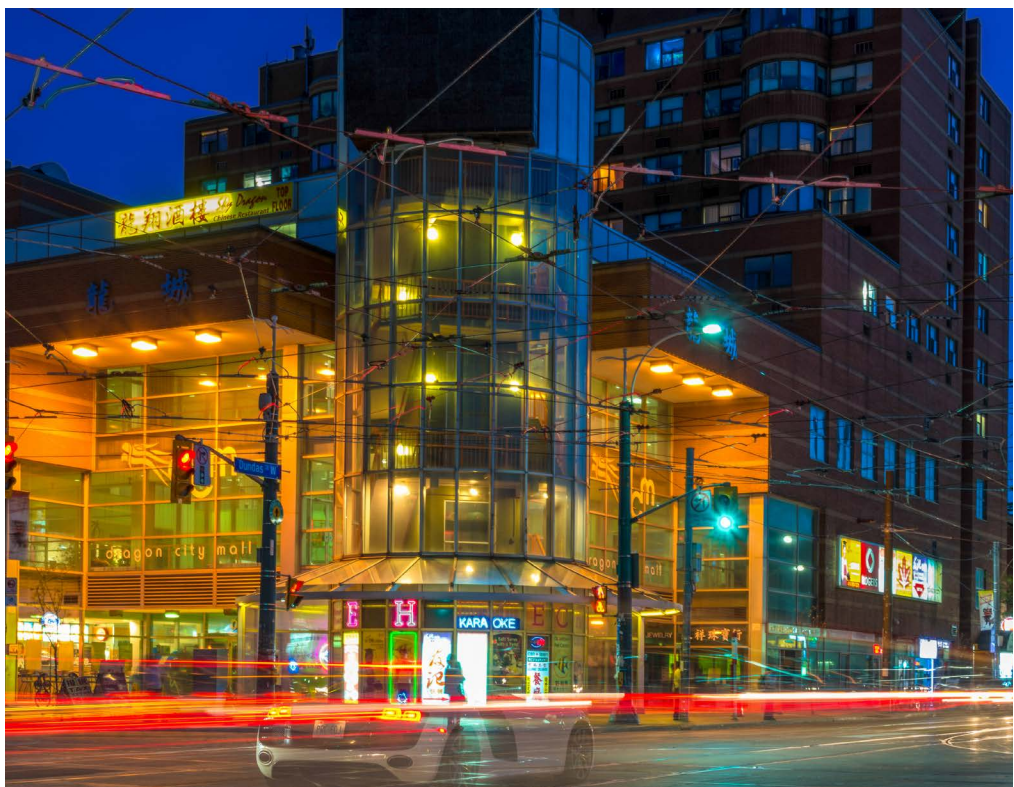
180 SMOKE  
LUCKY'S TRADING CO. LTD.

MOTHER'S DUMPLINGS  
KUNG FU DUCK  
CRISON TEAS  
PLAY DE RECORD  
EAT YET

KOKUMI MINI HOT POT  
TASTY'S RESTAURANT  
J HARI SALON  
GOLDEN IRON TATTOO STUDIO  
TRUE BREAKFAST  
XOXO TEA  
COLLECTIVE ART SUPPLY  
MALATANG  
YOGO YOGURT  
SIZZLER KABAB

CECIL STREET

GROSSMAN'S TAVERN  
IRON ROOSTER  
COCO FRESH TEA AND JUICE  
RAMEN STATION  
TEN MILES BBQ  
UNCLE JACOB CYCLE





## Advisory Team

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