

495

FLEX SPACE FOR LEASE

*IN THE HEART OF TORONTO'S
ENTERTAINMENT DISTRICT*

ADELAIDE W



CBRE

495 ADELAIDE STREET WEST

PROPERTY DETAILS

GROUND FLOOR

Size: 2,150 sq. ft.

Net Rent: \$52.50 per sq. ft.

TMI: \$15.00 per sq.ft.

Available: October 1, 2024

SECOND FLOOR

Size: 2,246 sq. ft.

Net Rent: \$28.00 per sq. ft.

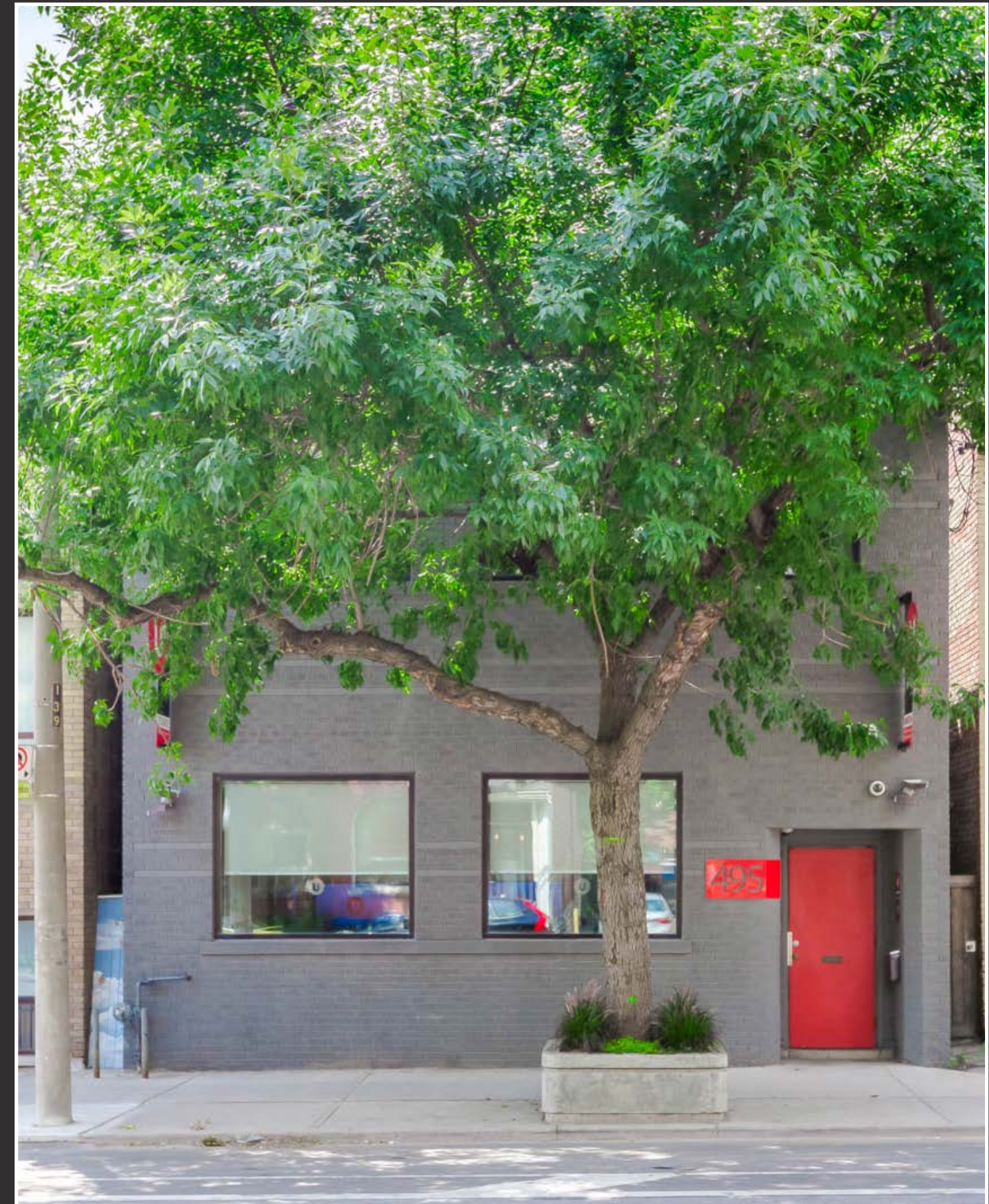
TMI: \$10.00 per sq. ft.

Available: October 1, 2024

- Incredible downtown west location, steps to the future Ontario Line station at King and Bathurst
- Surrounded by an incredible amount of new high-profile residential/commercial developments including 123 Portland Street, Waterworks, The Well, 543 Richmond Street West and The Addison Residences to name a few
- Neighbouring some of Toronto's most popular bars, restaurants and hotels including: Chubby's Jamaican Kitchen & Bar, Gusto 101, Little Sister, Ruby Soho, Ace Hotel, Anejo, Vela, Jimmy's Coffee and many more

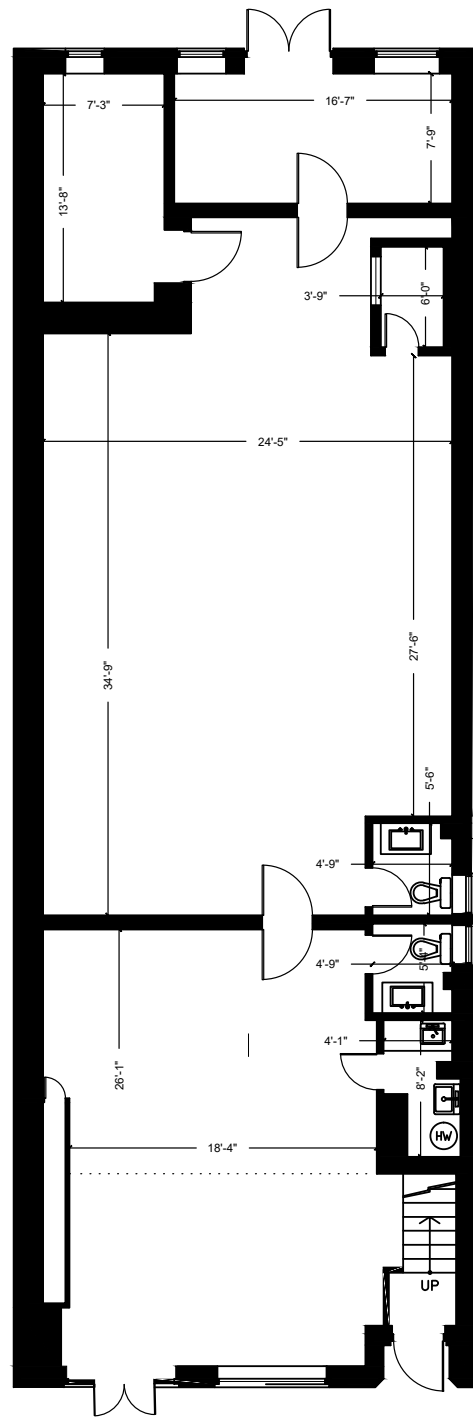


Example of new retail entrance

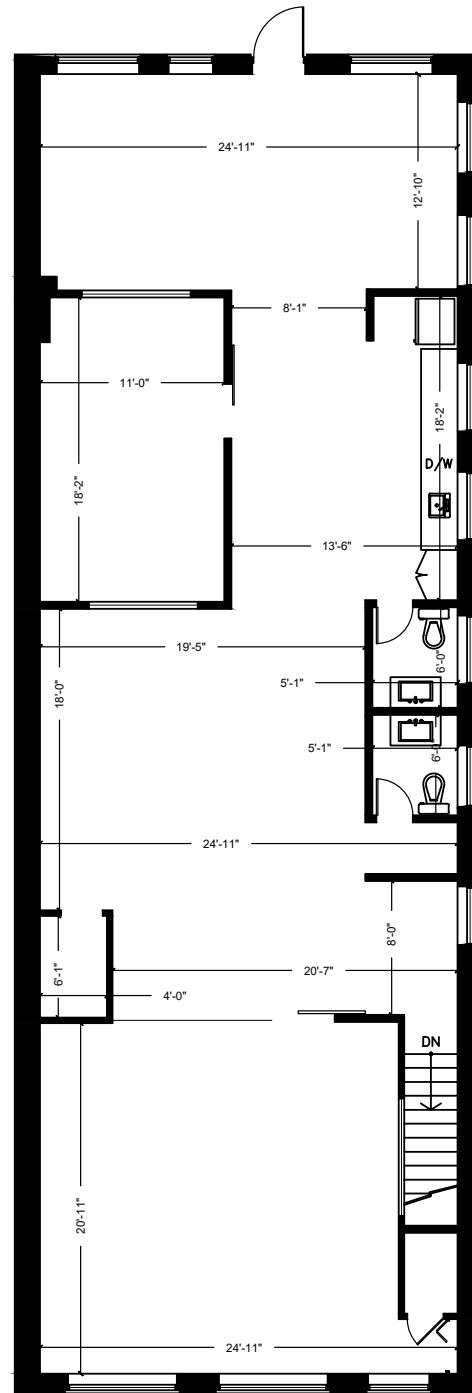


FLOOR PLANS

GROUND FLOOR | 2,150 SF



SECOND FLOOR | 2,249 SF



ADELAIDE STREET WEST

*NOTE: FLOOR PLANS DO NOT REFLECT CURRENT LAYOUT



INTERIOR IMAGES



GROUND FLOOR



SECOND FLOOR



CBRE





RIPLEY'S AQUARIUM

ROGERS CENTRE

FINANCIAL CORE

CITY PLACE

THE WELL

ACE HOTEL

**ONTARIO LINE
FUTURE
KING-BATHURST
STATION**

**WATERWORKS
FOOD HALL /
CONDOMINIUM**



THE LOCATION

495 Adelaide Street West is located in the heart of Downtown West in 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 intensification of retail uses, leveraging one of the largest residential development cycles in Canadian history.

Neighbouring tenants and traffic drivers include Waterworks Food Hall, Juno Veterinary Clinic, YMCA, St. Andrew's Playground, Chubby's Jamaican Kitchen, Gusto 101, Loblaws, Winners, Ace Hotel, Alder, Ruby Soho, Locals Only, Othership and many many more.

DEMOGRAPHIC SNAPSHOT



74,056
POPULATION



15.3%
POPULATION CHANGE
(2023-2028)



33.3
MEDIAN AGE



\$126,907
AVERAGE HOUSEHOLD
INCOME

*1KM RADIUS

NEIGHBOURING RETAILERS & TRAFFIC DRIVERS

- | | | |
|-----------------------------|------------------------------|---------------------------|
| 1 Petty Cash | 17 Starbucks | 33 COPS Donuts |
| 2 Campechano Adelaide | 18 1Hotel | 34 Othership |
| 3 Forget Me Not Coffee | 19 WVRST | 35 Impact Kitchen |
| 4 Chubby's Jamaican Kitchen | 20 Earls Kitchen + Bar | 36 Ace Hotel |
| 5 Little Sister | 21 Northern Maverick Brewing | 37 Waterworks Food Hall |
| 6 Jimmy's Coffee | 22 Gusto 101 | 38 YMCA |
| 7 SARA | 23 Margo | 39 Fahrenheit Coffee |
| 8 Vela Torotno | 24 Ruby Soho | 40 KING Toronto Condos |
| 9 Hammam Spa | 25 Locals Only | 41 Wilbur Mexicana |
| 10 Dasha | 26 The Burger's Priest | 42 The Keg |
| 11 King Taps (future) | 27 Lost & Found | 43 Greta Bar |
| 12 The Parlour | 28 2 Cats | 44 Cherry's High Dive |
| 13 Deer Lady | 29 Mademoiselle | 45 Le Select Bistro |
| 14 Lapinou | 30 Belfast Love | 46 The Well |
| 15 Oretta | 31 Early Mercy | 47 Juno Veterinary Clinic |
| 16 Lavelle | 32 Jacob's & Co. | 48 LSDR Pilates |

JIMMY'S
COFFEE

CHUBBY'S
JAMAICAN KITCHEN

THE
KEG

ACE HOTEL

GUSTO
101

RUBY
SOHO

BARO

mademoiselle
RAW BAR + GRILL

WILBUR
MEXICANA

INDONESIAN
LS
LITTLE SISTER
FOOD BAR

COPS®

1
HOTEL
toronto

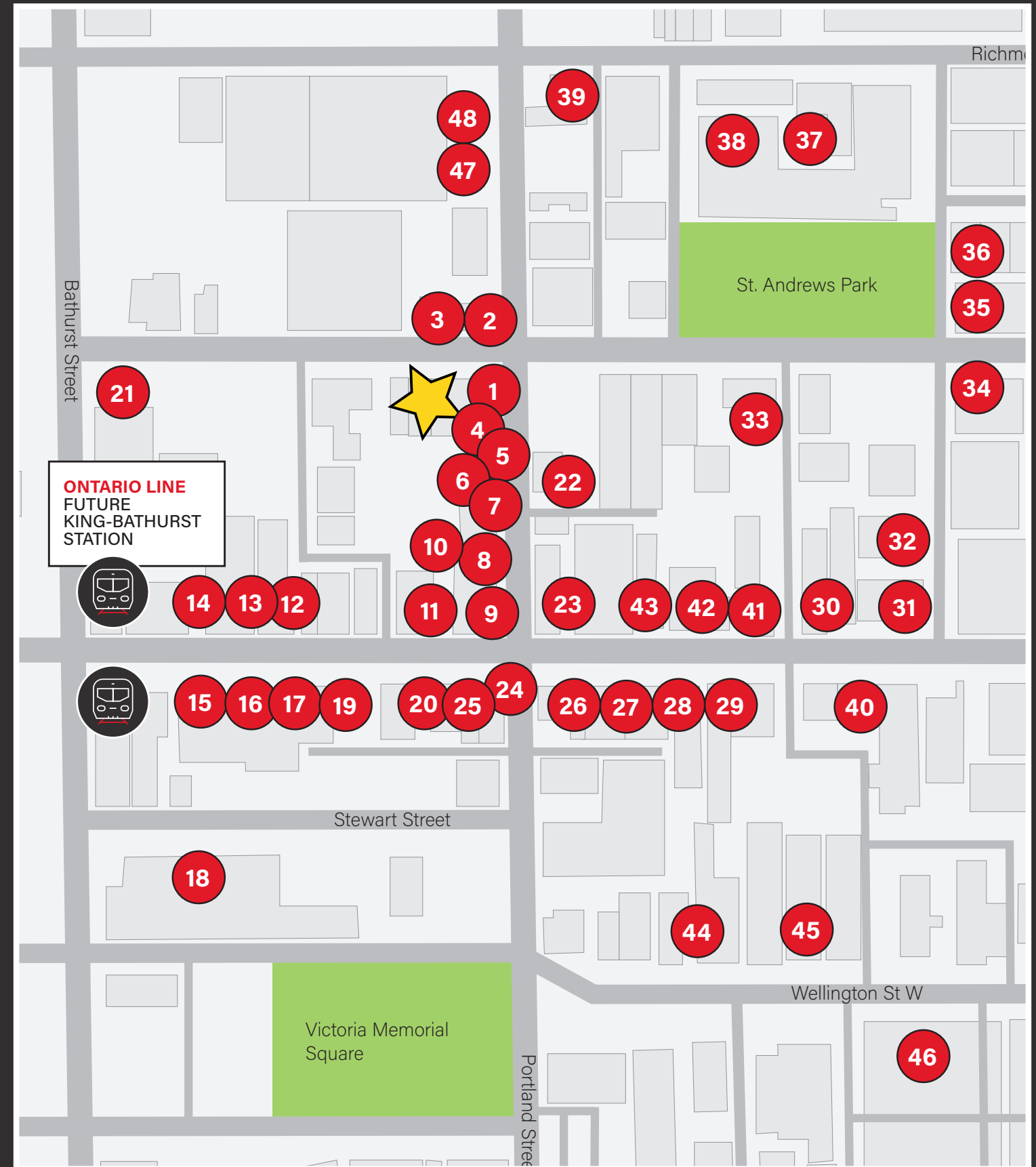
ORETTA

Earls
KITCHEN + BAR

cibo
WINE BAR

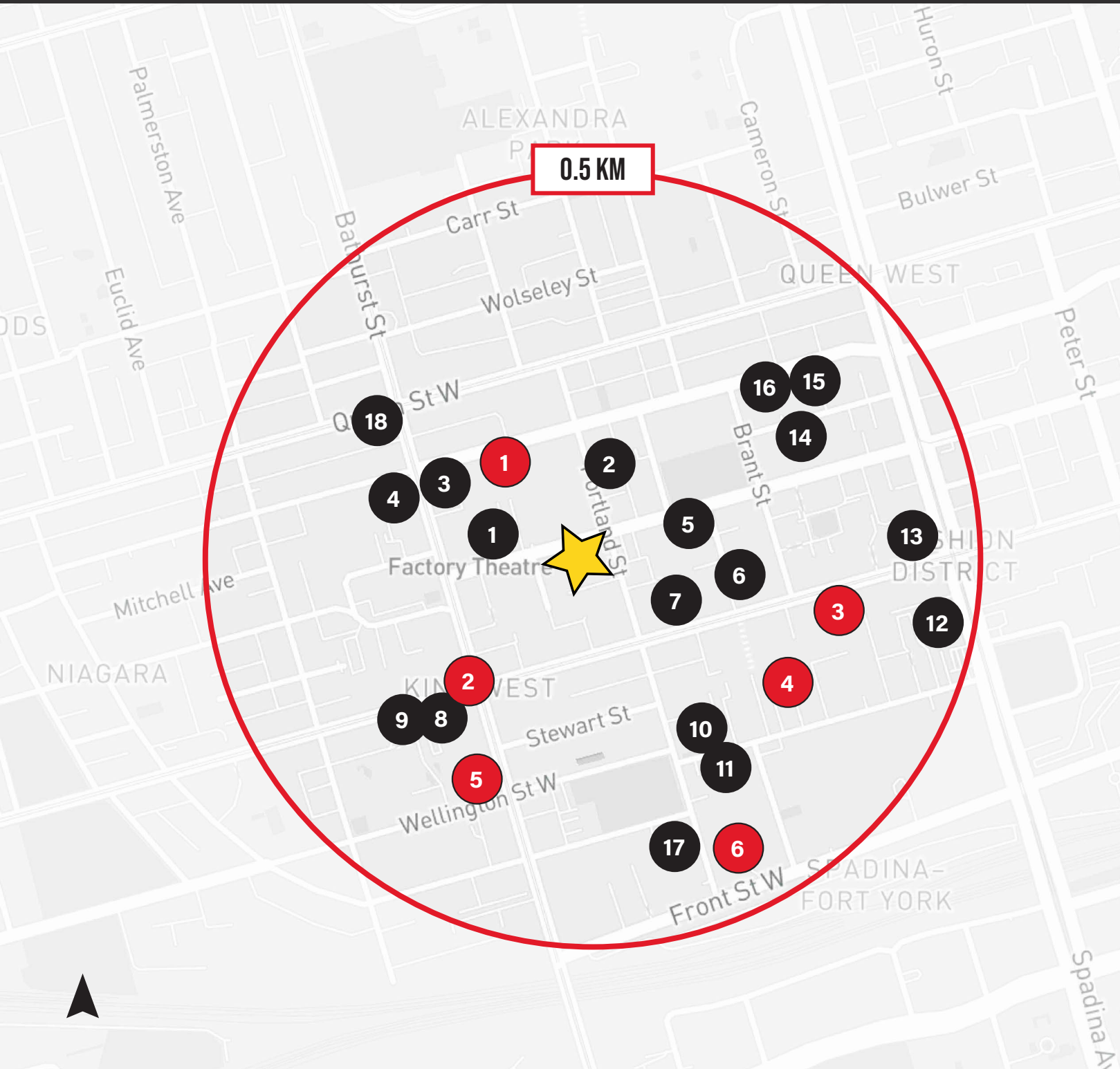
CHERRY'S HIGH DIVE

LAVELLE
ABOVE KING



NEIGHBOURING DEVELOPMENTS

INCOMING UNITS: 4,336 + (WITHIN 0.5KM)

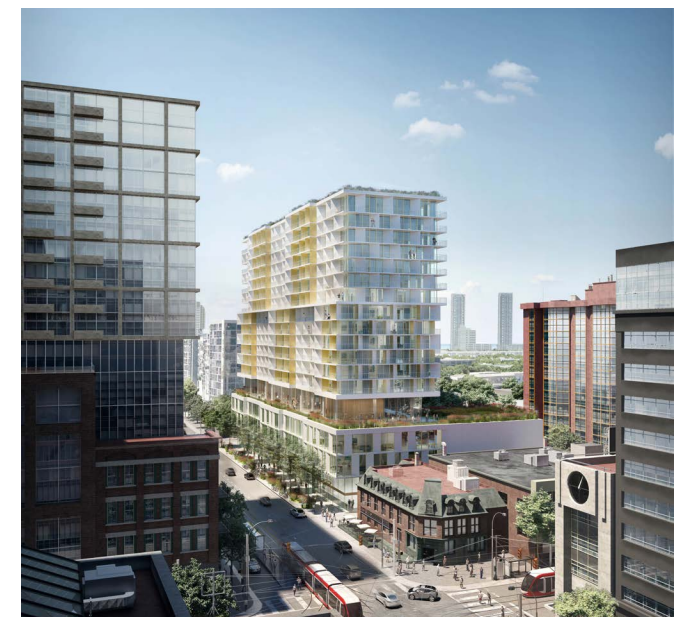


NOTABLE ACTIVE DEVELOPMENTS

#	Condo	Status	Units
1	543 Richmond Street W	Under Construction	476
2	King - Bathurst Community	Under Construction	187
3	KING Toronto	Under Construction	440
4	462 Wellington Street West	Under Construction	137
5	88 Bathurst	Under Construction	307
6	Portland Commons	Under Construction	-

NOTABLE DEVELOPMENT APPLICATIONS

#	Condo	Status	Units
1	550 Adelaide Street West	Pre-Construction	139
2	The Addison Residences	Pre-Construction	129
3	149 Bathurst Street	Pre-Construction	-
4	Reside on Richmond	Pre-Construction	210
5	Hudson Hotel Toronto	Pre-Construction	146
6	540 King	Pre-Construction	95
7	580 King	Pre-Construction	-
8	675 King West	Pre-Construction	145
9	689 King Street West	Pre-Construction	272
10	504 Wellington Street West	Pre-Construction	58
11	485 Wellington Street West	Pre-Construction	117
12	46 Spadina Avenue	Pre-Construction	550
13	460 King West	Pre-Construction	-
14	Camden House	Pre-Construction	168
15	457 Richmond Street West	Pre-Construction	140
16	MANGA on Richmond	Pre-Construction	362
17	18 Portland	Pre-Construction	182
18	655 Queen Street West	Pre-Construction	76



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