

388 *Spadina*

BUILDING FOR SALE IN TORONTO'S CHINATOWN



CBRE urban retail team

388 *Spadina*

The Offering

CBRE Limited ("CBRE" or the "Advisor") are pleased to offer for sale 388 Spadina Avenue (the "Property" or the "Site"), a prime two-storey commercial property located in the heart of Toronto's vibrant Chinatown. This fully leased property benefits from institutional management and offers a unique opportunity to acquire a strong cash flowing asset in one of the city's most dynamic and culturally rich neighbourhoods.

The ground and basement levels (3,261 SF) are leased to Rol San Restaurant, a beloved Toronto institution that has been in business for over thirty years. The second level (1,766 SF) is leased to Mr. 8 Billiards, a popular pool hall that attracts a diverse clientele, further enhancing the property's appeal.

ASKING PRICE: \$3,415,000

Offers to be reviewed on an as-received basis.



PROPERTY DETAILS

Address: 388 Spadina Avenue, Toronto

Size: Basement: 1,611 sq. ft.
Ground: 1,650 sq. ft.
Second: 1,766 sq. ft.
Total: 5,027 sq. ft.

Frontage: 18 ft.

Depth: 100 ft.

Lot Area: 1,798 sq. ft.

Title: Freehold

Property Taxes (2024): \$48,213.37

NOI: \$192,904

PROPERTY HIGHLIGHTS

- Strong cashflow with upside from contractual rent steps
- Fully-occupied and institutionally managed
- Rol San Restaurant, a Toronto staple that has been operational for more than 3 decades
- Excellent access to transit
- Future assembly/development potential



Rare Opportunity in the Heart of Chinatown

388 Spadina Avenue provides a rare investment opportunity in the heart of Toronto's Chinatown, a Chinese ethnic enclave in the city's downtown core. Centered around the intersection of Spadina and Dundas, Toronto's Chinatown is one of the largest in North America and is home to a plethora of Asian restaurants, produce markets, fresh bakeries and shops.



Fully leased to Long-Standing Reputable Tenants

The ground and basement levels are leased by Rol San Restaurant, a Toronto institution that has been in business for over 30 years. This iconic restaurant first opened its doors in 1994 and is known for its all-day dim sum. The second floor is leased by Mr. 8 Billiards, a popular pool hall, ensuring a steady flow of customers and revenue stream.



Accessible & Transit Oriented

The Property is ideally situated directly on the 510 Spadina streetcar route and steps from the 505 Dundas streetcar route. It is within a 15-minute walk to both St. Patrick and Queens Park subway stations. Additionally, the Property is located just north of the future Queen-Spadina Ontario Line station, a new 15.6 km subway line which will span from Exhibition Place through the heart of downtown, extending north to Eglinton.

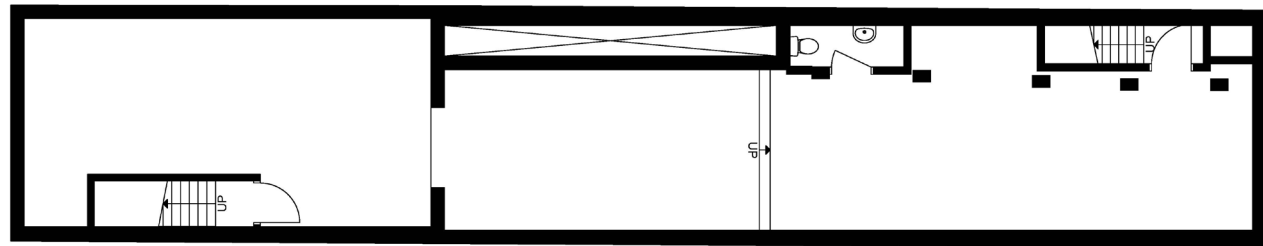


At the Epicentre of a Transforming Node

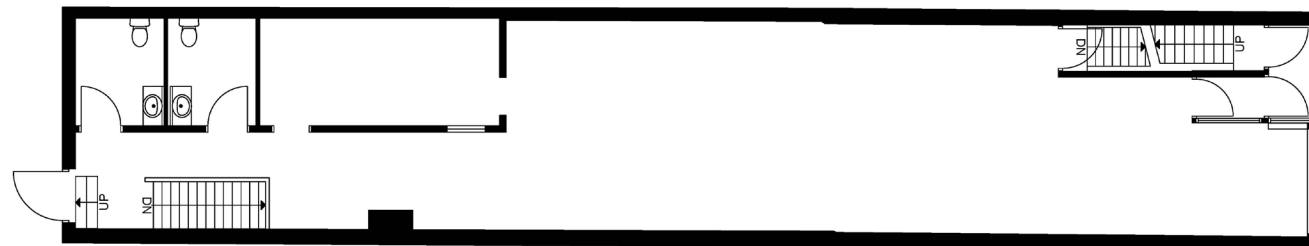
Fueled by the forthcoming Queen-Spadina station, the area is witnessing a notable surge in residential development, with several projects either under construction or in the planning stages. The neighbourhood currently supports a total population of 38,792 people (within a 1km radius) and is projected to increase by 14.6% by 2029.

388 Spadina

BASEMENT - 1,611 sq. ft.

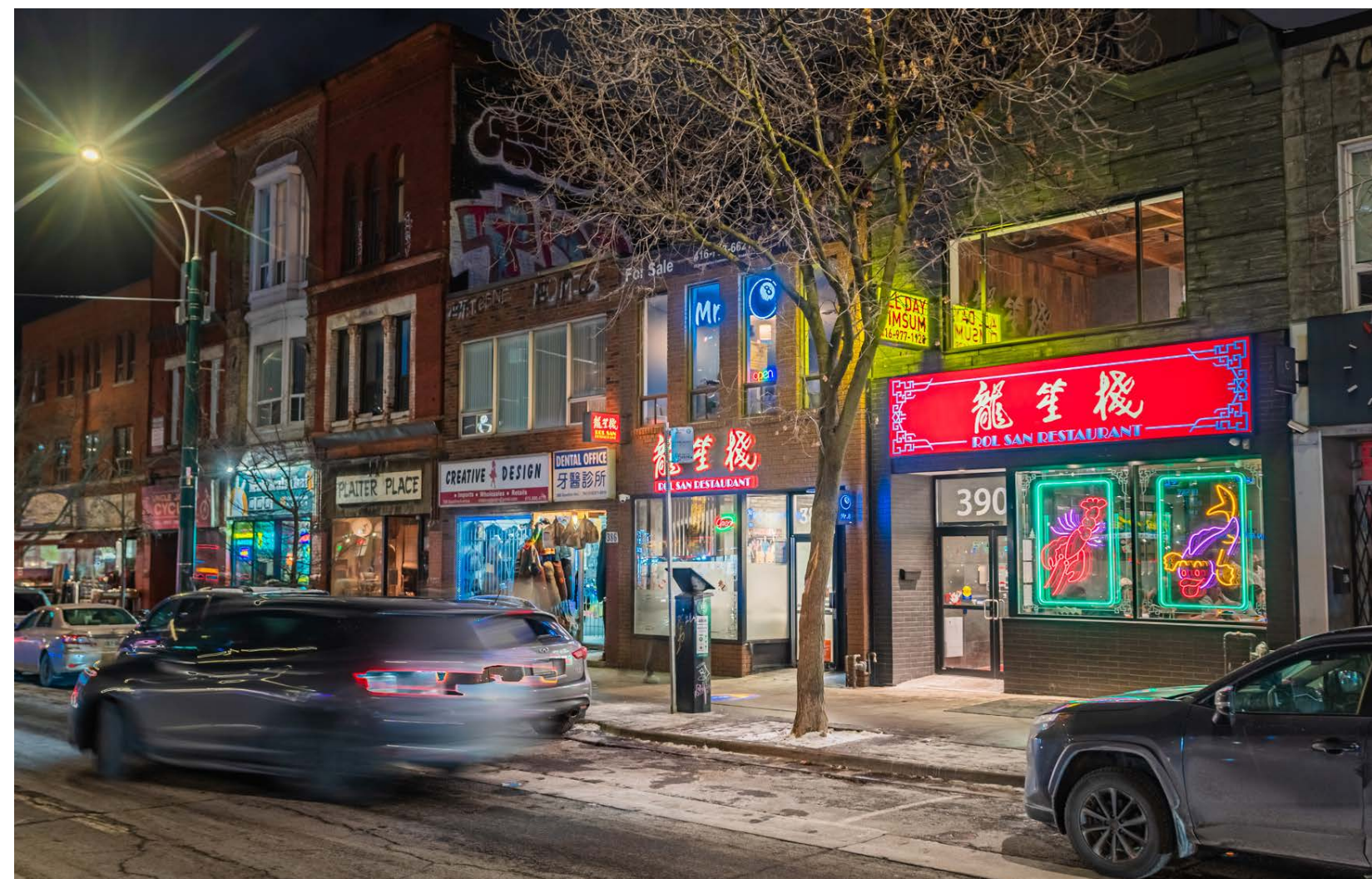


GROUND FLOOR - 1,650 sq. ft.



SPADINA AVENUE

SECOND FLOOR - 1,766 sq. ft.



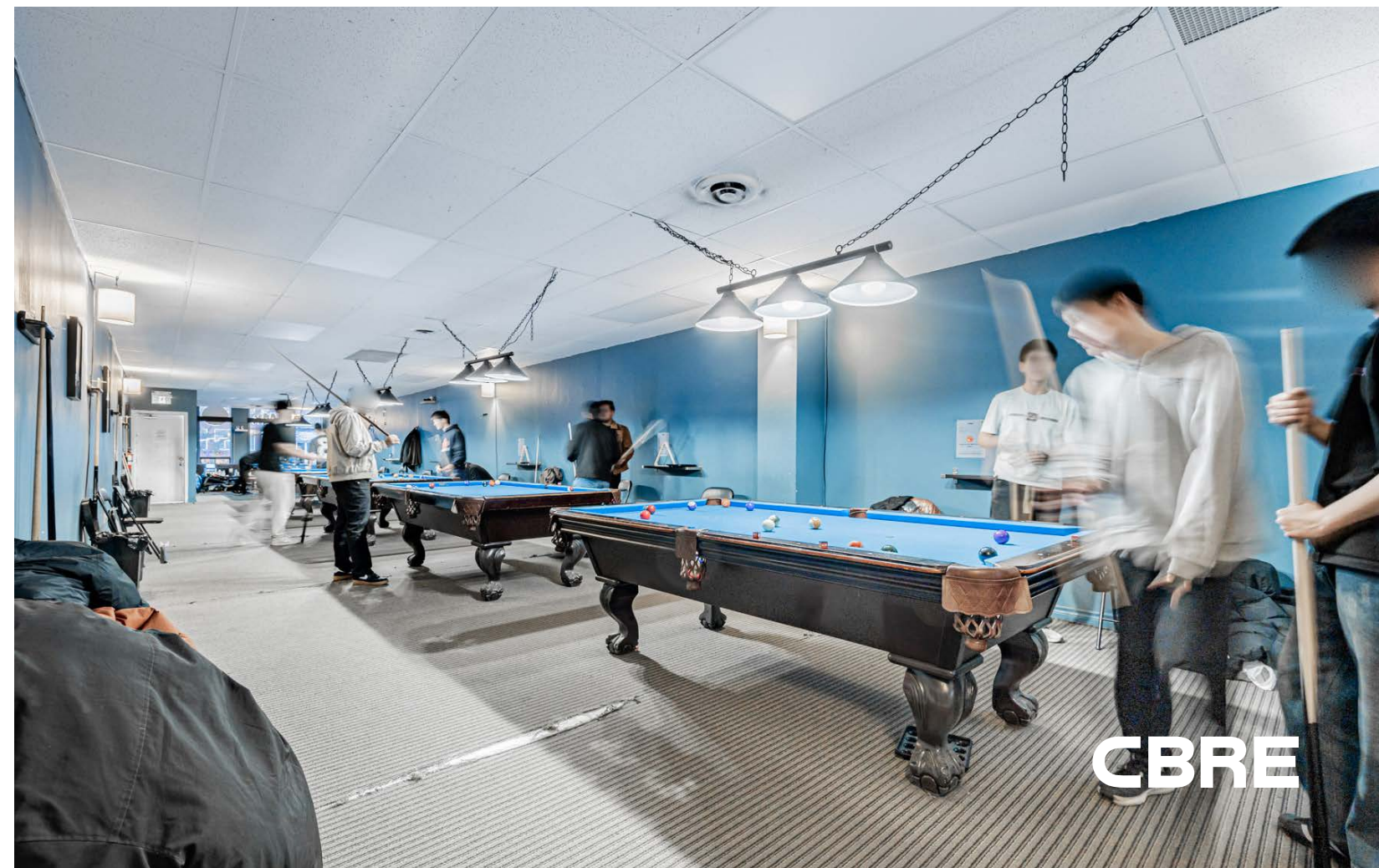
Rol San Restaurant Tenant Overview

Tenant:	Rol San Restaurant
Premises:	Ground and Basement
Leasable Area:	1,650 sq. ft.
Lease Expiry Date:	December 31, 2027
Options to Renew:	1 x 5 (at market)



Mr. 8 Billiards Tenant Overview

Tenant:	Mr.8 Billiards
Premises:	Second Level
Leasable Area:	1,766 sq. ft.
Lease Expiry Date:	January 31, 2027
Options to Renew:	1 x 5 (at market)





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The Location

388 Spadina Avenue occupies a premier position on Spadina in the heart of Chinatown, one of Toronto's oldest and most dynamic neighbourhoods. Here you will find numerous shops, food stalls, bakeries, produce market, an abundance of Asian restaurants and a bustling nightlife.

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

38,792
POPULATION

14.6%
POPULATION
CHANGE (2024-2029)

95,149
DAYTIME
POPULATION

\$116,208
AVG. HOUSEHOLD
INCOMES

*2024 Demographics within 1km of 388 Spadina Ave



FINANCIAL DISTRICT

HOSPITAL ROW



ART GALLERY OF ONTARIO

388
Spadina



QUEENS PARK



Dundas Street



CHINATOWN

College Street

Spadina Avenue

KENSINGTON MARKET

UNIVERSITY OF TORONTO



Spadina Avenue Co-Tenancies

PRINTORIUM
 SHUYI TEALICIOUS
 CANADIAN WATCH IMPORTS
 ROL SAN RESTAURANT
388 SPADINA AVE
 CREATIVE DESIGN
 PLAITER PLACE
 YEAH YEAH THAI
 B&J TRADING GIFT SHOP

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 PHARAMCY
 KING'S NOODLE
 SCOTIABANK

DUNDAS STREET WEST

DRAGON CITY MALL

COCO FRESH TEA
 YIN JI CHANG FEN
 TEN MILES BBQ
 NEW SKY RESTAURANT
 ONE COMMUNITY PHARMACY
 MASHION BAKERY
 SANG'S GREAT SEAFOOD
 SHUYI TEALICIOUS
 PAPA SPICY

BALDWIN STREET

LCBO
 AUGUST 8 CHINATOWN
 ANIMEXTREME INC. TOY STORE
 CHINE LEGENDARY HOT POT

315 SPADINA — FUTURE MIXED-USE DEVELOPMENT

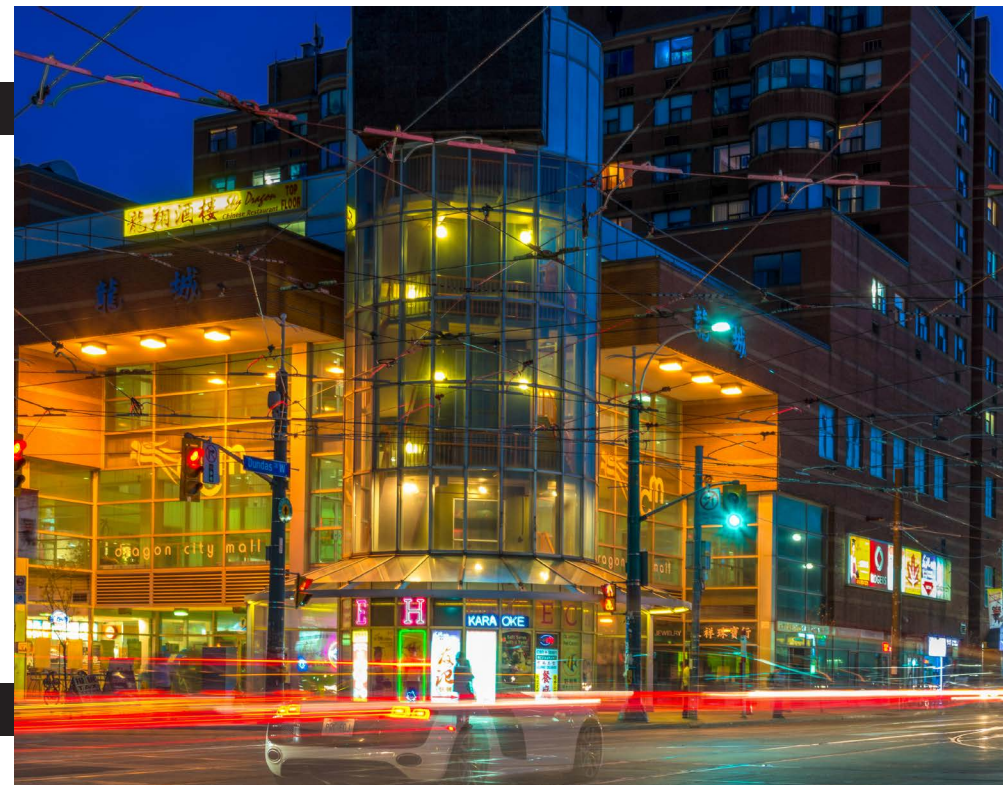
D'ARCRY STREET

KC JEWELER
 SWATOW CHINESE
 CHAT BAR
 MINH CHAU OPTICAL
 NGOC CHAU JEWELLERY
 HUA SHENG SUPERMARKET
 BMO
 888 PHOTO ELECTRONICS
 SK ELECTRONICS
 REXALL

DUNDAS STREET WEST

NATIONAL BANK

SPADINA AVENUE



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