

# 490 Adelaide

ICONIC SPACE FOR LEASE IN TORONTO'S KING WEST NEIGHBOURHOOD

490 ADELAIDE STREET WEST, TORONTO



**CBRE**



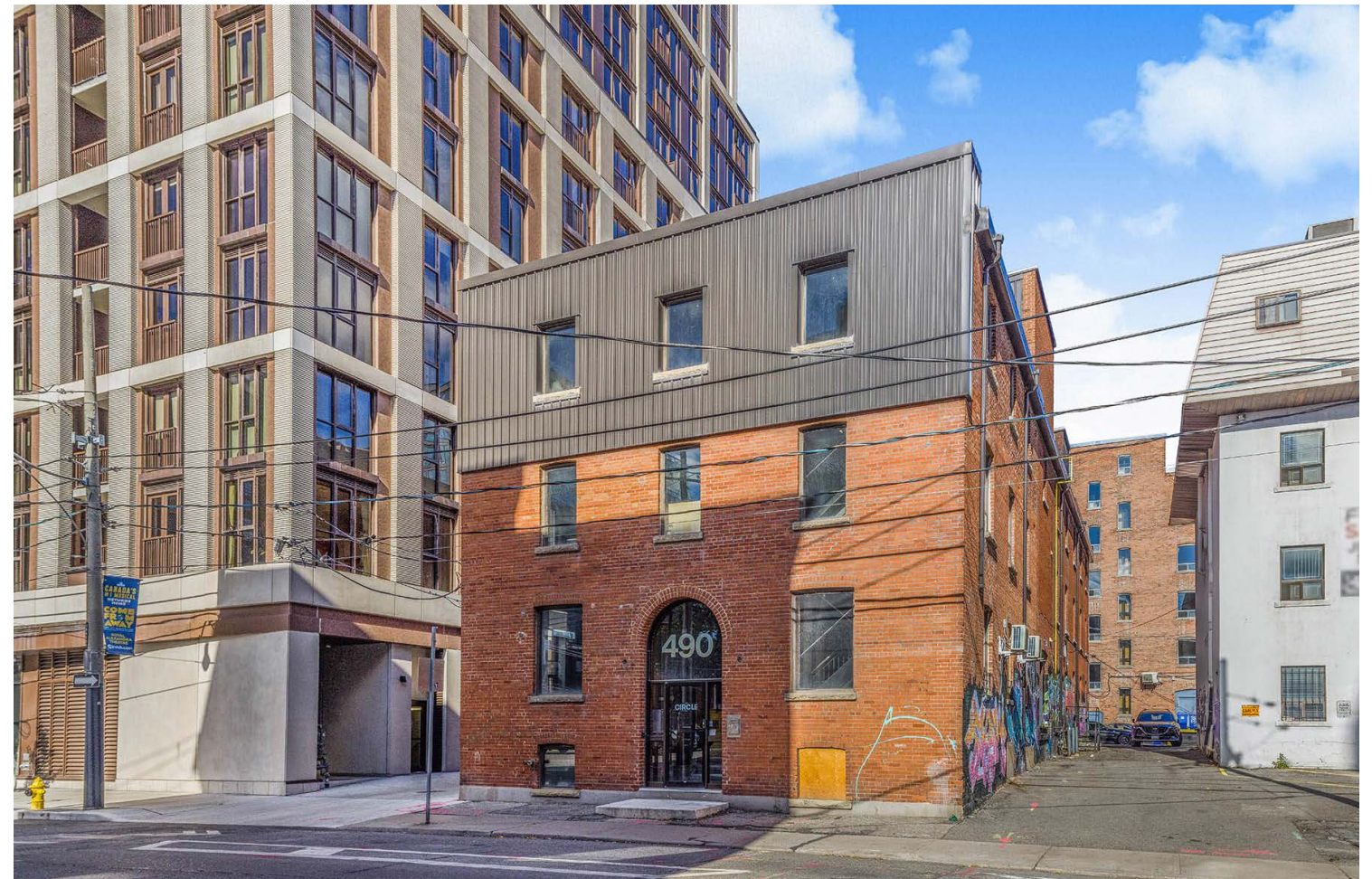
# 490 Adelaide

## Property Details

<b>Address:</b>	490 Adelaide Street West, Toronto		
<b>Size:</b>	Ground:	3,886 sq. ft.	(+ 969 sq. ft. patio)
	Second:	3,886 sq. ft.	
	Third:	3,886 sq. ft.	
	<b>Total:</b>	<b>11,658 sq. ft.</b>	(+ patio space & basement)
<b>Net Rent:</b>	Please contact listing agents		
<b>TMI:</b>	\$160,000 (2025 est.)		
<b>Available:</b>	Immediately		

- Opportunity for an enclosed 2,960 sq. ft. rooftop patio
- Includes 1,324 sq. ft. basement
- 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

 **Click to Play Video**

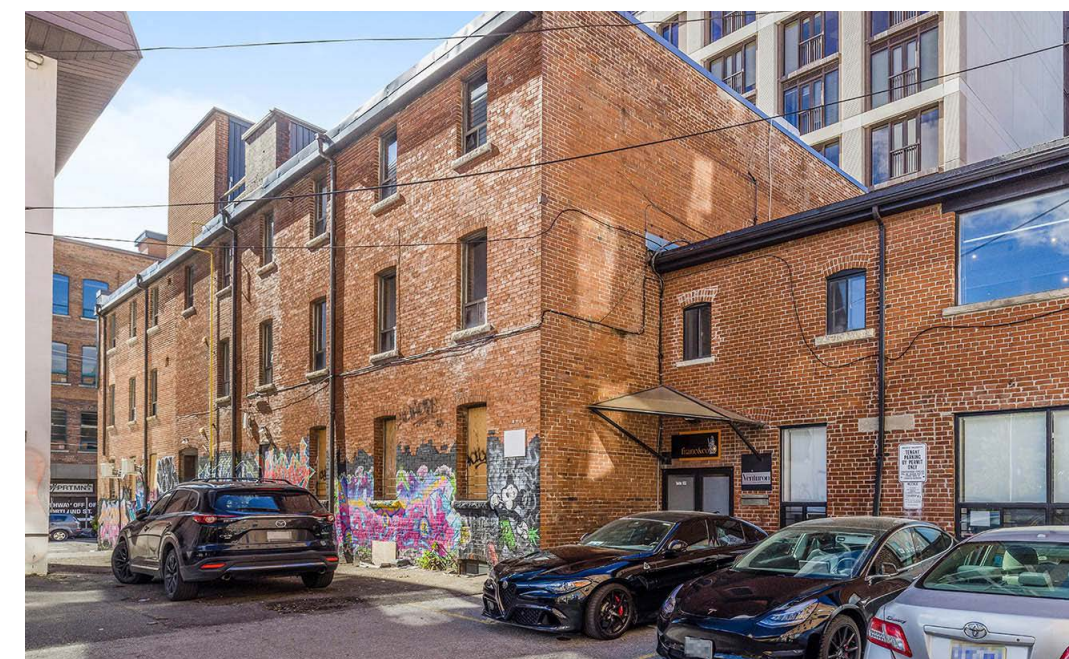
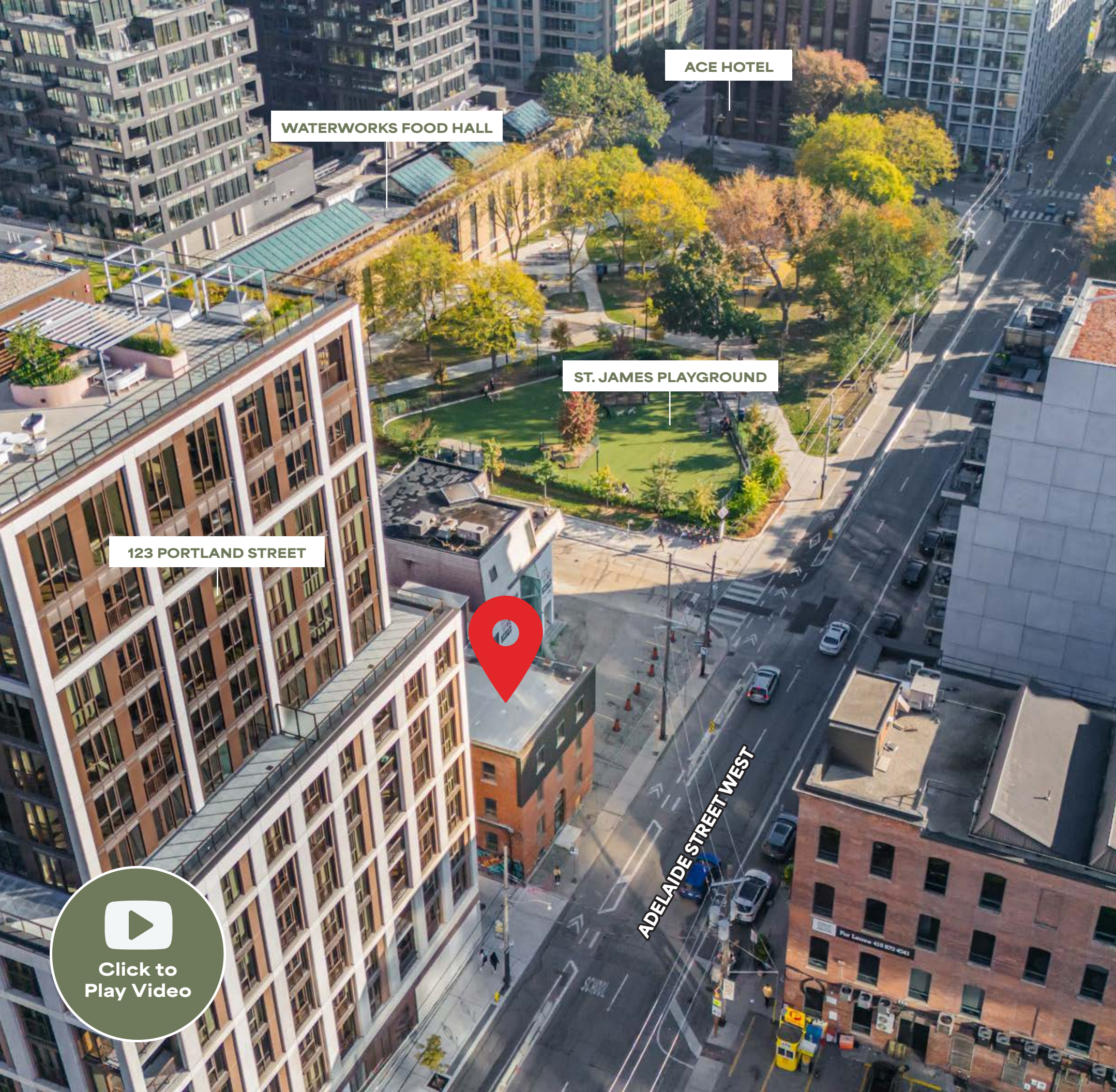




## Artists' Renderings







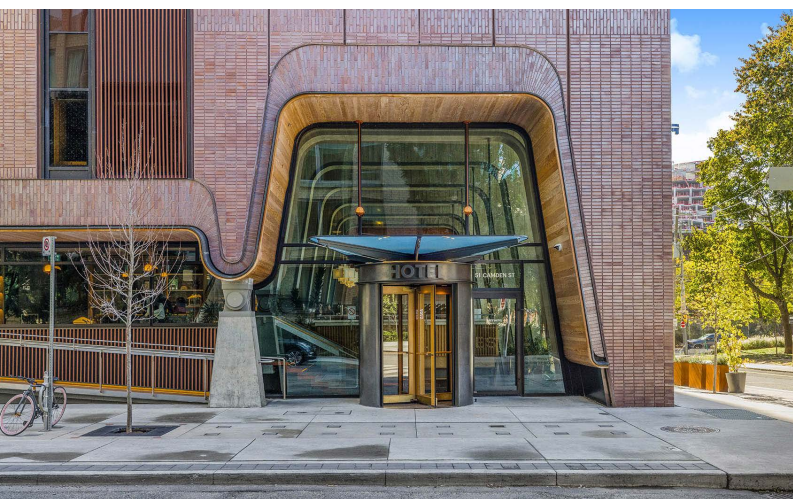
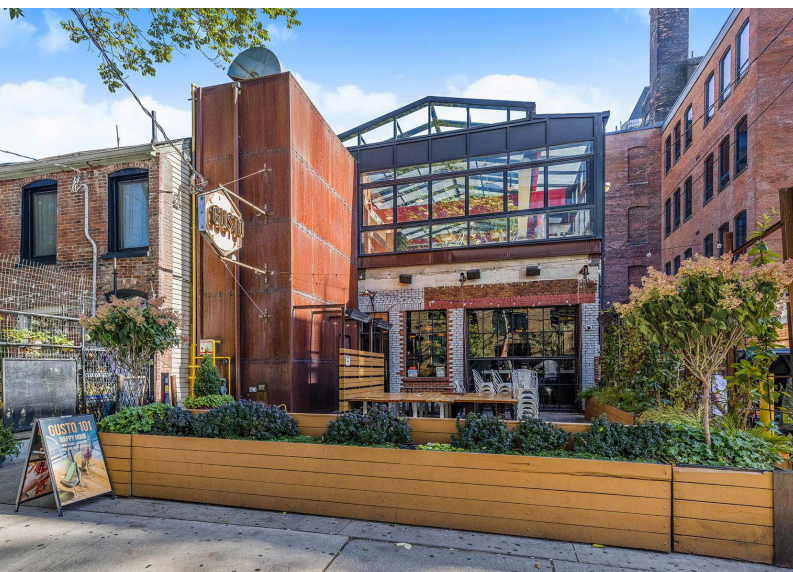




## An Unbeatable Location

490 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.

Neighbouring tenants and traffic drivers include Gusto 101, Petty Cash, Chubby's Jamaican Kitchen, Ace Hotel, Waterworks Food Hall, Impact Kitchen, St. Andrew's Playground, King Taps, Jacob's and Co. Steakhouse, Earls Kitchen & Bar, Regulars, Belfast Love and Ruby Soho.





# NEIGHBOURING RETAILERS & TRAFFIC DRIVERS

- |    |                           |    |                           |    |                        |
|----|---------------------------|----|---------------------------|----|------------------------|
| 1  | Petty Cash                | 19 | WVRST                     | 37 | Waterworks Food Hall   |
| 2  | Campechano Adelaide       | 20 | Earls Kitchen + Bar       | 38 | YMCA                   |
| 3  | Forget Me Not Coffee      | 21 | Northern Maverick Brewing | 39 | Fahrenheit Coffee      |
| 4  | Chubby's Jamaican Kitchen | 22 | Gusto 101                 | 40 | KING Toronto Condos    |
| 5  | Little Sister             | 23 | Margo                     | 41 | Wilbur Mexicana        |
| 6  | Jimmy's Coffee            | 24 | Ruby Soho                 | 42 | The Keg                |
| 7  | SARA                      | 25 | Locals Only               | 43 | Greta Bar              |
| 8  | Vela Torotno              | 26 | The Burger's Priest       | 44 | Cherry's High Dive     |
| 9  | Hammam Spa                | 27 | Lost & Found              | 45 | Le Select Bistro       |
| 10 | Dasha                     | 28 | 2 Cats                    | 46 | The Well               |
| 11 | King Taps (future)        | 29 | Mademoiselle              | 47 | Juno Veterinary Clinic |
| 12 | The Parlour               | 30 | Belfast Love              | 48 | LSDR Pilates           |
| 13 | Deer Lady                 | 31 | Early Mercy               | 49 | Body Blitz Spa West    |
| 14 | Lapinou                   | 32 | Jacob's & Co.             | 50 | Lee Restaurant         |
| 15 | Oretta                    | 33 | COPS Donuts               | 51 | Loblaws                |
| 16 | Lavelle                   | 34 | Othership                 | 52 | Winners                |
| 17 | Starbucks                 | 35 | Impact Kitchen            |    |                        |
| 18 | 1Hotel                    | 36 | Ace Hotel                 |    |                        |







# DEMOGRAPHIC SNAPSHOT



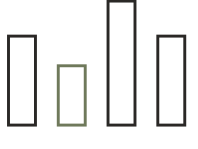
**76,519**  
POPULATION



**13.0%**  
POPULATION CHANGE  
(2024-2029)



**\$131,572**  
AVERAGE HOUSEHOLD  
INCOME



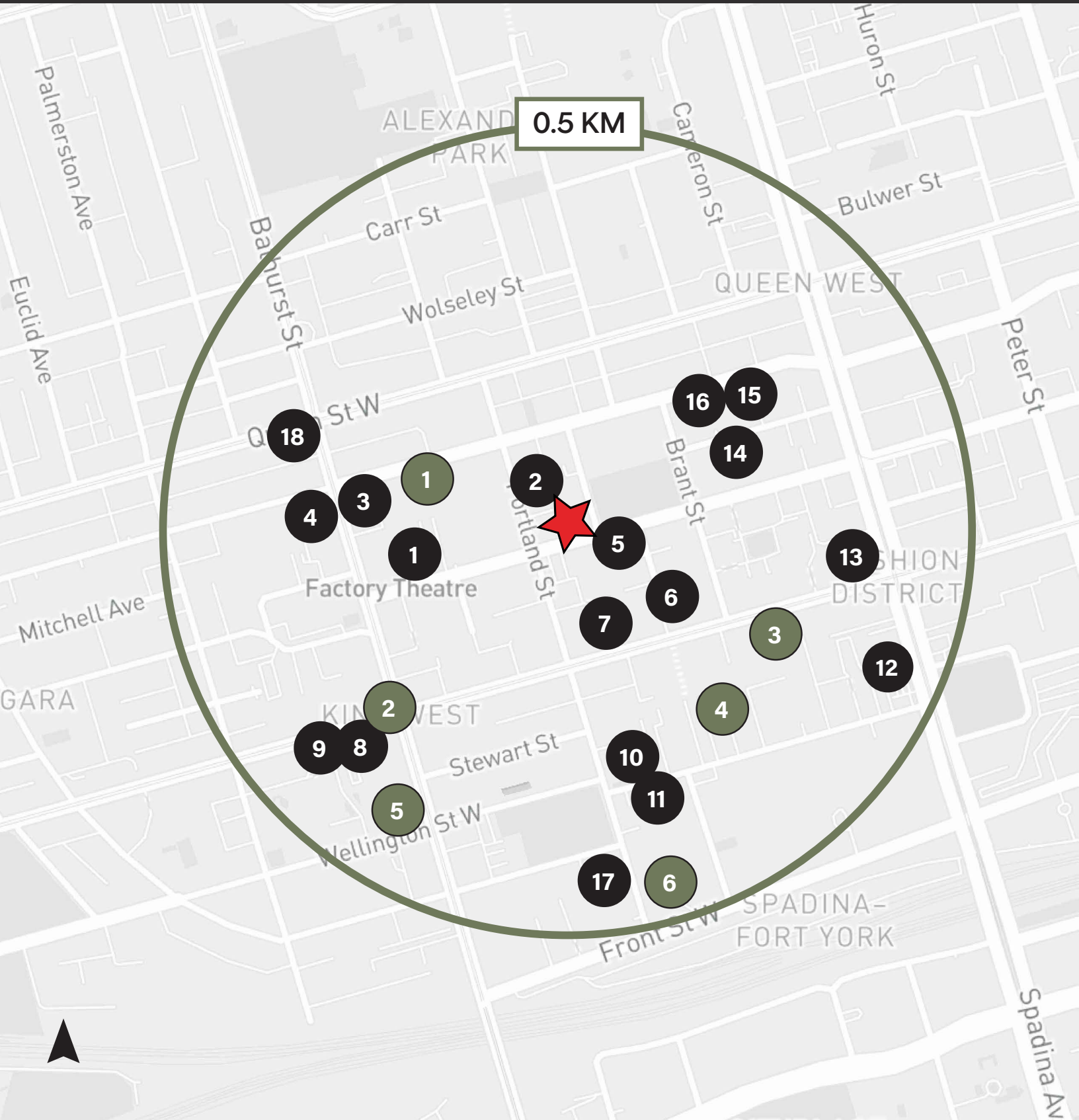
**32.7**  
MEDIAN AGE

(WITHIN 1KM OF THE PROPERTY)



# NEIGHBOURING DEVELOPMENTS

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



## NOTABLE ACTIVE DEVEMOPMENTS

#	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

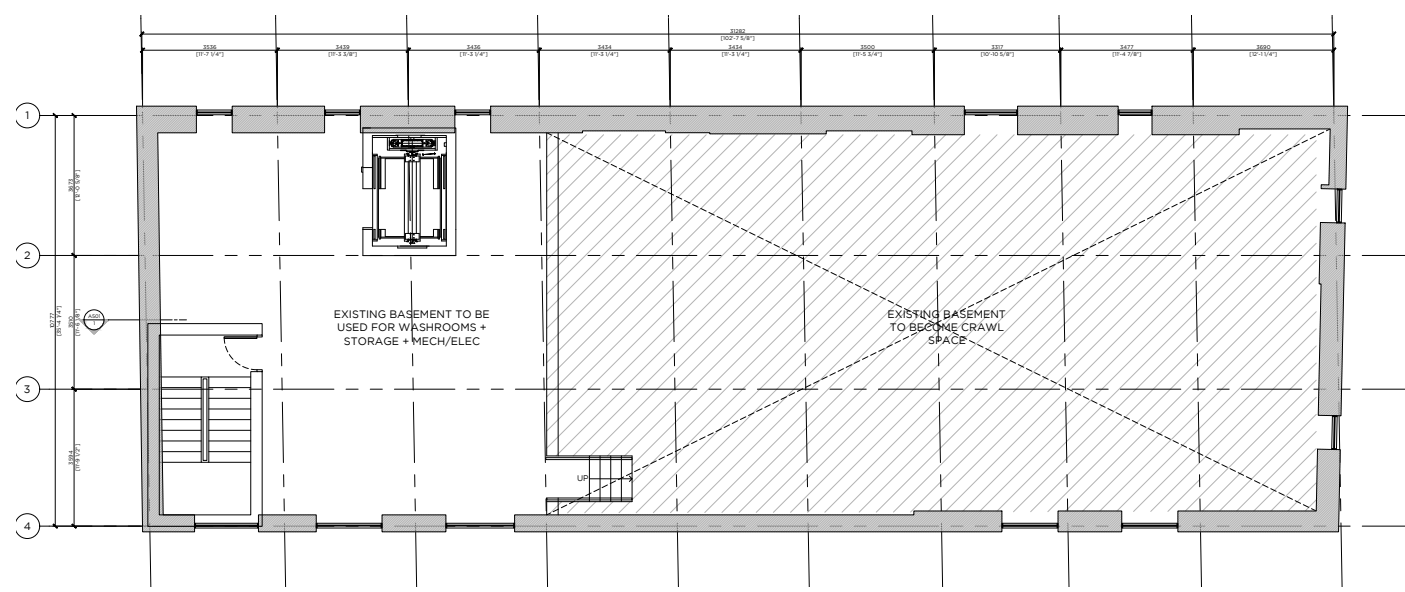
#	Condo	Status	Units
1	550 Adelaide Street West	Pre-Construction	139
2	The Addison Residences	Pre-Construction	129
3	149 Bathurst Street	Pre-Construction	-
4	Reside on Richmond	Pre-Construction	210
5	Hudson Hotel Toronto	Pre-Construction	146
6	540 King	Pre-Construction	95
7	580 King	Pre-Construction	-
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



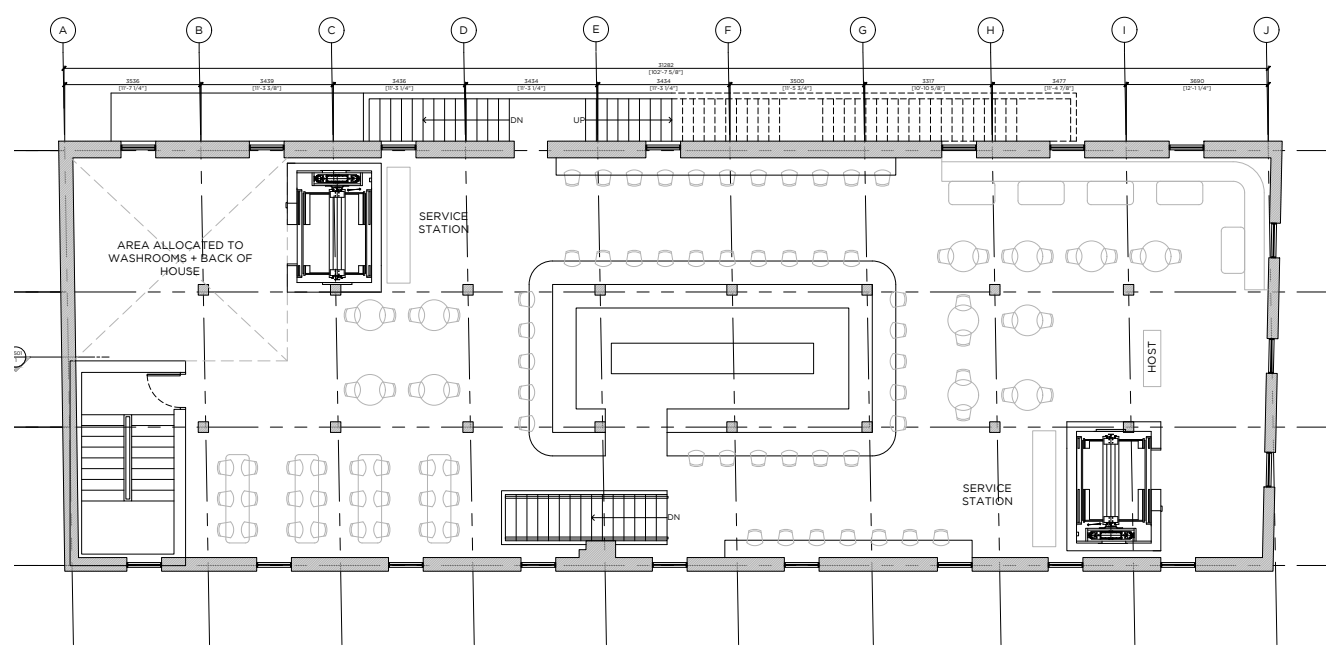


# Floor Plans

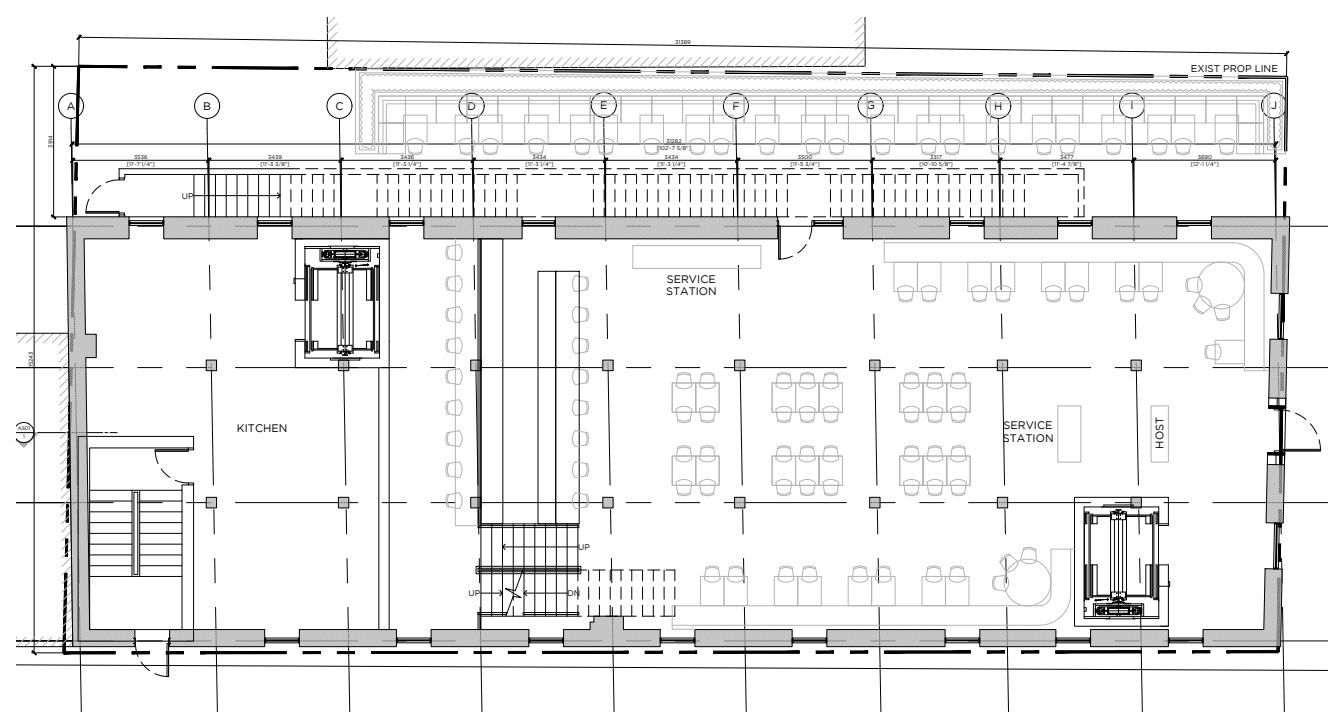
**BASEMENT - 1,324 SF**



**SECOND FLOOR - 3,886 SF**

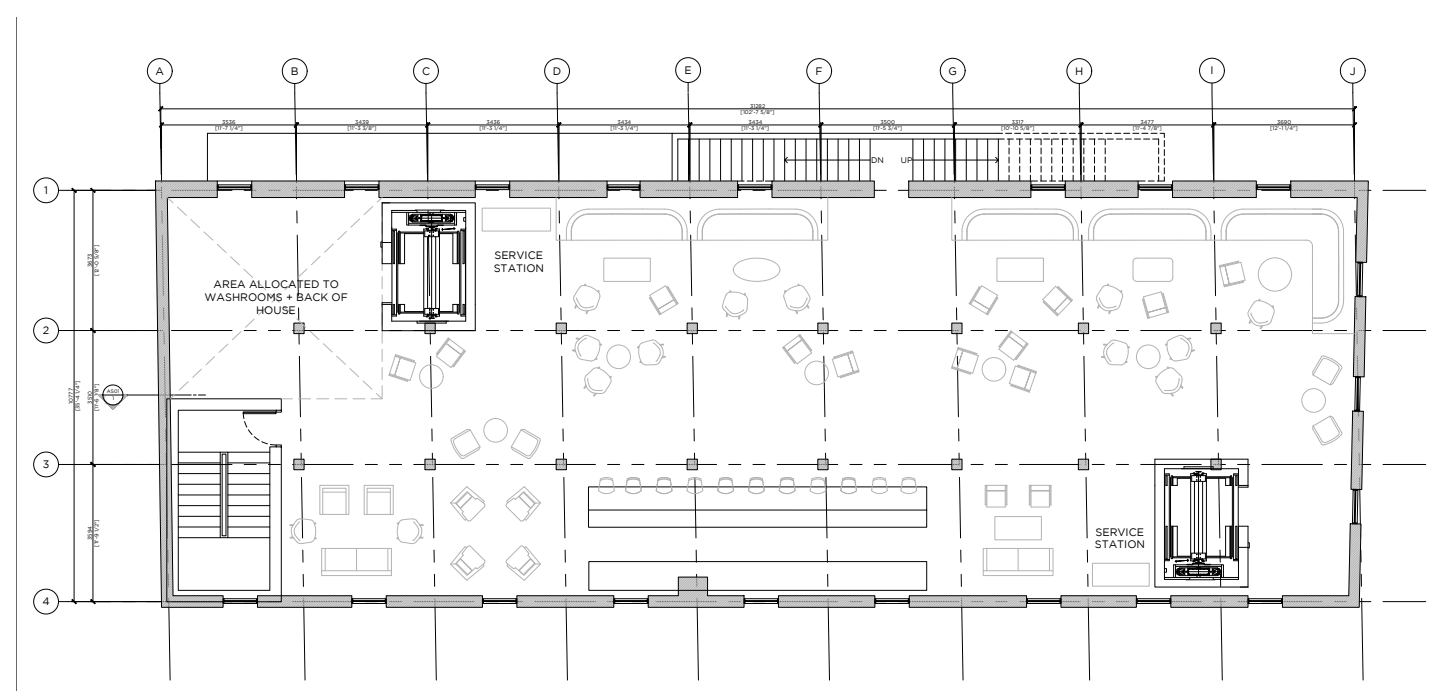


**GROUND FLOOR - 3,886 SF + 969 SF Patio**



Adelaide Street West

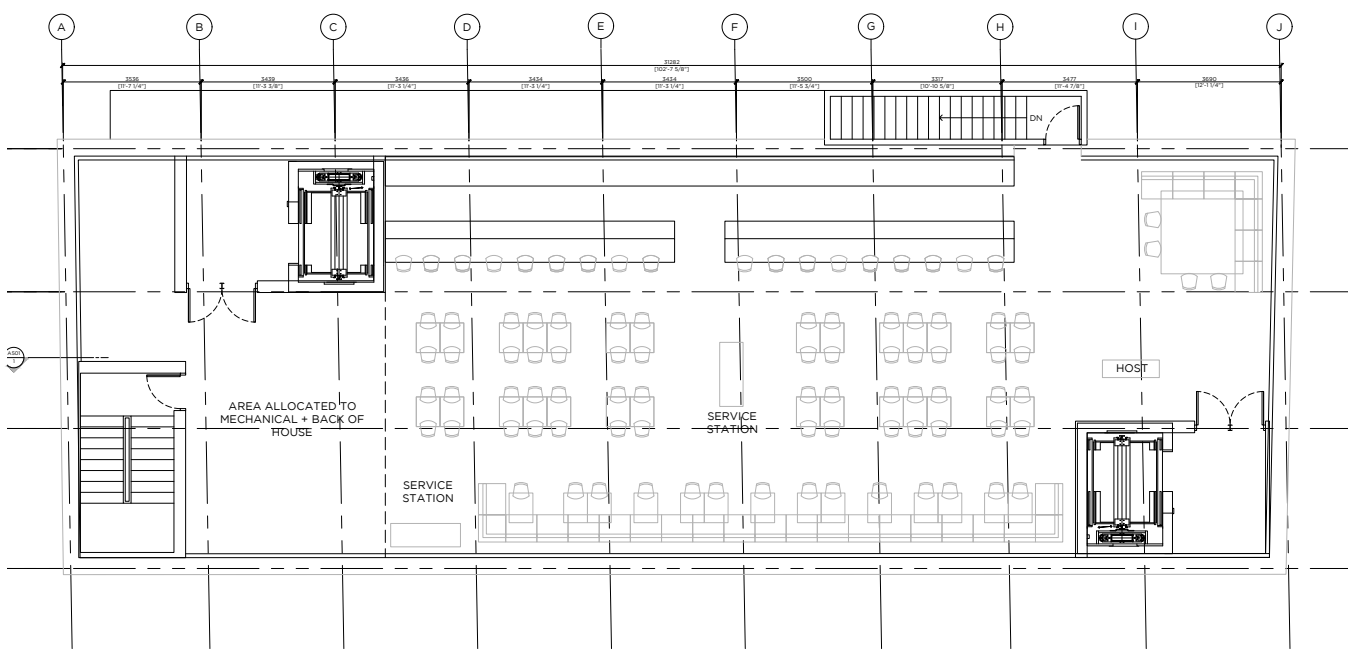
**THIRD FLOOR - 3,886 SF**





# Floor Plans

ROOF TOP - 2,960 SF Enclosed Patio





## Contact

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