

490 Adelaide

ICONIC SPACE FOR LEASE IN TORONTO'S KING WEST NEIGHBOURHOOD

490 ADELAIDE STREET WEST, TORONTO



CBRE

490 Adelaide

Property Details

Address: 490 Adelaide Street West, Toronto

Size: Basement: 1,324 sq. ft.
Ground: 3,886 sq. ft. + 969 sq. ft. patio
Second: 3,886 sq. ft.
Third: 3,886 sq. ft.
Roof: 2,960 sq. ft. enclosed patio

Total: 12,982 sq. ft. + 3,929 sq. ft. of patio space

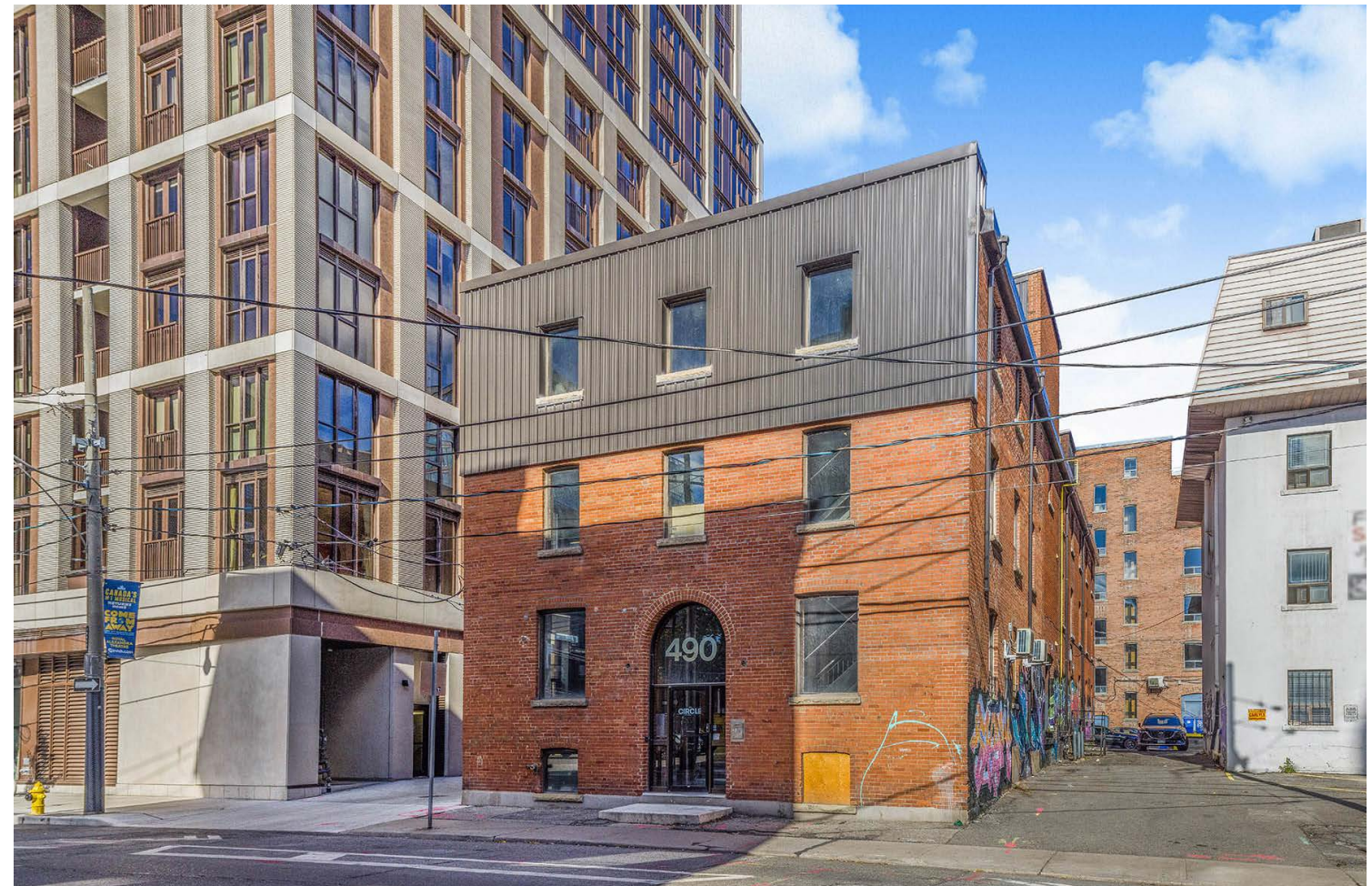
Net Rent: Please contact listing agents

TMI: \$160,000 (2025 est.)

Available: Immediately

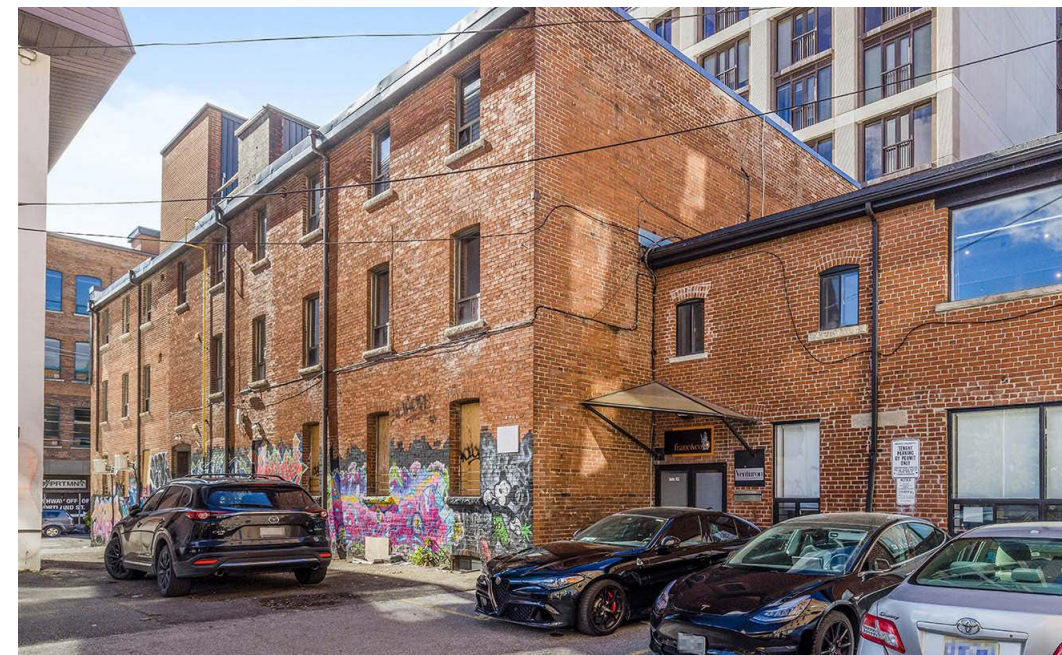
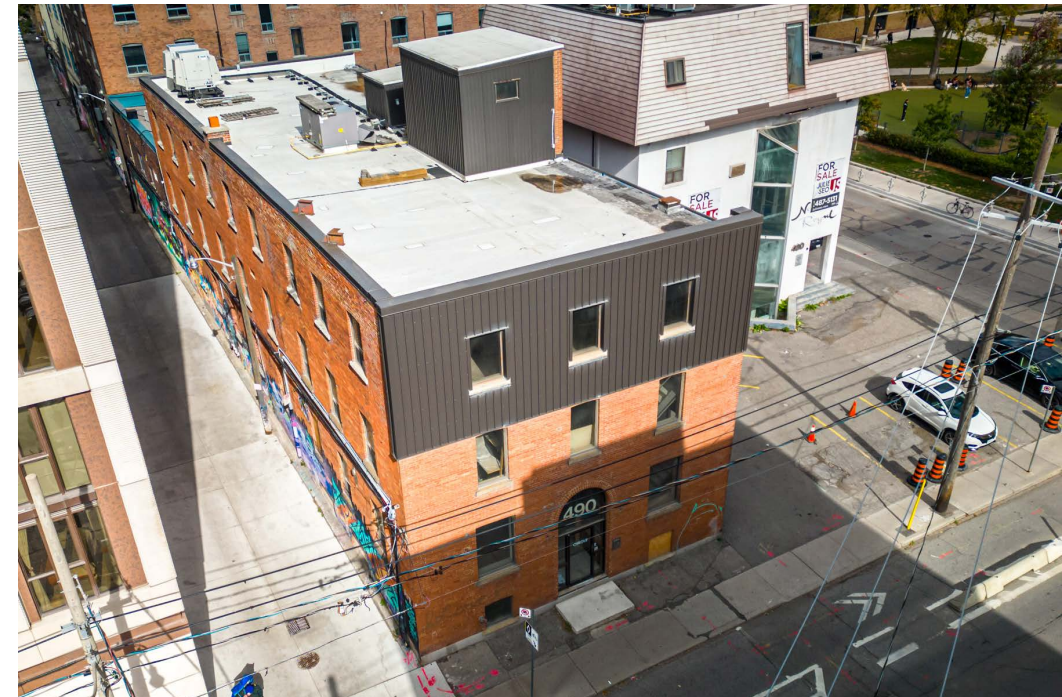
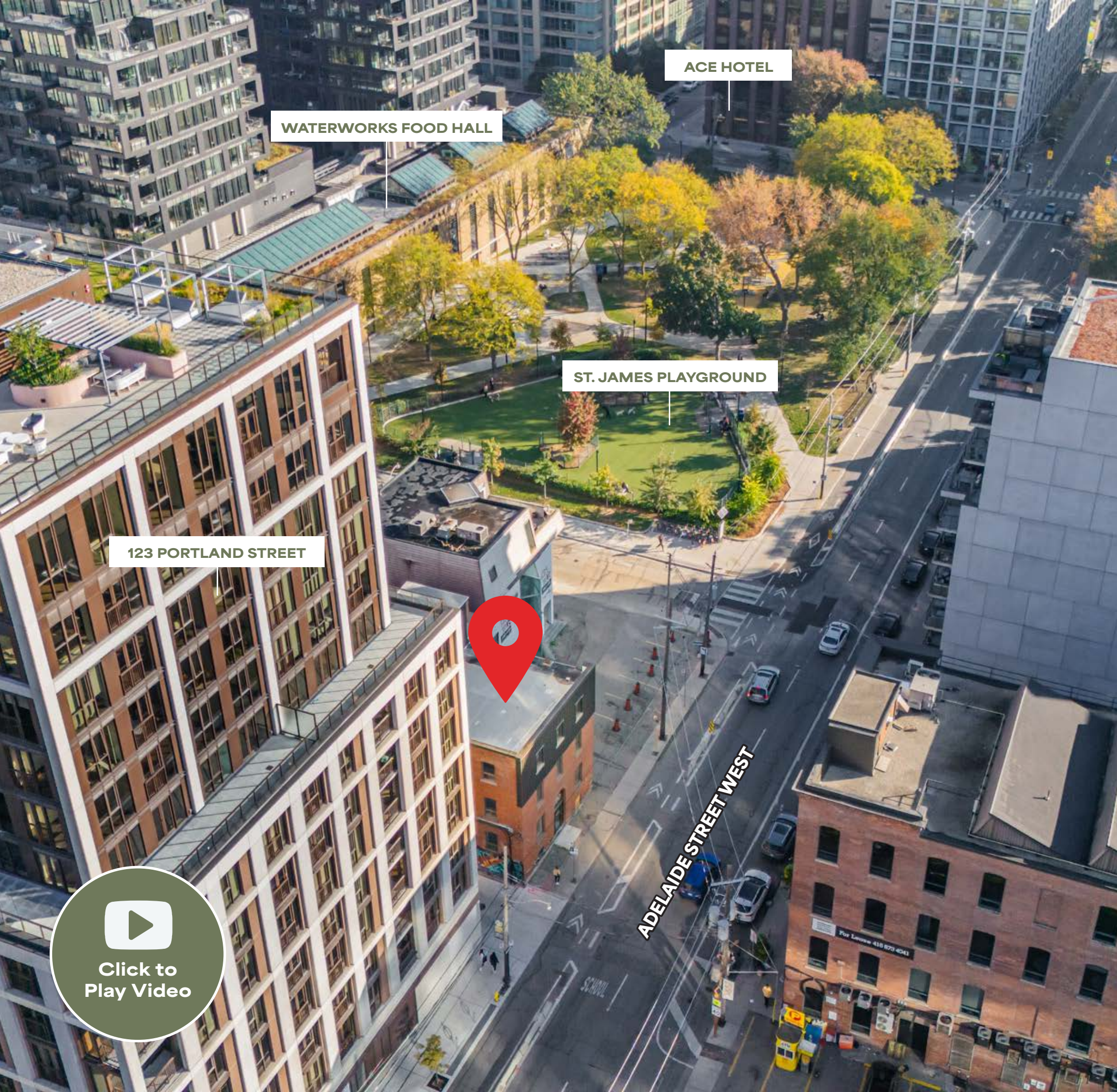
- Surrounded by an incredible amount of new high-profile residential/commercial developments including 123 Portland Street, Waterworks, The Well, 543 Richmond Street West and The Addison Residences to name a few
- Neighbouring some of Toronto's most popular bars, restaurants and hotels including: Chubby's 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



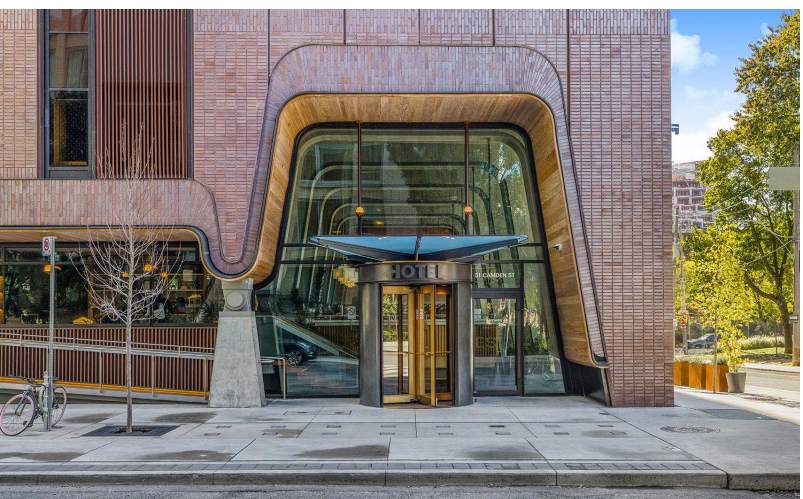
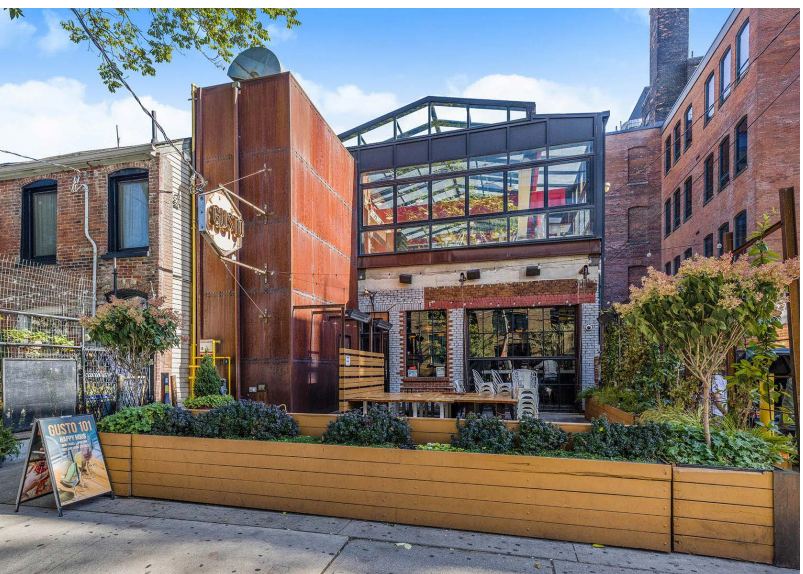




An Unbeatable Location

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

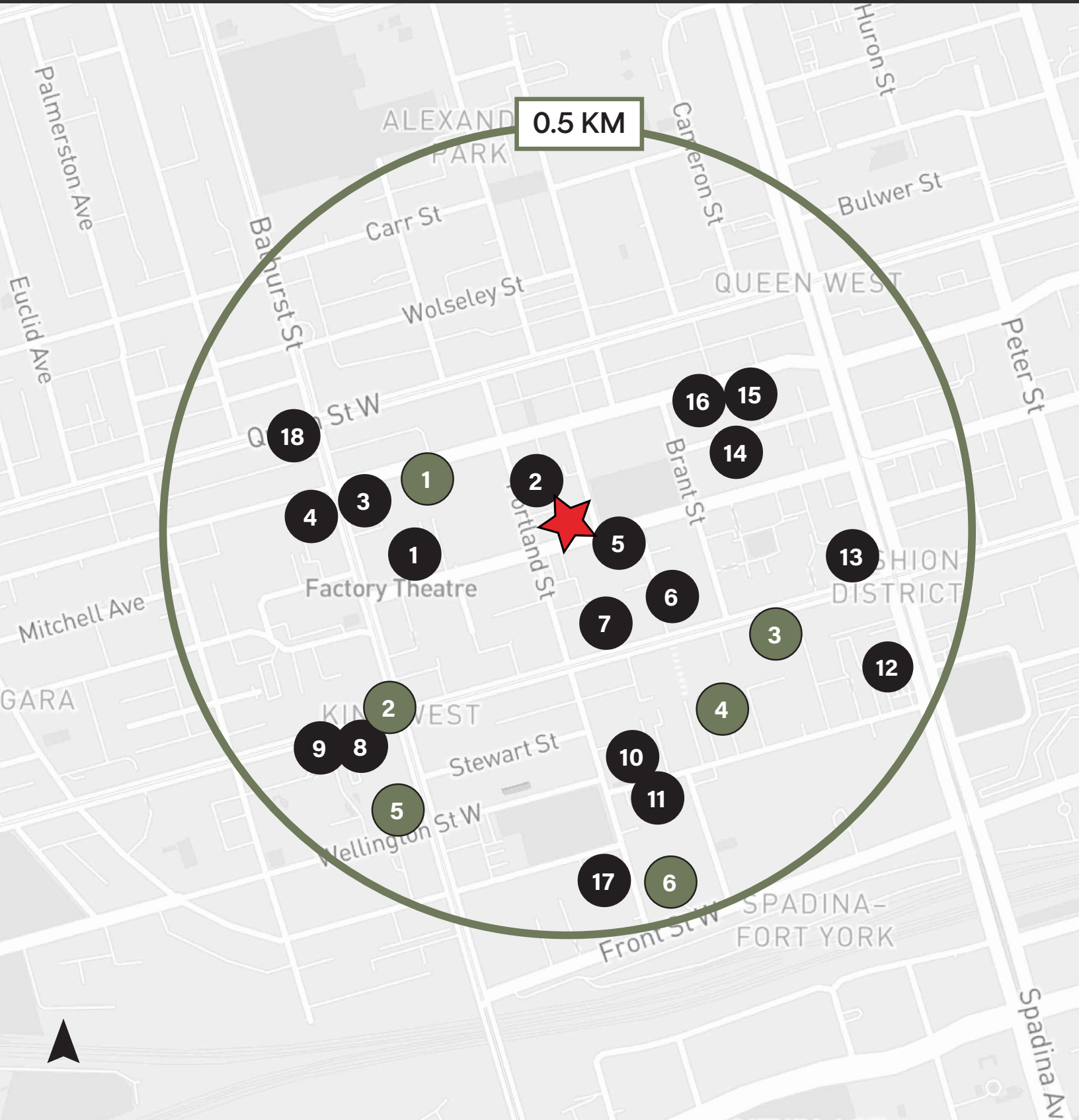


32.7
MEDIAN AGE

(WITHIN 1KM OF THE PROPERTY)

NEIGHBOURING DEVELOPMENTS

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



NOTABLE ACTIVE 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	-

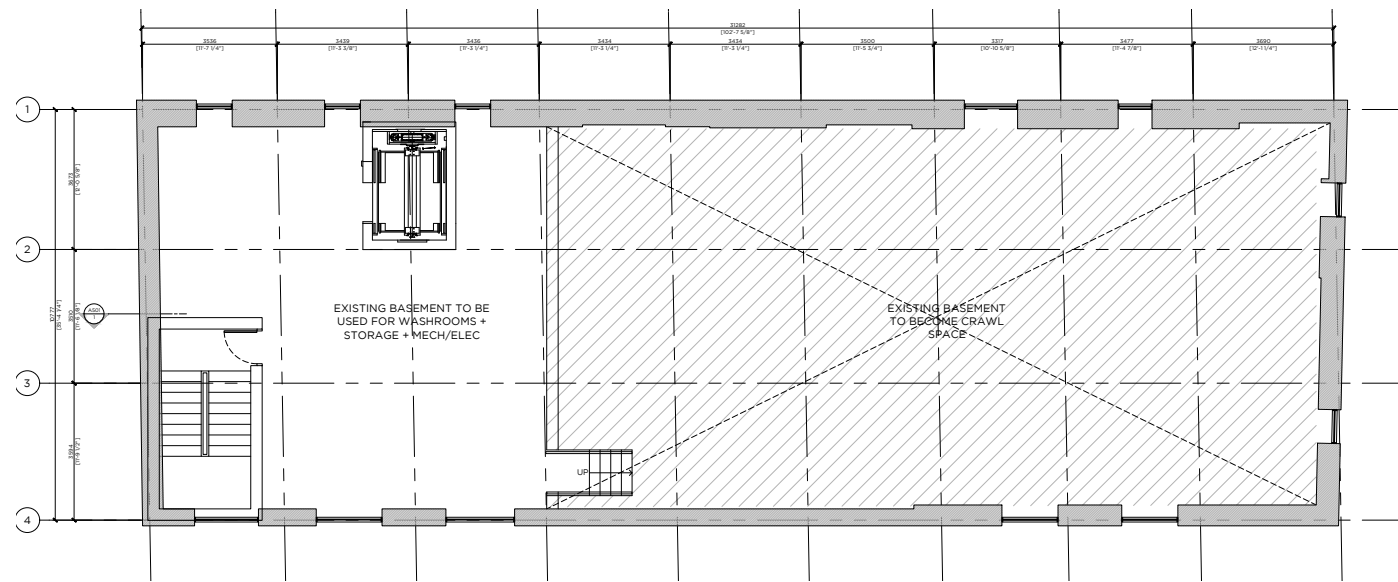
NOTABLE DEVELOPMENT APPLICATIONS

#	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

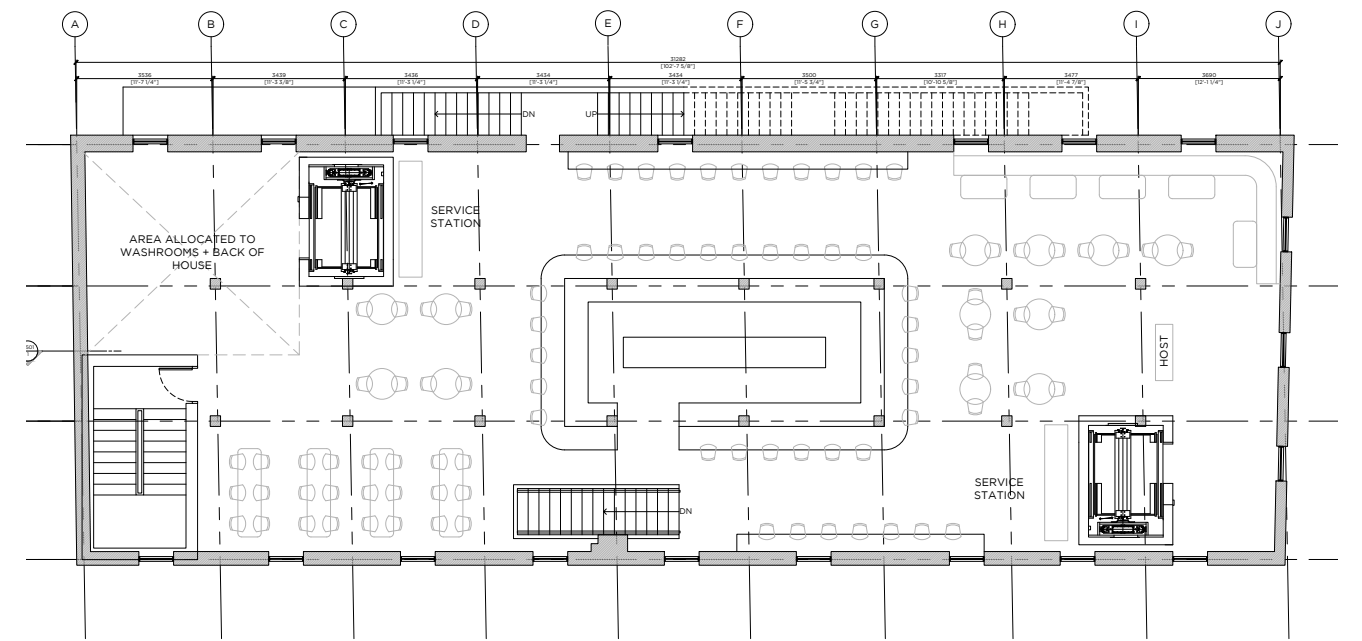


Floor Plans

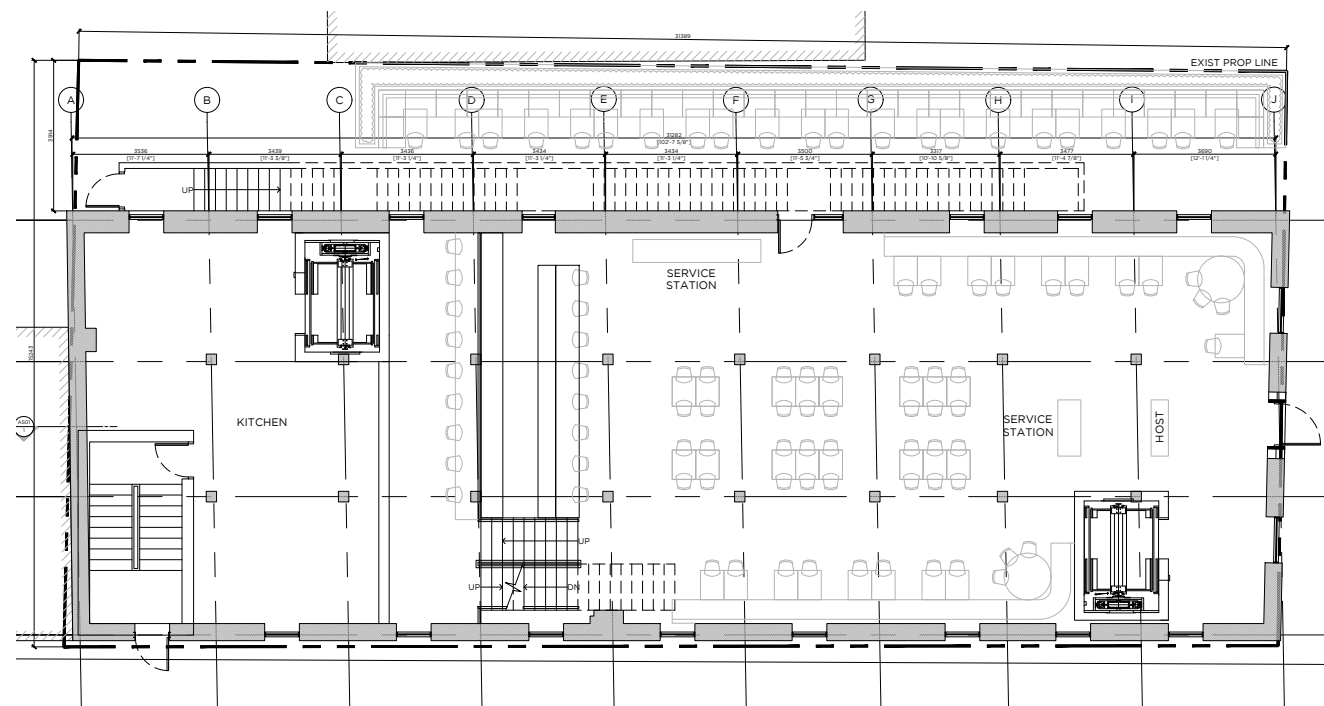
BASEMENT - 1,324 SF



SECOND FLOOR - 3,886 SF

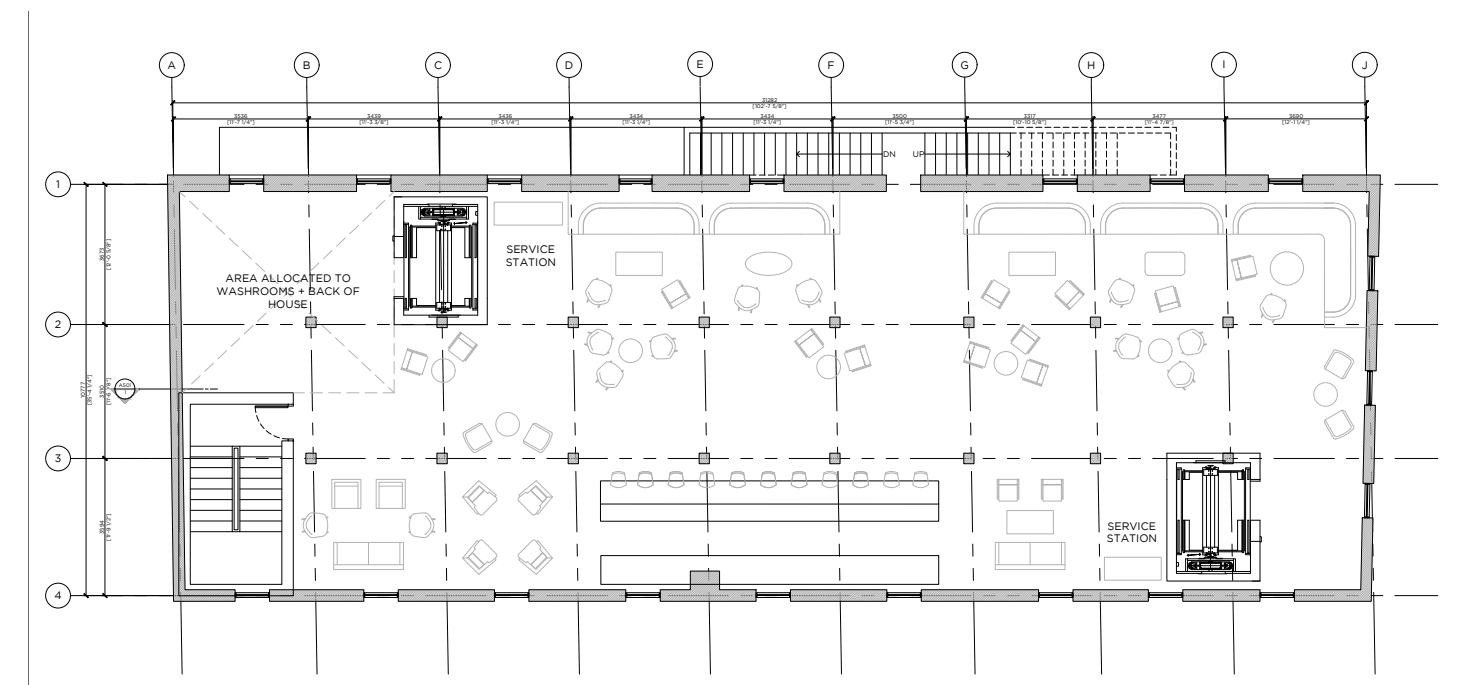


GROUND FLOOR - 3,886 SF + 969 SF Patio



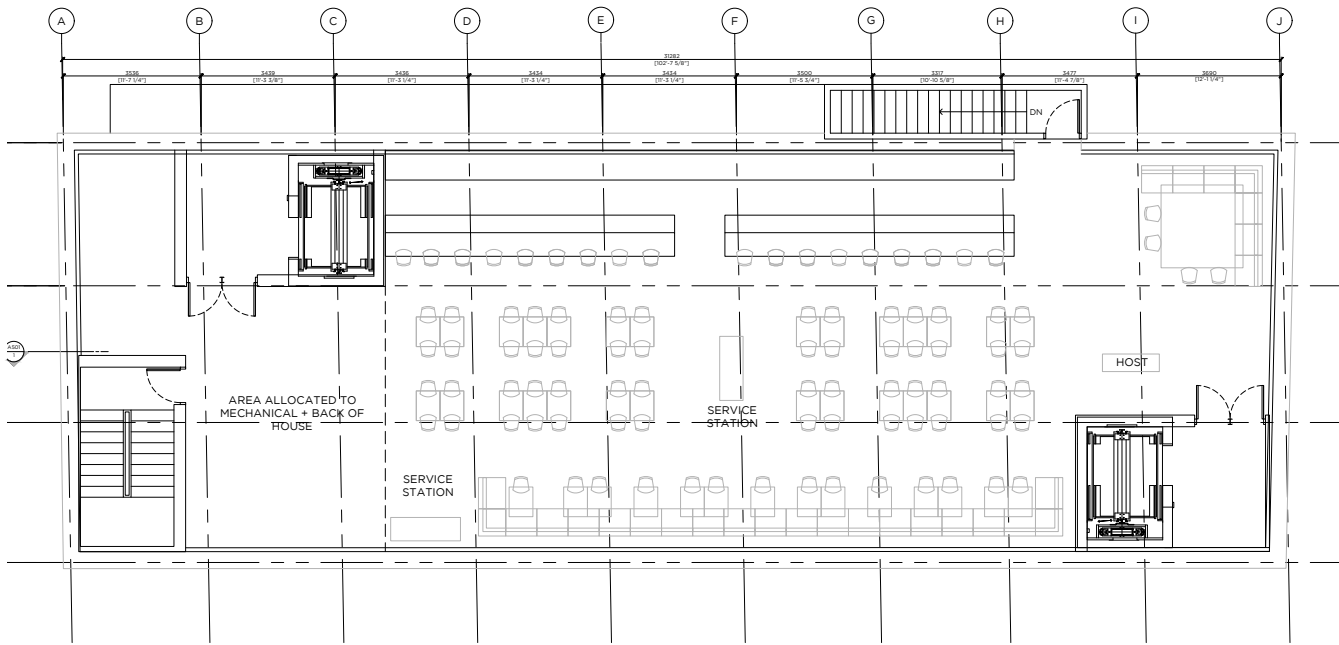
Adelaide Street West

THIRD FLOOR - 3,886 SF



Floor Plans

ROOF TOP - 2,960 SF Enclosed Patio



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