

# 495

## FLEX SPACE FOR SALE

*IN THE HEART OF TORONTO'S  
ENTERTAINMENT DISTRICT*

# ADELAIDE W



**CBRE**

# 495 ADELAIDE STREET WEST

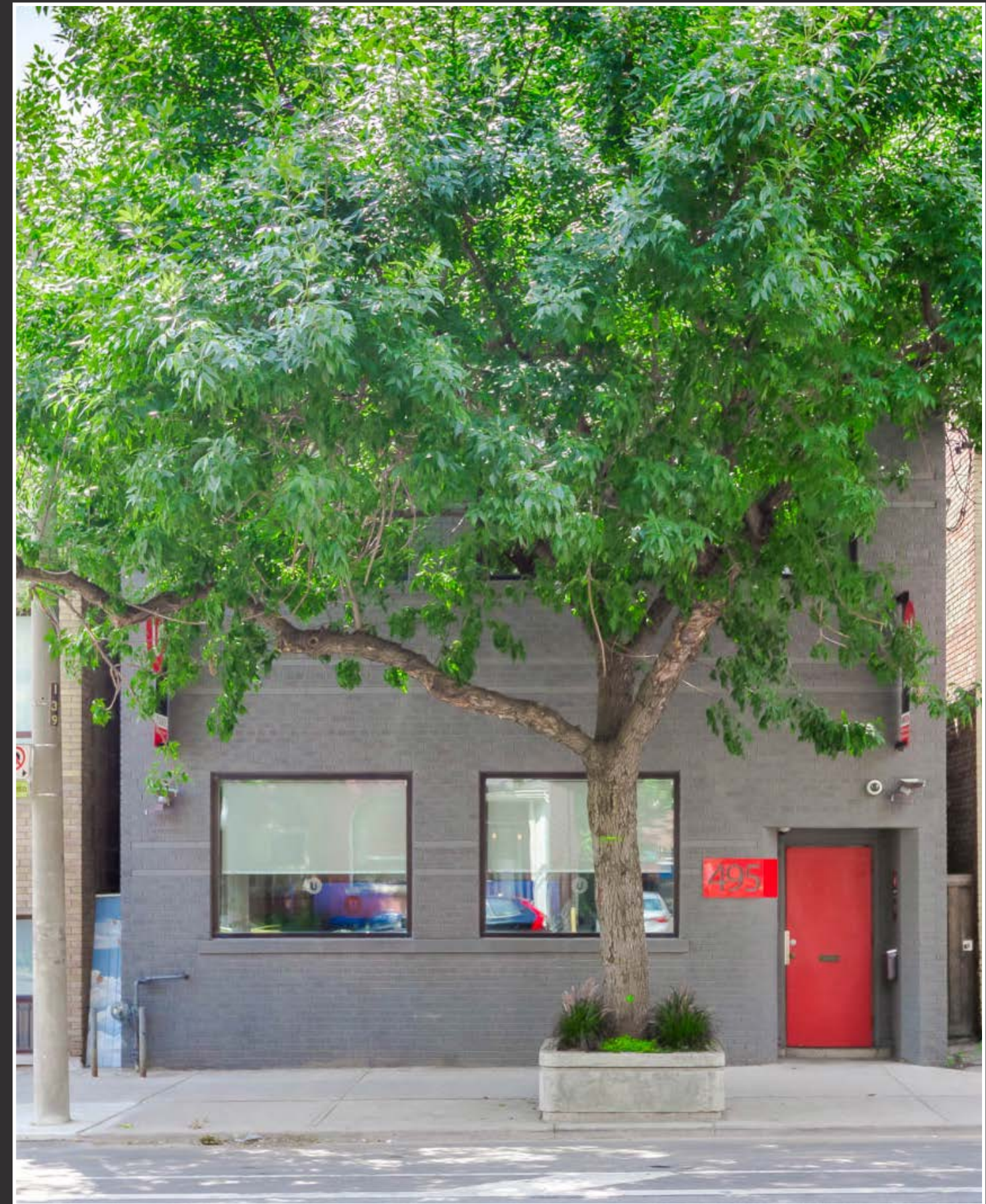
## PROPERTY DETAILS

Full building flex space for sale at Adelaide and Portland Street, in the heart of Toronto's King West neighbourhood.

**Size:** Ground: 2,198 sq. ft.  
Second: 2,198 sq. ft.

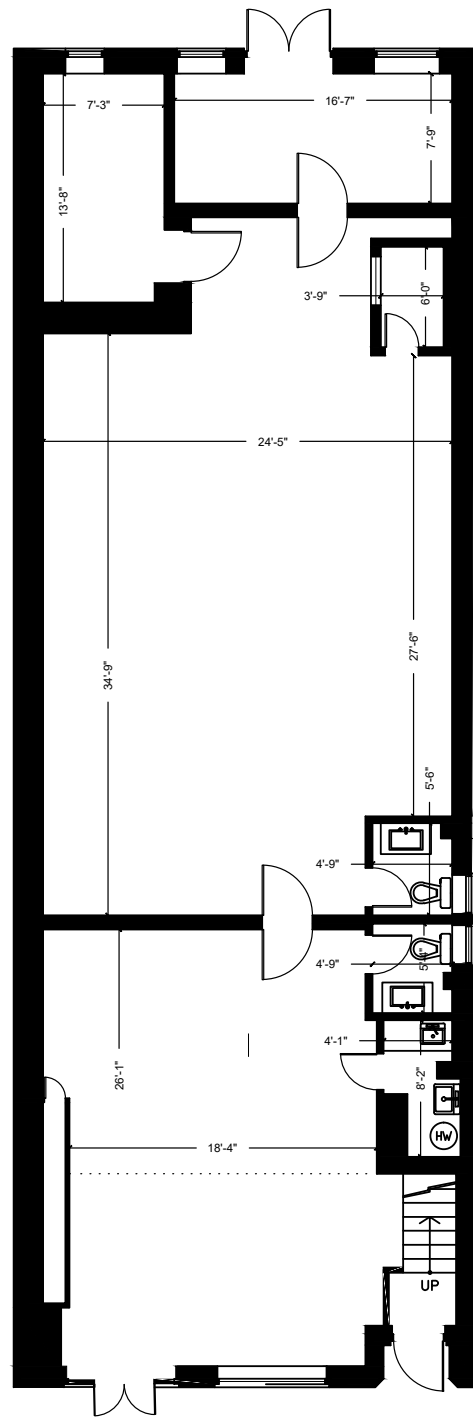
**Asking Price:** Please call listing agents to discuss

- Building will be vacant by 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

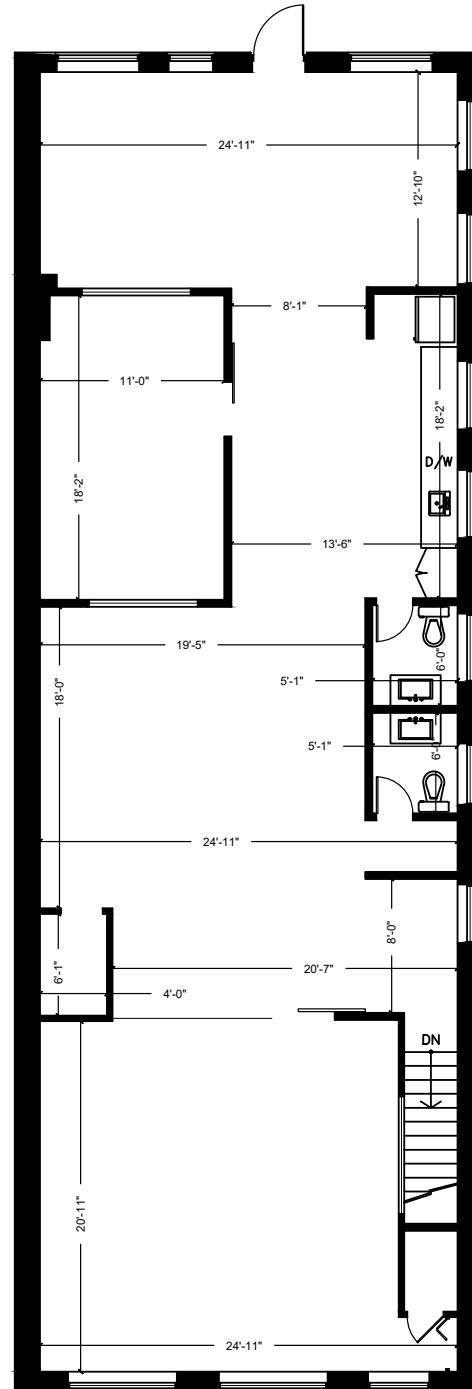


# FLOOR PLANS

GROUND FLOOR | 2,150 SF



SECOND FLOOR | 2,249 SF



ADELAIDE STREET WEST

\*NOTE: FLOOR PLANS DO NOT REFLECT CURRENT LAYOUT







**RIPLEY'S AQUARIUM**

**ROGERS CENTRE**

**FINANCIAL CORE**

**CITY PLACE**

**THE WELL**

**ACE HOTEL**

**WATERWORKS  
FOOD HALL /  
CONDOMINIUM**

**ONTARIO LINE  
FUTURE  
KING-BATHURST  
STATION**



## 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

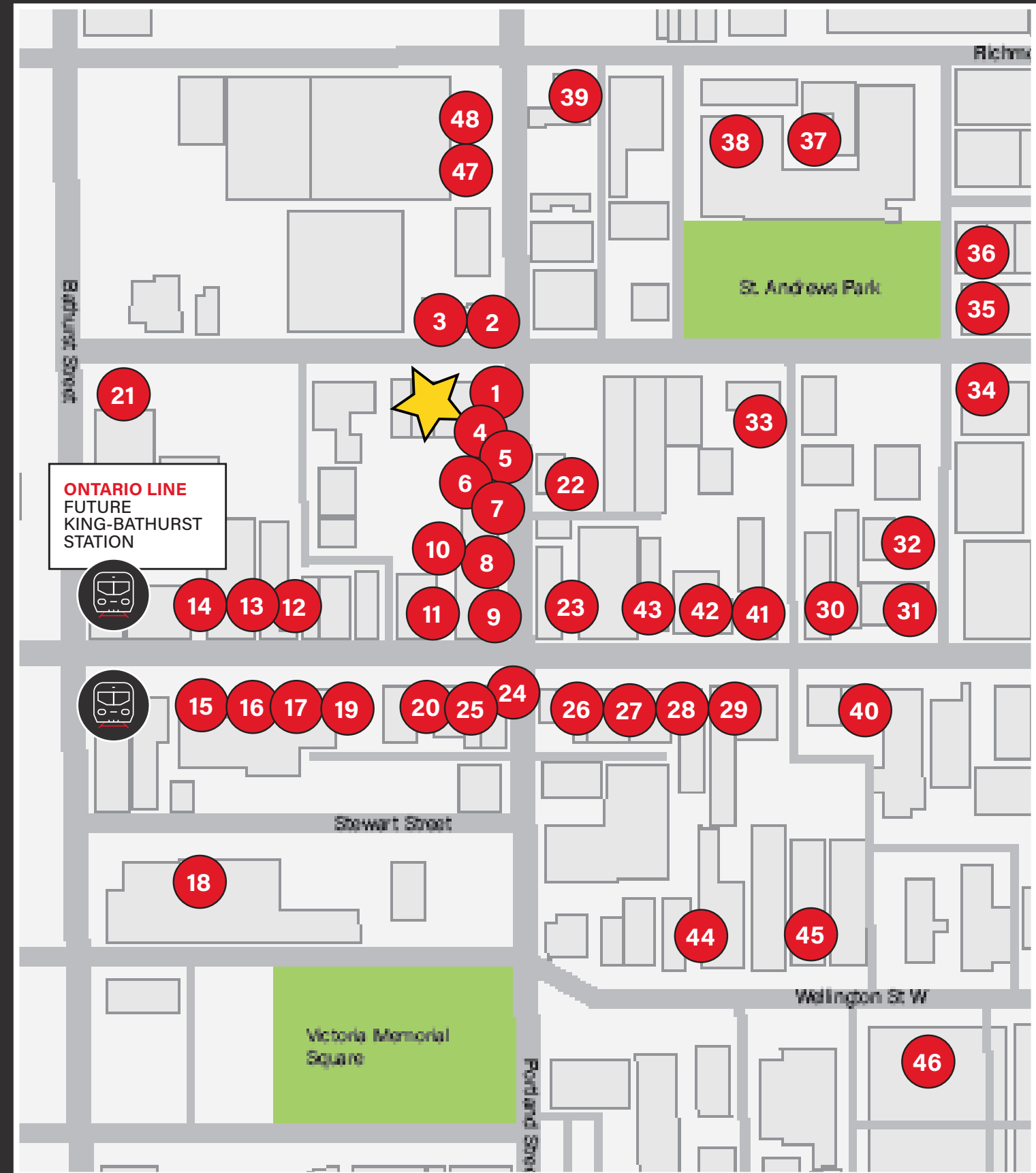
ORETTA

Earls  
KITCHEN + BAR

cibo  
WINE BAR

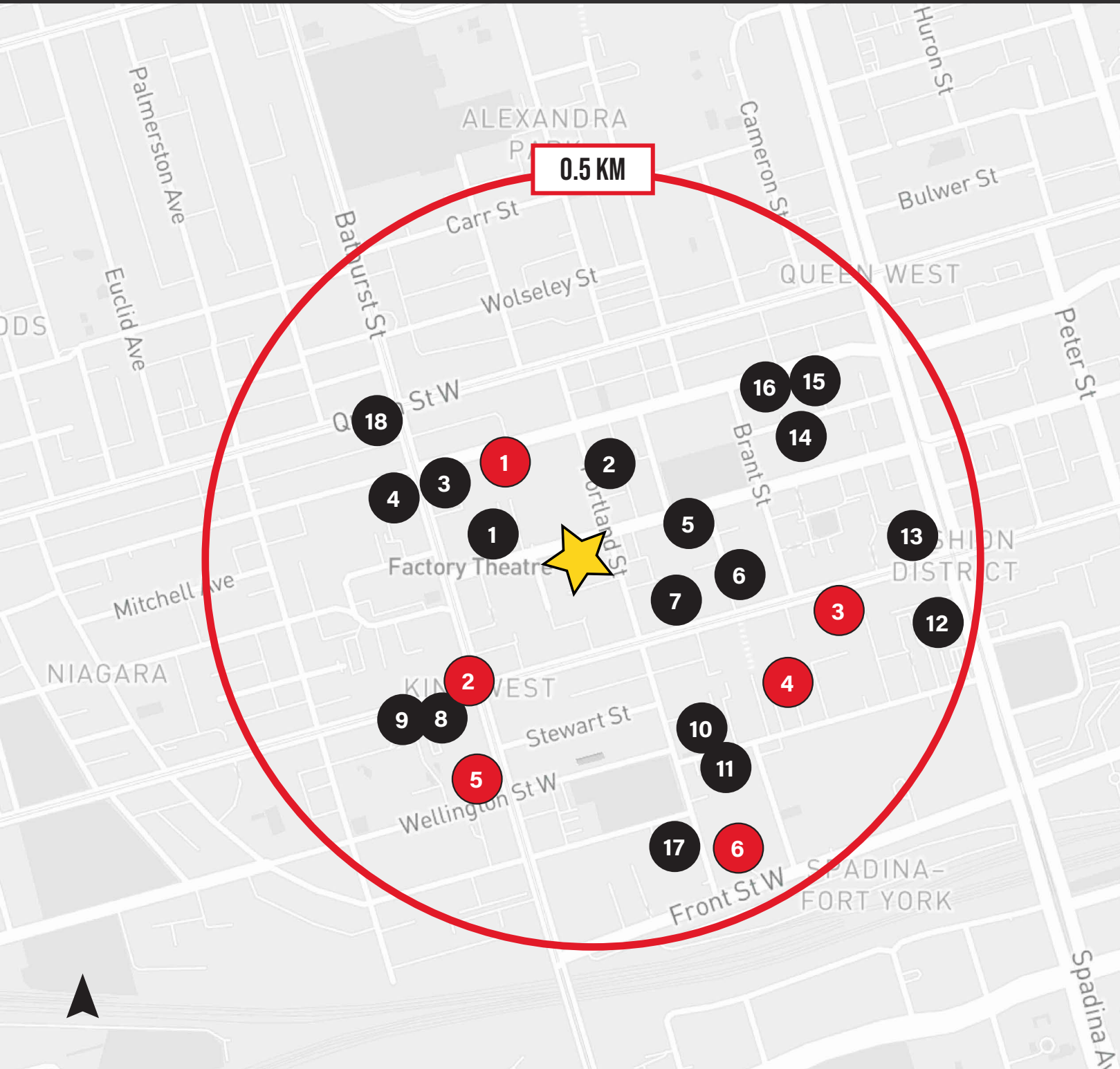
CHERRY'S HIGH DIVE

LAVELLE  
ABOVE KING



# NEIGHBOURING DEVELOPMENTS

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

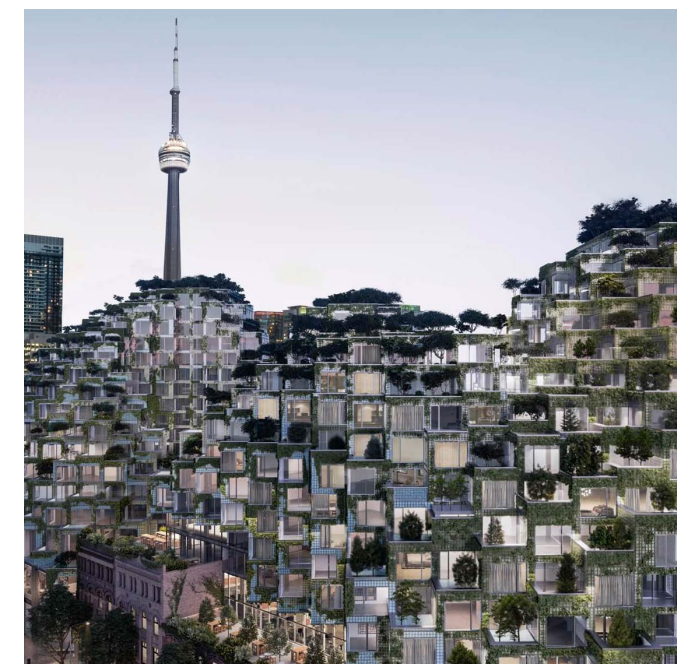


## NOTABLE ACTIVE DEVELOPMENTS

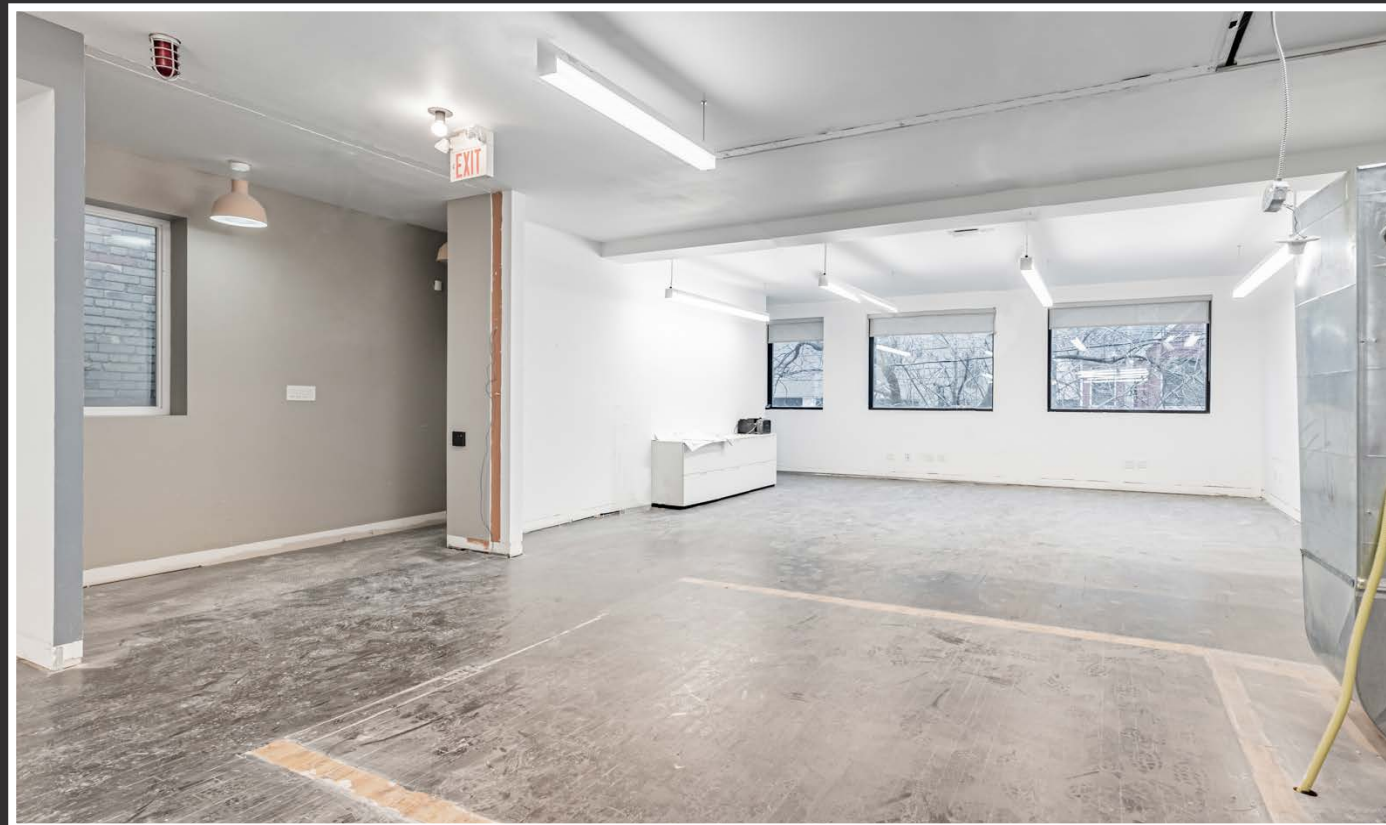
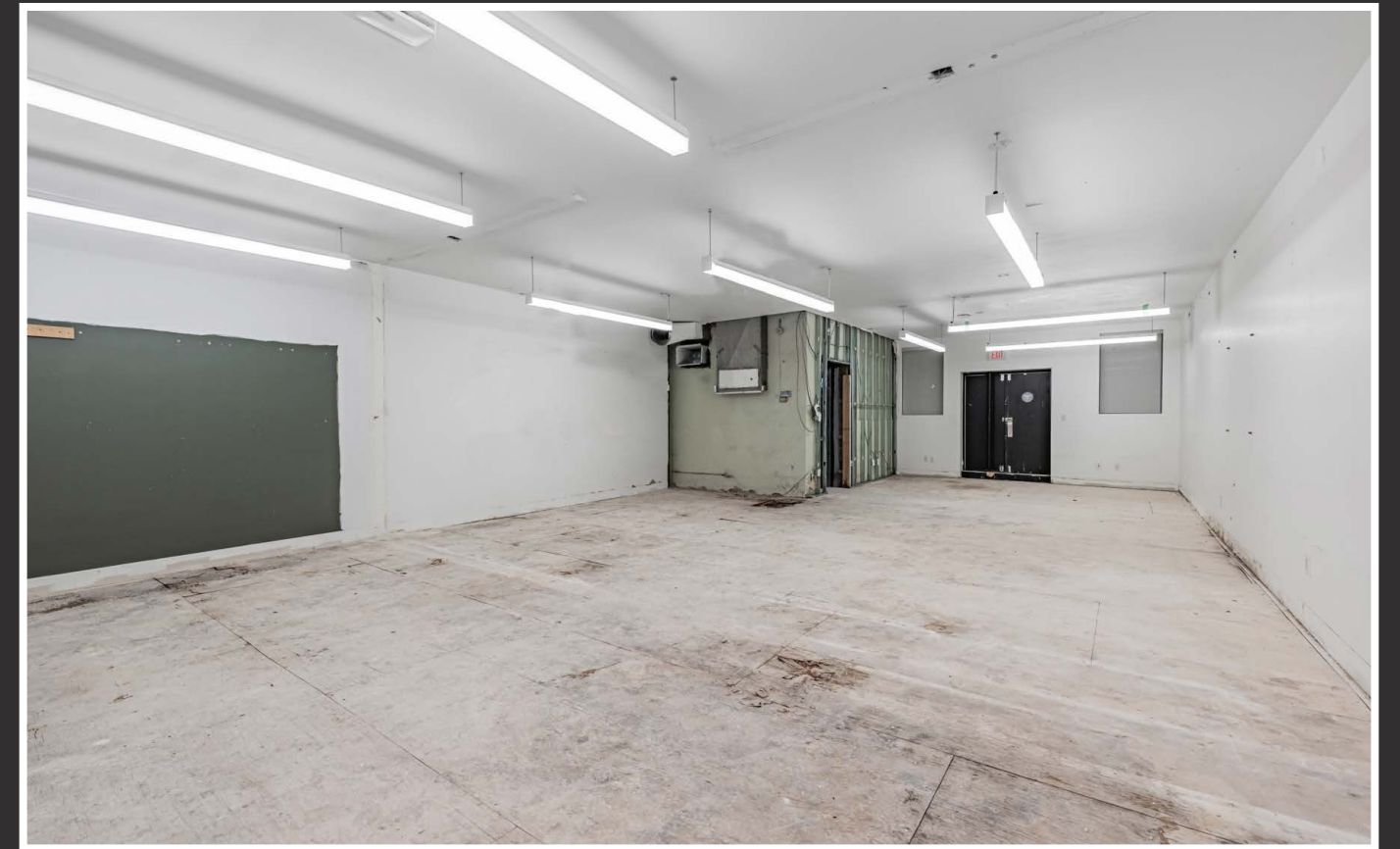
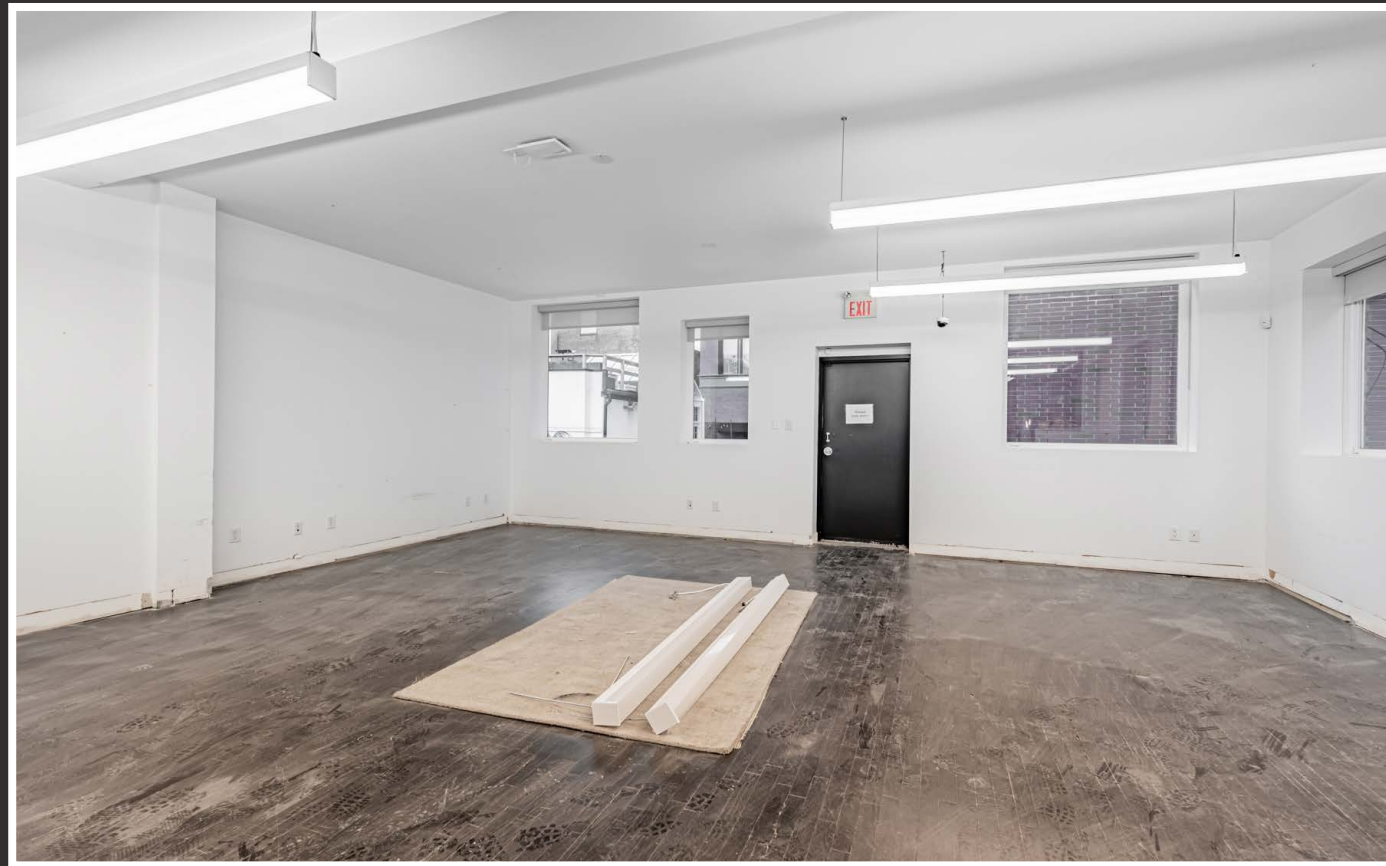
#	Condo	Status	Units
1	543 Richmond Street W	Under Construction	476
2	King - Bathurst Community	Under Construction	187
3	KING Toronto	Under Construction	440
4	462 Wellington Street West	Under Construction	137
5	88 Bathurst	Under Construction	307
6	Portland Commons	Under Construction	-

## 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



# ADDITIONAL BUILDING PHOTOS





## ADVISORY TEAM

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# CBRE

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