

RETAIL FOR LEASE



127 SPADINA AVE

**AT SPADINA ST & ADELAIDE WEST IN
TORONTO'S KING WEST NEIGHBOURHOOD**

CBRE



127 SPADINA AVE

RETAIL FOR LEASE

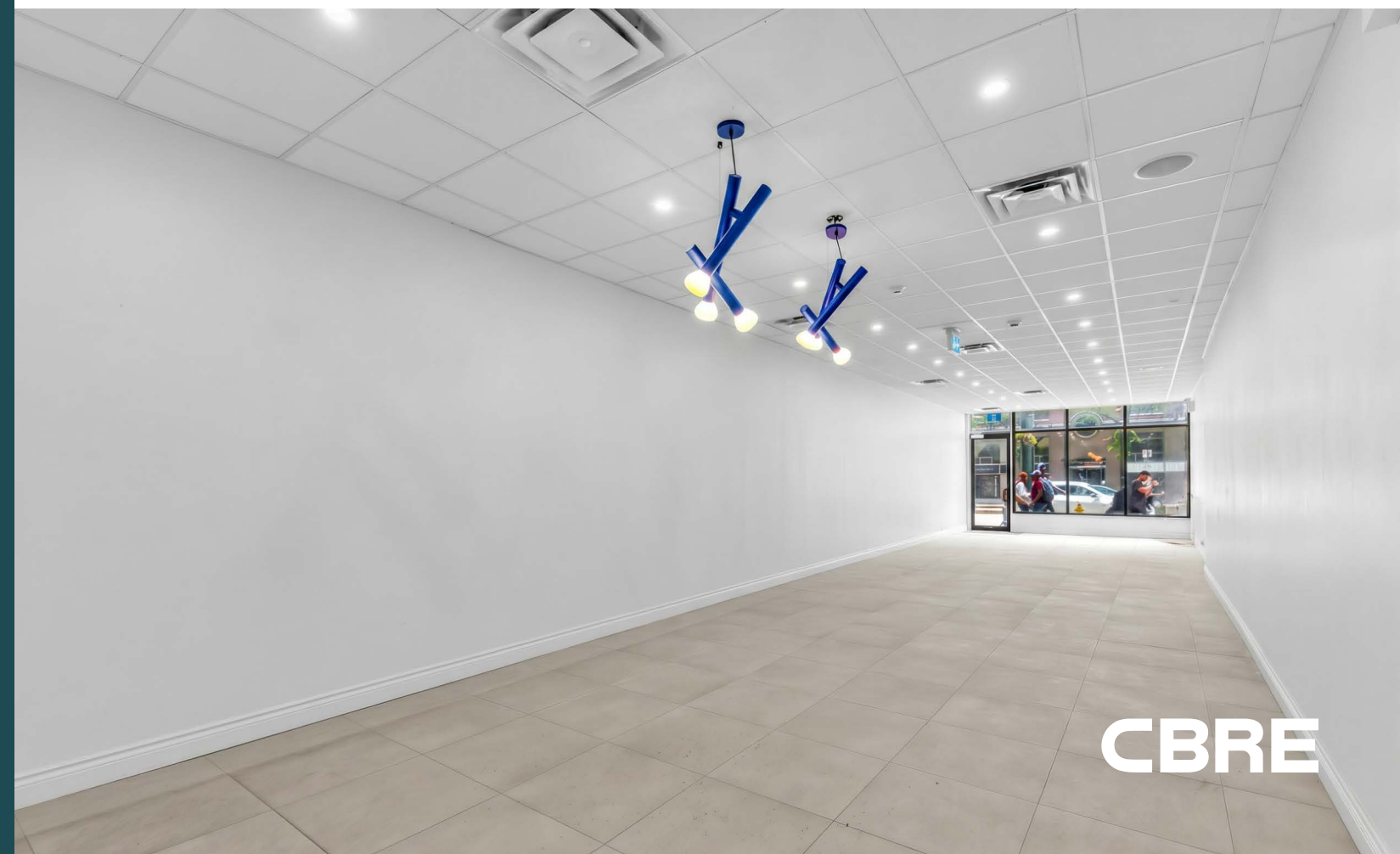
Size: Ground: 1,692 sq. ft.
Second: 892 sq. ft.
Total: 2,584 sq. ft.

Net Rent: \$10,975 / month

TMI: \$3,800 / month

Available: Immediately

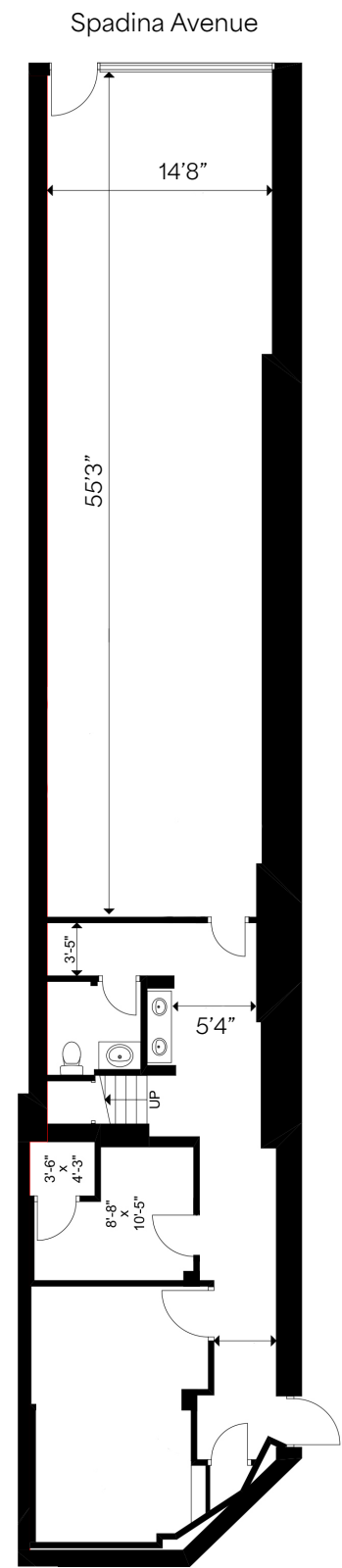
- Located in the heart of Toronto's King West neighbourhood, providing heavy pedestrian and vehicular traffic
- Highly visible storefront with prominent frontage onto Spadina Avenue
- Features a TTC streetcar stop directly outside the front door (Spadina streetcar) and within steps to both the Queen and King streetcar lines
- Located in a high-density area, surrounded by many of the city's best bars, restaurants, shopping and top tourist attractions



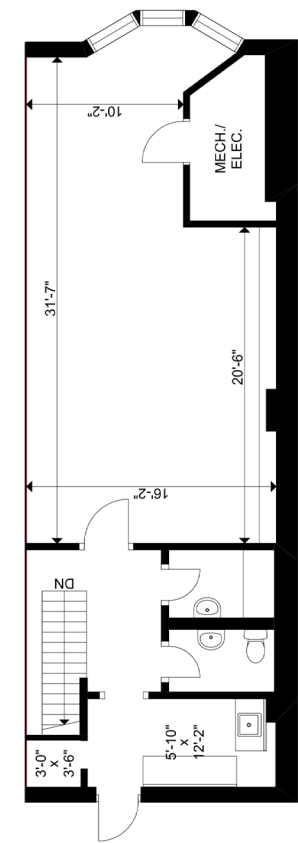
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FLOOR PLANS

GROUND FLOOR



SECOND FLOOR



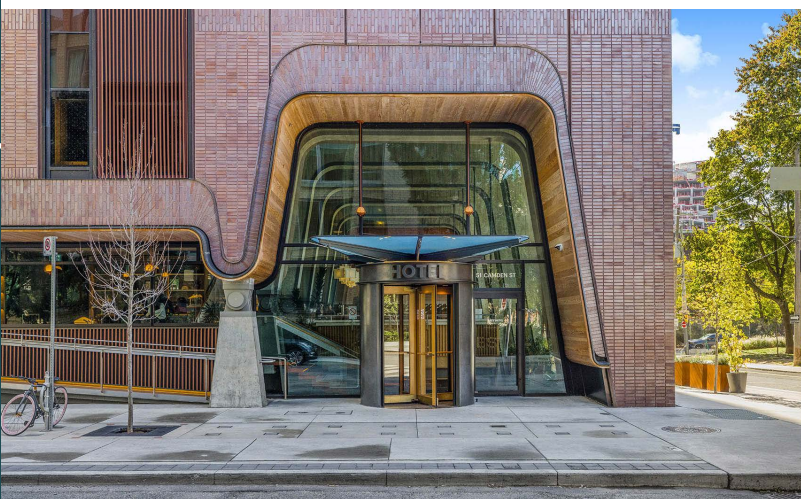
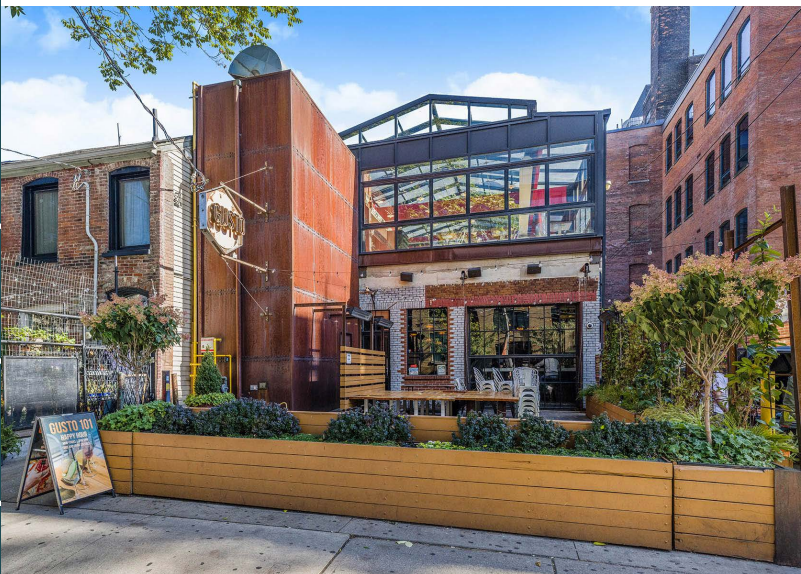


THE LOCATION

127 Spadina Avenue offers an unparalleled retail opportunity within **one of the most densely populated and rapidly growing urban centres** in Canada. This prime location has exceptional visibility in a high-traffic corridor fueled by a massive influx of residential developments, creating a captive audience of affluent young professionals and tech workers with high disposable income.

The property benefits from **non-stop, 24/7 foot traffic**, perfectly centered in the **heart of the King West neighbourhood**. It sits just a block from the massive new mixed-use development at The Well, a two-minute walk from the world-class shopping of the Queen West District, and steps from the premier culinary and nightlife scene of King West. Additionally, major landmarks like the CN Tower and Rogers Centre are within a short walk, drawing millions of tourists and event-goers yearly. With the Spadina, King, and Queen streetcars meeting virtually at your doorstep, this location offers **seamless transit connectivity** making it accessible from anywhere in the city.

LOCATION MAP



CONTACT

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