



For Lease: Retail/Office

## 280 College Street

3,523 SF Retail/Office Space located on College Street  
& Spadina Avenue

**Lennard:**

Here is where your business will *grow*.

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# 280 College Street



Located next to one of Toronto's busiest intersections, 3,523 SF of Retail/Office Space located on College Street & Spadina Avenue

## Unit B



Available Retail/Office Space  
**3,523 SF**

Usable Basement  
**2,391 SF**



Net Rent  
**\$35.00 PSF**  
-Total Rentable Space (3,523 SF)

## Unit A



Available Retail Space  
**2,202 SF**



Shipping  
**1 DI**

***Leased!***



# Floor Plan



**First Floor Retail - 3,952 SF**

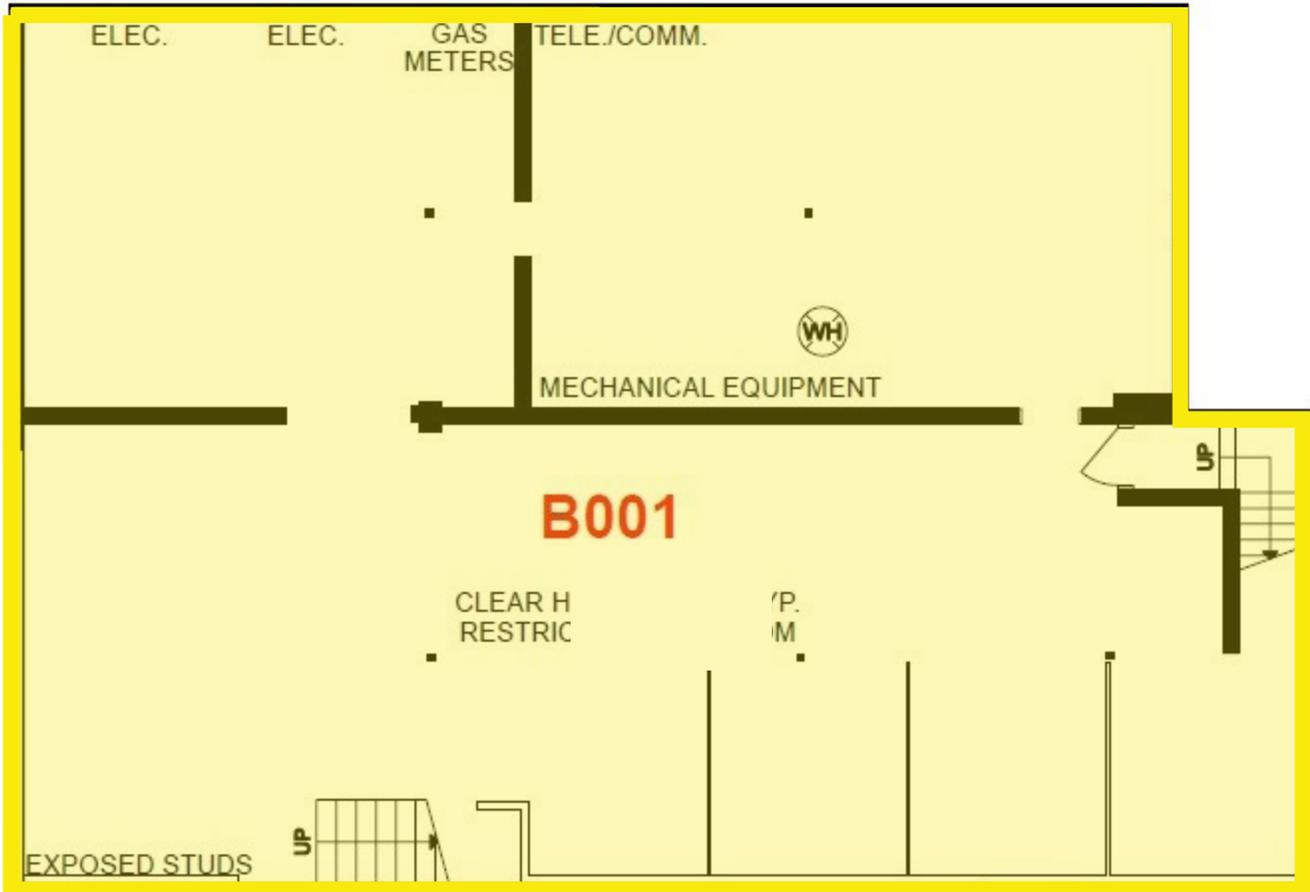




# Floor Plan



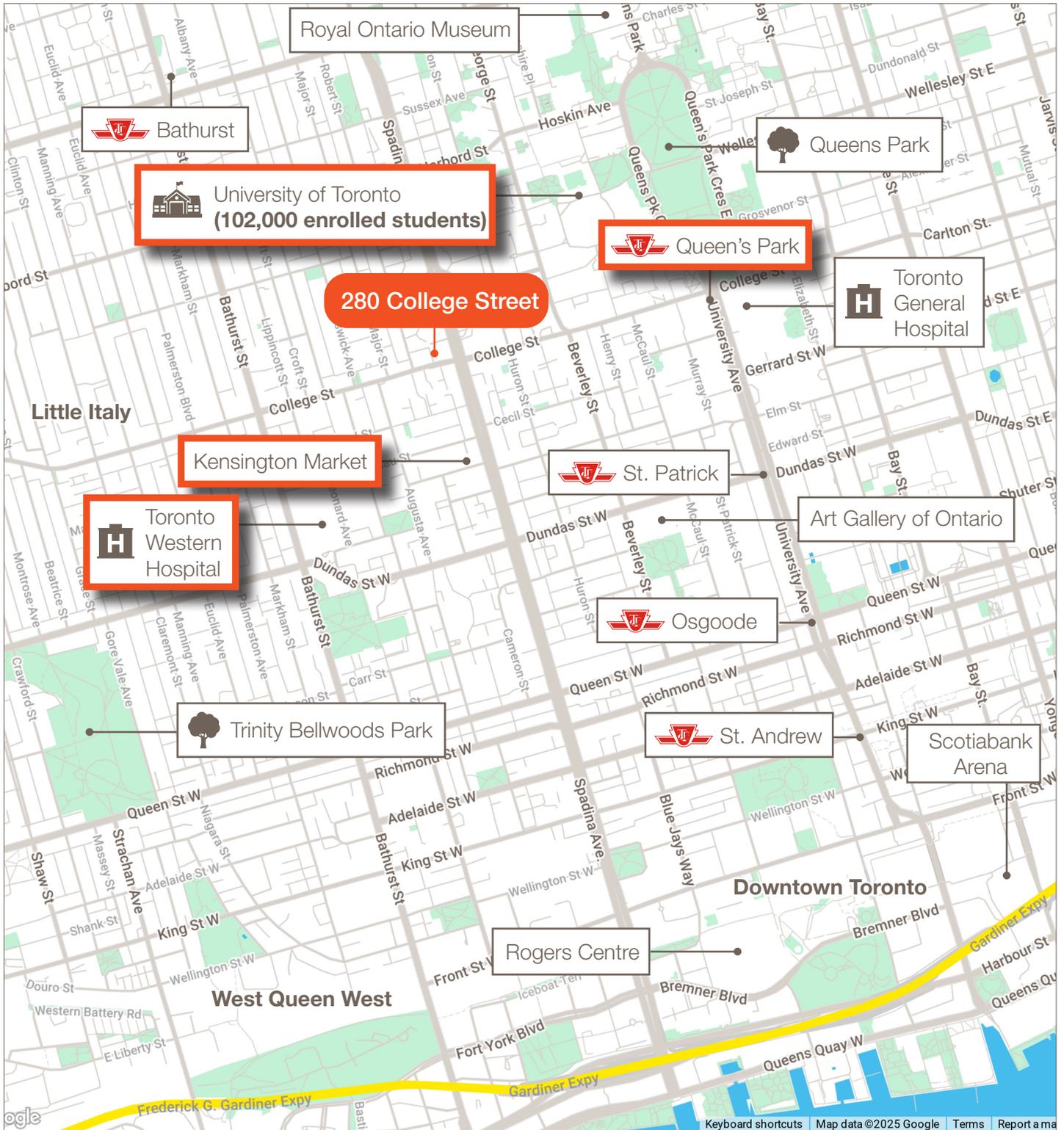
**Basement - 2,391 SF**



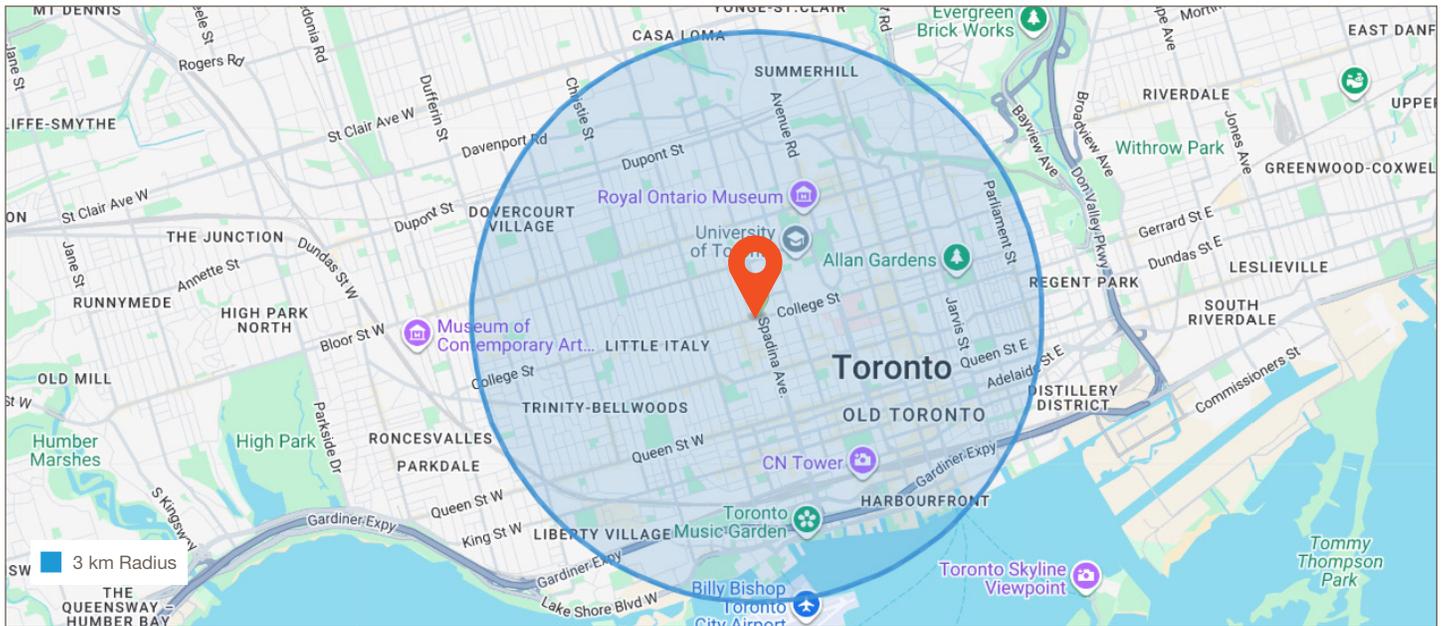
Unit B



# Amenities Map



# Demographic



- Area has a high concentration of households and has a very high number of people visiting and/or working during the day
- Small, non-family/single households living in expensive homes
- Majority of the population is university educated, and have white collar jobs
- The primary age group is dominated by the Millennials (age 22 - 37) generation
- Trade area urbanicity is considered a Core Urban market
- Sparse commercial landscape dominated by Fast Food Restaurants and Coffee Shops



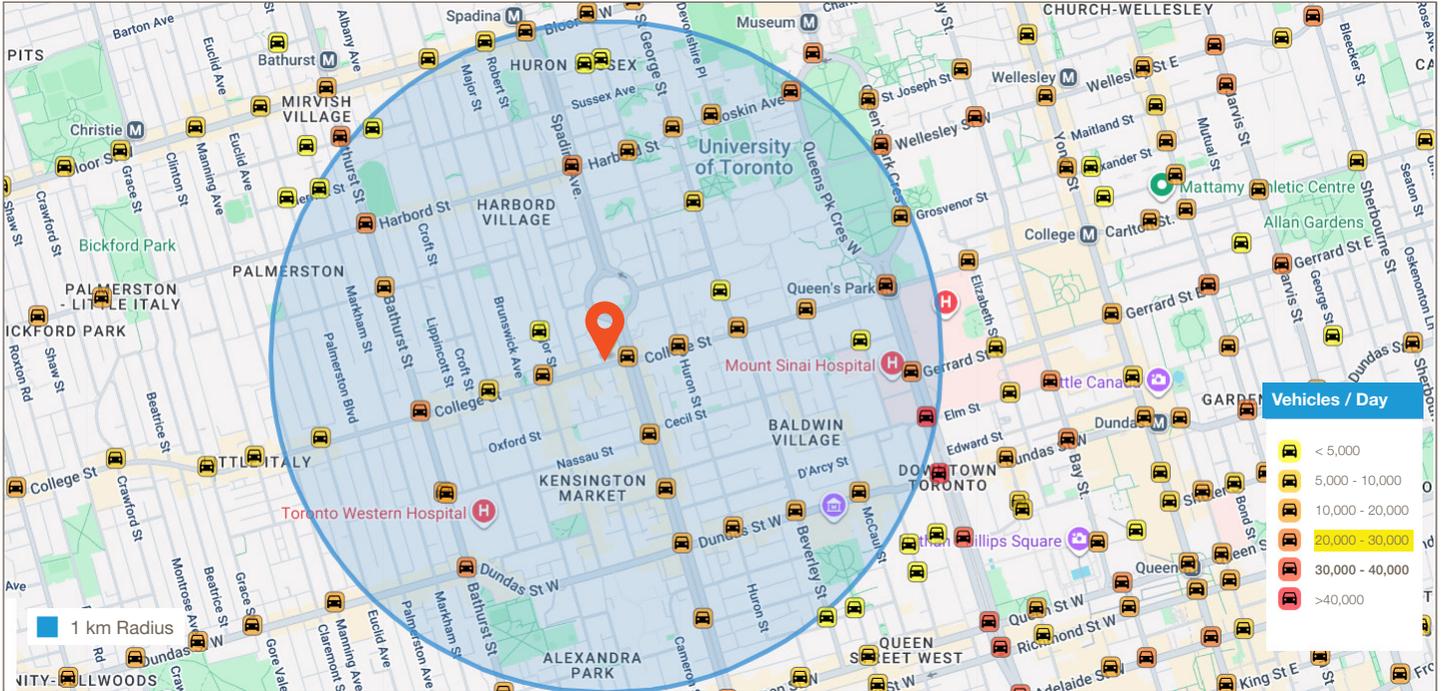
## Retail Landscape



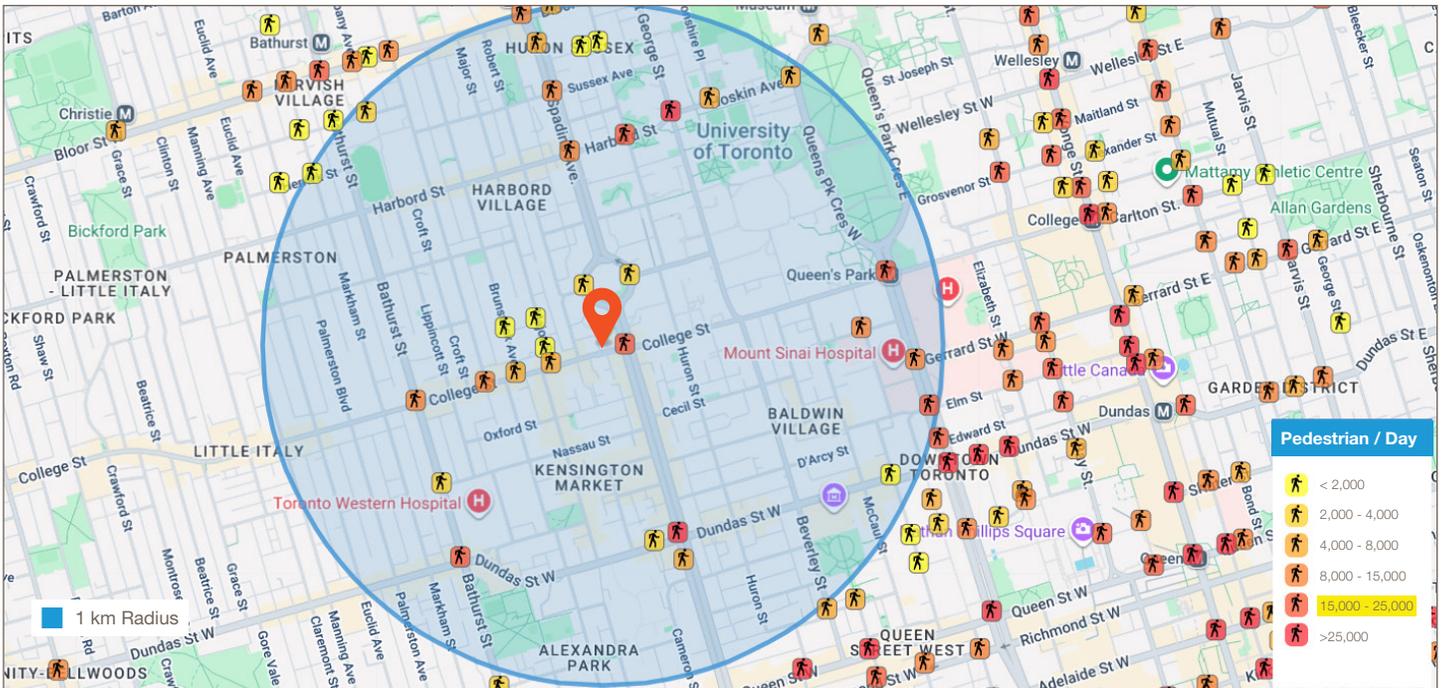
● Fast Food Restaurants - 286 (29.9%) 
 ● Coffee Shops - 206 (21.6%) 
 ● Clothing Retailers - 185 (19.4%) 
 ● Banks - 134 (14%) 
 ● Casual Restaurants - 82 (8.6%) 
 ● Grocery Stores - 62 (6.5%)

# 280 College Street

## Traffic Count - Vehicle



## Traffic Count - Pedestrian



# Zoning



## CR 3.0 - Commercial Residential Zone

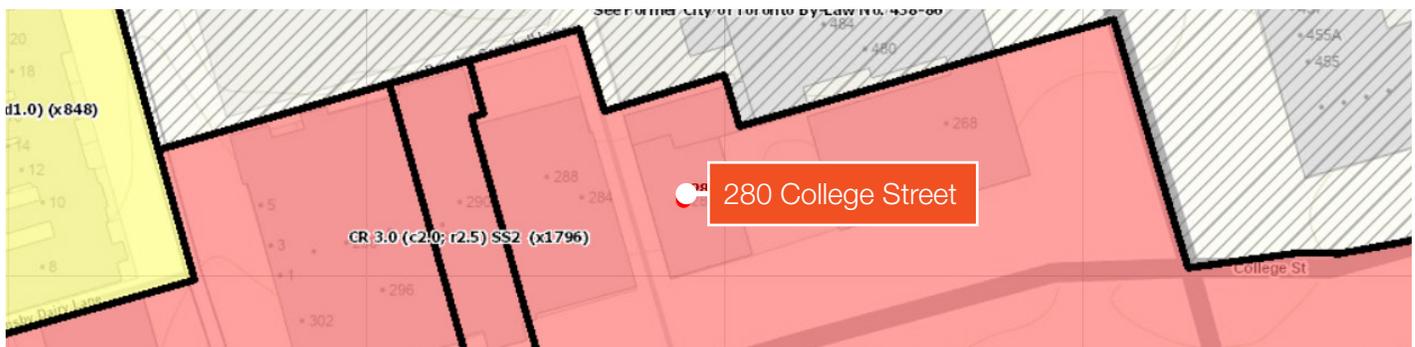
### Permitted Use

In the CR zone, the following uses are permitted under the letter “c” in the zone label referred to in regulation 40.5.1.10(3)(A)(i):

- Ambulance Depot
- Art Gallery
- Artist Studio
- Automated Banking Machine
- Community Centre
- Courts of Law
- Education Use
- Financial Institution
- Fire Hall
- Library
- Massage Therapy
- Medical Office
- Museum
- Office
- Park
- Passenger Terminal
- Performing Arts Studio
- Personal Service Shop
- Pet Services
- Police Station
- Post-Secondary School
- Production Studio
- Religious Education Use
- Software Development and Processing
- Veterinary Hospital
- Wellness Centre [ By-law: 1198-2019 ]

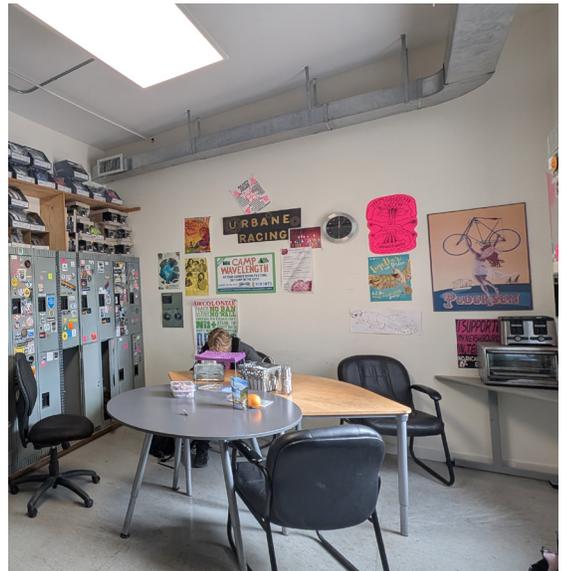
In the CR zone, the following uses are permitted under the letter “r” in the zone label referred to in regulation 40.5.1.10(3)(A)(ii):

- Dwelling Unit in a permitted building type in Clause 40.10.20.40
- Hospice Care Home
- Municipal Shelter
- Nursing Home
- Religious Residence
- Residential Care Home
- Respite Care Facility
- Retirement Home
- Student Residence [ By-law: 545-2019 ]



Source: City of Toronto Zoning By-law 569-2013

# Photos



# Photos



*A bright future  
for your business  
is right here.*



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