

# 388 *Spadina*

FULLY-LEASED, STRONG CASH FLOWING RETAIL PROPERTY  
IN TORONTO'S CHINATOWN | FOR SALE



**CBRE** urban retail team

# 388 *Spadina*

## The Offering

CBRE Limited ("CBRE" or the "Advisor") is pleased to offer for sale 388 Spadina Avenue (the "Property" or the "Site"), a 100%-leased two-storey commercial property located in the heart of Toronto's vibrant Chinatown. The Property comprises 3,416 sq. ft. and benefits from current institutional management and highly sought after Spadina Avenue frontage. With a 6.6 year WALT, this offering represents an exceptional opportunity for an investor to acquire a low-maintenance, stabilized asset located on one of Toronto's busiest streets, with direct access to transit and in close proximity to the University of Toronto.

**ASKING PRICE: \$3,100,000**

Offers to be reviewed on an as-received basis.



## PROPERTY DETAILS

**Address:** 388 Spadina Avenue, Toronto

**Building Size:** Basement: 1,611 sq. ft.  
Ground: 1,650 sq. ft.  
Second: 1,766 sq. ft.  
Total: 5,027 sq. ft.

**Frontage:** 18 ft.

**Lot Area:** 1,798 sq. ft.

**Occupancy:** 100%

**WALT:** 6.6 Years

**NOI:** \$198,999

**Asking Price:** \$3,100,000

## PROPERTY HIGHLIGHTS

- Carefree, fully-leased income producing asset with 6.6 years of WALT
- Income upside from contractual rent steps
- Institutional management and recent capital investment
- Quality tenants including Rol San which has been operational for 3+ decades
- Excellent transit-connectivity and walking distance to the University of Toronto
- Future assembly/development potential in a gentrifying node

### Premier Location



388 Spadina Avenue provides a rare investment opportunity in the heart of Toronto's Chinatown, a Chinese ethnic enclave in the city's downtown core.

### Leased to Long-Standing Reputable Tenant



The ground and basement levels are leased by Rol San Restaurant, a Toronto institution that has been in business for over 30 years.

### Accessible & Transit Oriented



The Property is ideally situated directly on the 510 Spadina streetcar route and steps from the 505 Dundas streetcar route. It is within a 15-minute walk to both St. Patrick and Queens Park subway stations.

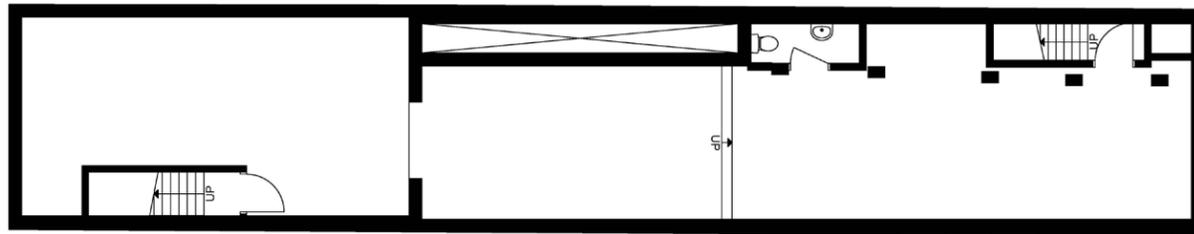
### At the Epicentre of a Transforming Node



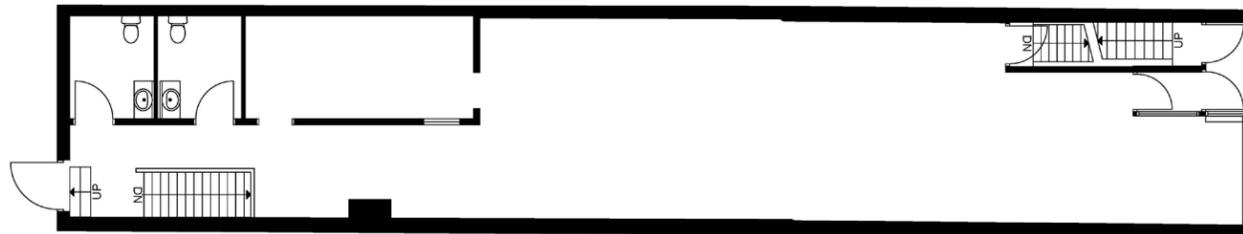
Fueled by the forthcoming Queen-Spadina station, the area is witnessing a notable surge in residential development, with several projects either under construction or in the planning stages.

388  
*Spadina*

**BASEMENT** - 1,611 sq. ft.



**GROUND FLOOR** - 1,650 sq. ft.



**SECOND FLOOR** - 1,766 sq. ft.



SPADINA AVENUE



# Rol San Restaurant Tenant Overview



Rol San is a cherished institution in the heart of Toronto's vibrant Chinatown. They have been serving authentic Cantonese dim sum and classic Chinese dishes since 1994.

[www.rol-san-restaurant.goto-where.com](http://www.rol-san-restaurant.goto-where.com)

Tenant/Premises	
Tenant Name	Rol San Restaurant
Premises	Ground + Basement
Rentable Area	1,650 SF
Lease Expiry Date	December 31, 2032



# Clutch Games Tenant Overview



Clutch games is a popular hobby and collectibles store buying and selling items such as Sports Cards, TCG cards, Pokemon, One Piece, Magic: the Gathering and other collectibles.

[www.clutchgames.ca](http://www.clutchgames.ca)

Tenant/Premises	
Tenant Name	Clutch Games Corporation
Premises	Second Floor
Rentable Area	1,766 SF
Expiry Date	January 31, 2032

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## The Location

388 Spadina Avenue occupies a premier position on Spadina in the heart of Chinatown, one of Toronto's oldest and most dynamic neighbourhoods. Here you will find numerous shops, food stalls, bakeries, produce market, an abundance of Asian restaurants and a bustling nightlife.

The site also greatly benefits from its close proximity to the University of Toronto and Kensington Market.

**38,792**  
POPULATION

**14.6%**  
POPULATION  
CHANGE (2024-2029)

**95,149**  
DAYTIME  
POPULATION

**\$116,208**  
AVG. HOUSEHOLD  
INCOMES

\*2024 Demographics within 1km of 388 Spadina Ave



FINANCIAL DISTRICT

HOSPITAL ROW



ART GALLERY OF ONTARIO

388  
*Spadina*



Dundas Street

QUEENS PARK



CHINATOWN

College Street

Spadina Avenue

KENSINGTON MARKET

UNIVERSITY OF TORONTO



PRINTORIUM  
 SHUYI TEALICIOUS  
 CANADIAN WATCH IMPORTS  
 ROL SAN RESTAURANT  
**388 SPADINA AVE**  
 CREATIVE DESIGN  
 PLAITER PLACE  
 YEAH YEAH THAI  
 B&J TRADING GIFT SHOP

BALDWIN STREET

FUDAO NOODLE HOUSE  
 ANN'S DONBURI HOT POT  
 MINH CHAU JEWELLERY  
 PHO HUNG VIETNAMESE

ST. ANDREW STREET

YOU & ME WOMEN'S CLOTHING  
 TASTE OF CHINA SEAFOOD  
 AJSEN RAMEN  
 DUMPLING HOUSE  
 BANH MI NGUYEN HUONG  
 SHI MIAODAO YUNNAN  
 EMERGE PHARMACY  
 U CANADA GIFTS  
 SAIGON PHARAMCY  
 KING'S NOODLE  
 SCOTIABANK

COCO FRESH TEA  
 YIN JI CHANG FEN  
 TEN MILES BBQ  
 NEW SKY RESTAURANT  
 ONE COMMUNITY PHARMACY  
 MASHION BAKERY  
 SANG'S GREAT SEAFOOD  
 SHUYI TEALICIOUS  
 PAPA SPICY

BALDWIN STREET

LCBO  
 AUGUST 8 CHINATOWN  
 ANIMEXTREME INC. TOY STORE  
 CHINE LEGENDARY HOT POT

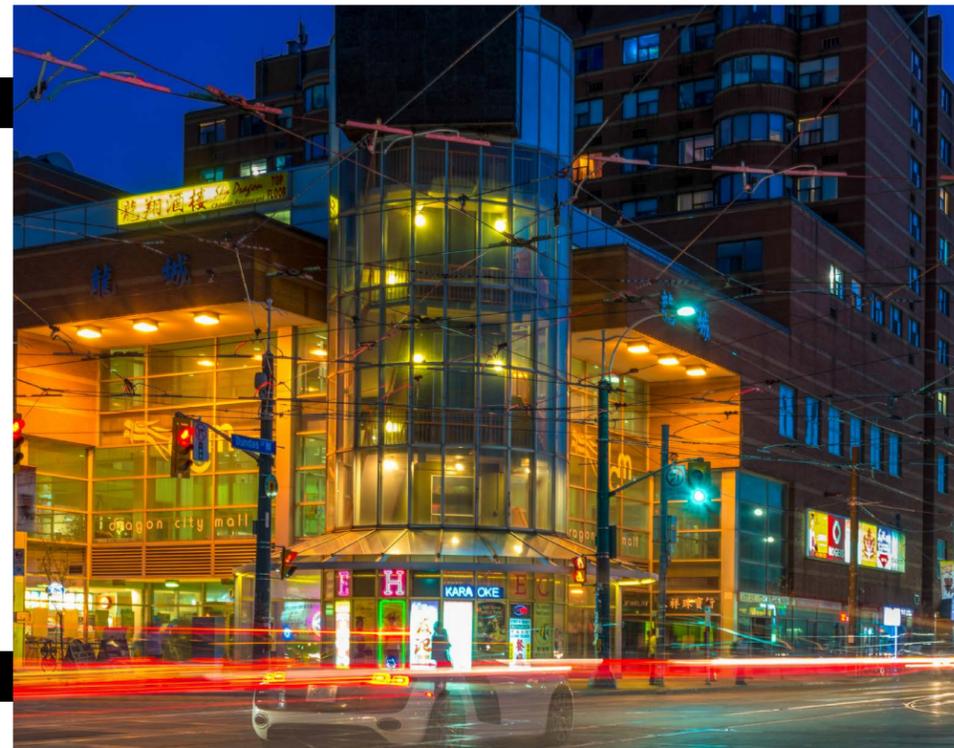


315 SPADINA  
 FUTURE MIXED-USE DEVELOPMENT

D'ARCRY STREET

KC JEWELER  
 SWATOW CHINESE  
 CHAT BAR  
 MINH CHAU OPTICAL  
 NGOC CHAU JEWELLERY  
 HUA SHENG SUPERMARKET  
 BMO  
 888 PHOTO ELECTRONICS  
 SK ELECTRONICS  
 REXALL

SPADINA AVENUE



Visit our Instagram Page: @urbanretailteamto

Visit our website: [urbanretailtoronto.com](http://urbanretailtoronto.com)

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