

# 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



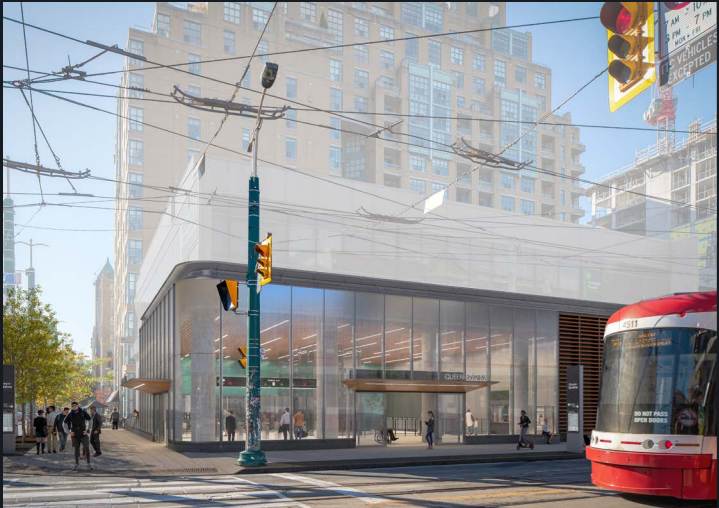
The ground and basement levels are leased by Rol San Restaurant, a Toronto institution that has been in business for over 30 years.

## 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

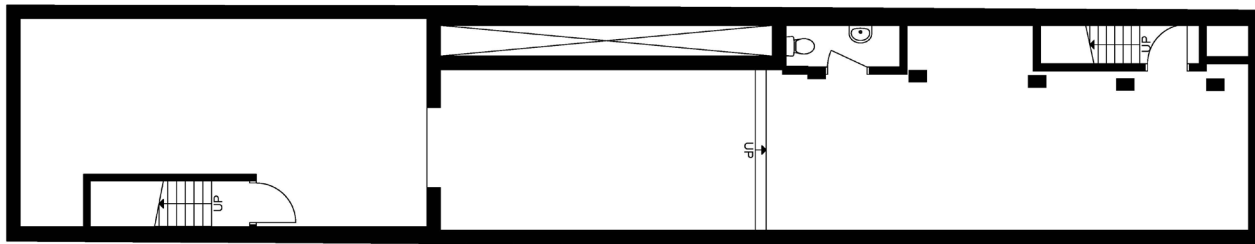


Fueled by the forthcoming Queen-Spadina station, the area is witnessing a notable surge in residential development, with several projects either under construction or in the planning stages.

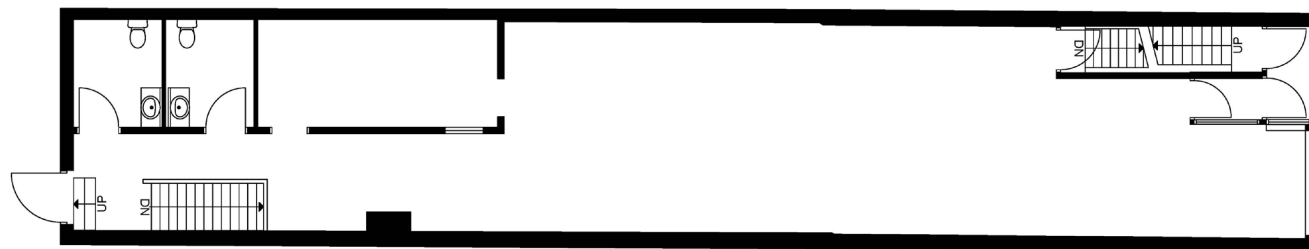


# 388 *Spadina*

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



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



SPADINA AVENUE

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





# 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





An aerial photograph of a city street, likely Spadina Avenue in Toronto, showing a mix of residential and commercial buildings. A white callout box with a black border points to a specific location on the street. The background shows a dense urban landscape with various buildings, trees, and a clear sky.

# 388 *Spadina*

## 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



Dundas Street

388  
*Spadina*



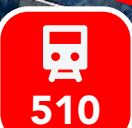
CHINATOWN

KENSINGTON MARKET

UNIVERSITY OF TORONTO

College Street

Spadina Avenue



QUEENS PARK





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

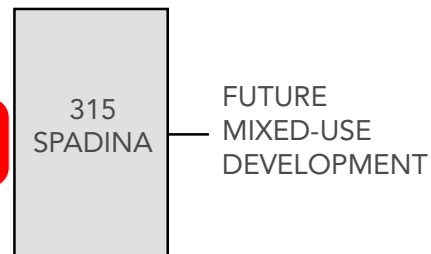
KING'S NOODLE

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

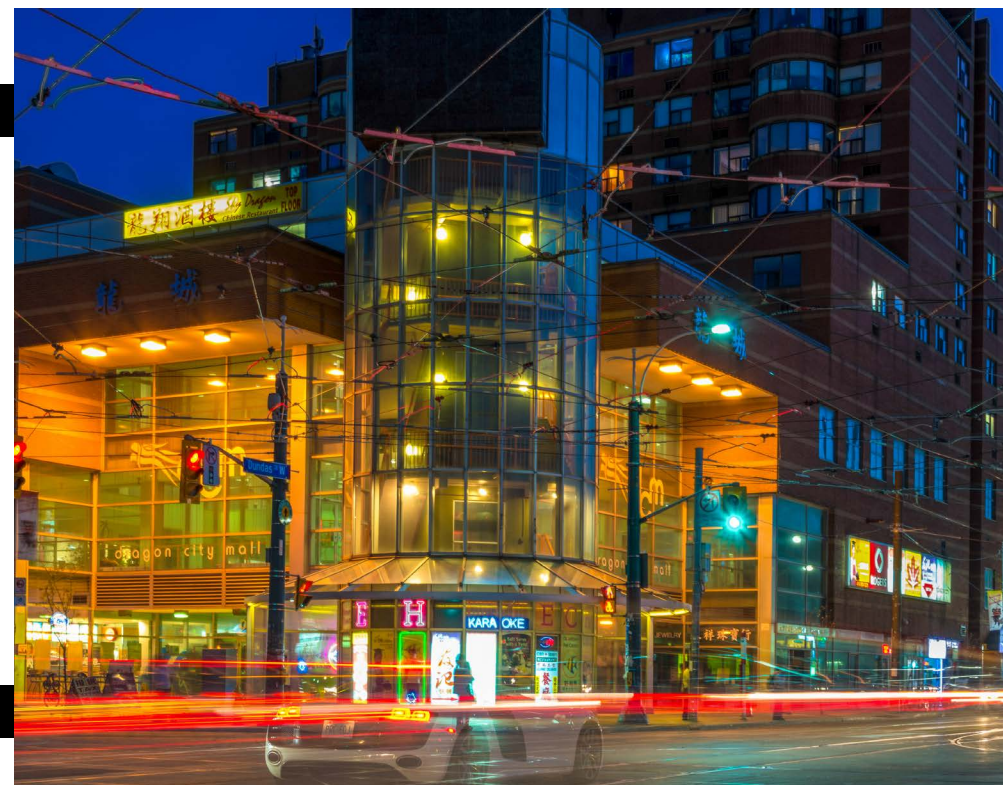
BALDWIN STREET

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



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







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Vist our Instagram Page: @urbanretailteamto

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

## Adivsory Team

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