



# 393 UNIVERSITY AVENUE

Toronto, ON

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MULTIPLE RETAIL UNITS FOR LEASE



# WELCOME TO 393 UNIVERSITY AVENUE

Located in downtown Toronto, 393 University Avenue presents a premier retail leasing opportunity in a high-traffic area. The property features multiple retail units available for lease on the interior ground floor of the lobby, along with one unit fronting onto University Avenue. This location offers exceptional visibility and access, surrounded by a mix of office buildings, government institutions, and major hospitals. With excellent connectivity to public transit, including nearby subway stations and major streetcar routes. Ideal location for a variety of retail uses seeking a prominent presence in the city's core.

## Details

|          |                    |
|----------|--------------------|
| UNIT 104 | 635 SF             |
| UNIT 105 | 763 SF             |
| UNIT 106 | 697 SF             |
| UNIT 108 | 1,150 SF           |
| UNIT 109 | 1,958 SF Divisible |

|          |                        |
|----------|------------------------|
| NET RENT | Contact Listing Agents |
|----------|------------------------|

|                 |                         |
|-----------------|-------------------------|
| ADDITIONAL RENT | \$19.00 PSF (Est. 2024) |
|-----------------|-------------------------|

|      |              |
|------|--------------|
| TERM | 5 - 10 YEARS |
|------|--------------|

|              |           |
|--------------|-----------|
| AVAILABILITY | Immediate |
|--------------|-----------|

## Highlights

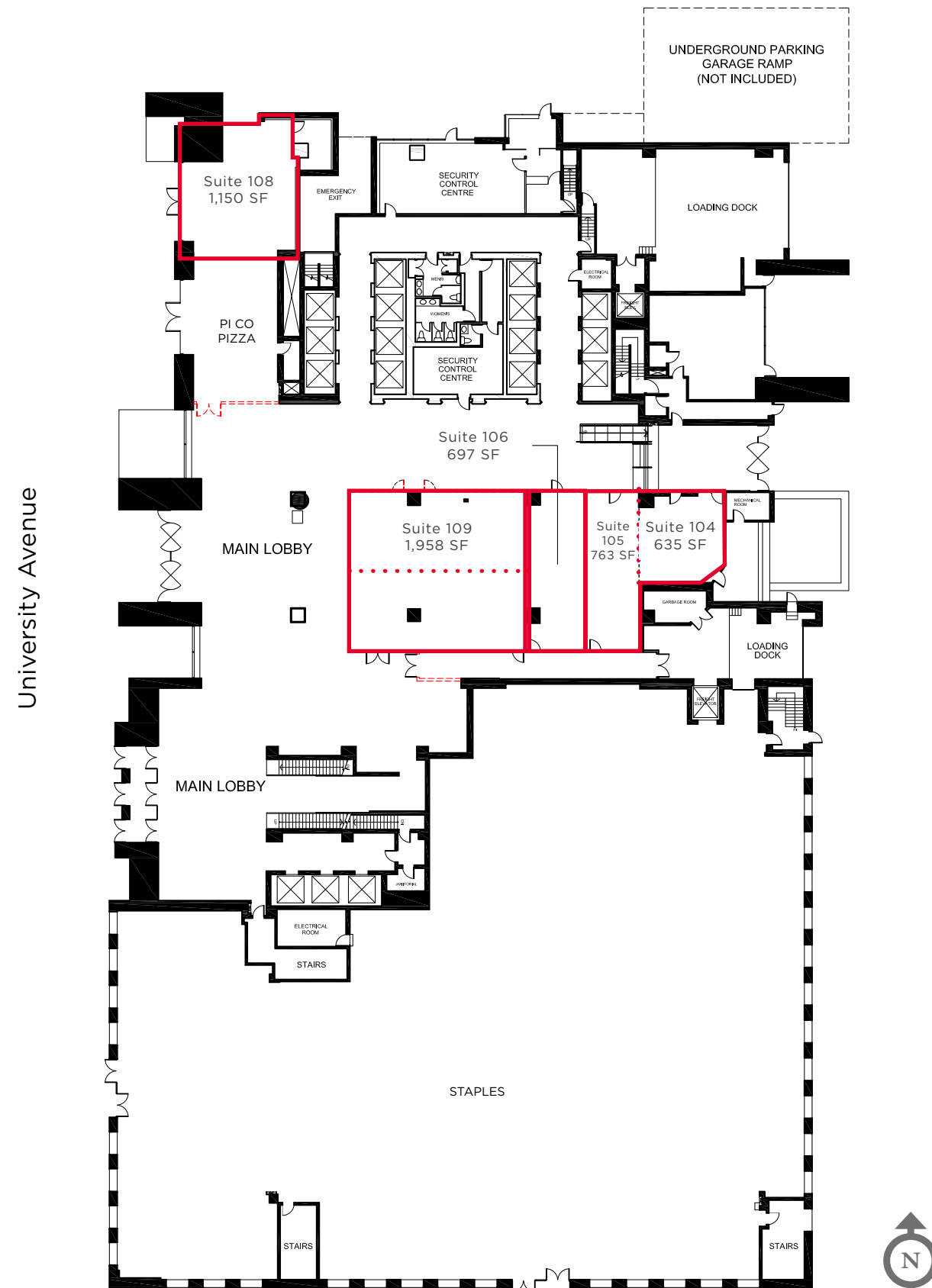
- Unit 108 benefits from University street frontage and is well suited for food and beverage
- Unit 109 is positioned at the front of the building lobby with the potential to demise the unit.
- Unit 106 is a small format white boxed unit
- Building lobby has been recently renovated and includes lobby seating for food and beverage tenants
- Building co-tenants include Pi Co Pizza, Staples, and Mos Mos
- Ability to combine Suite 104 and 105 to 1,398 SF

### PROPERTY OVERVIEW

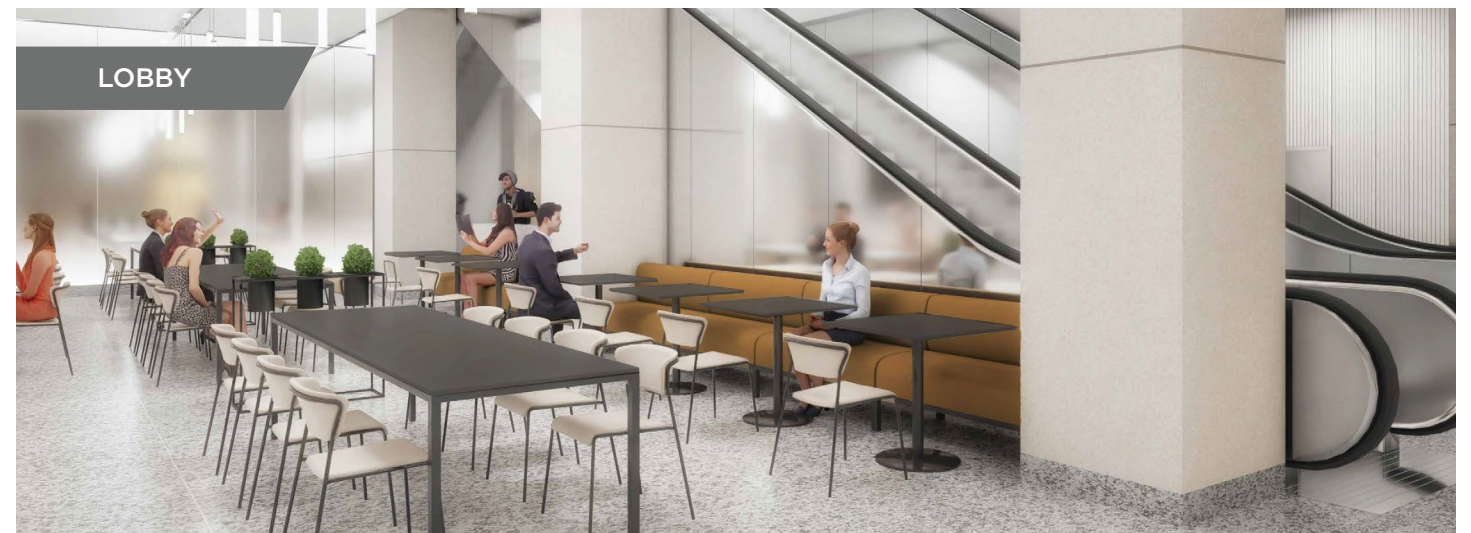




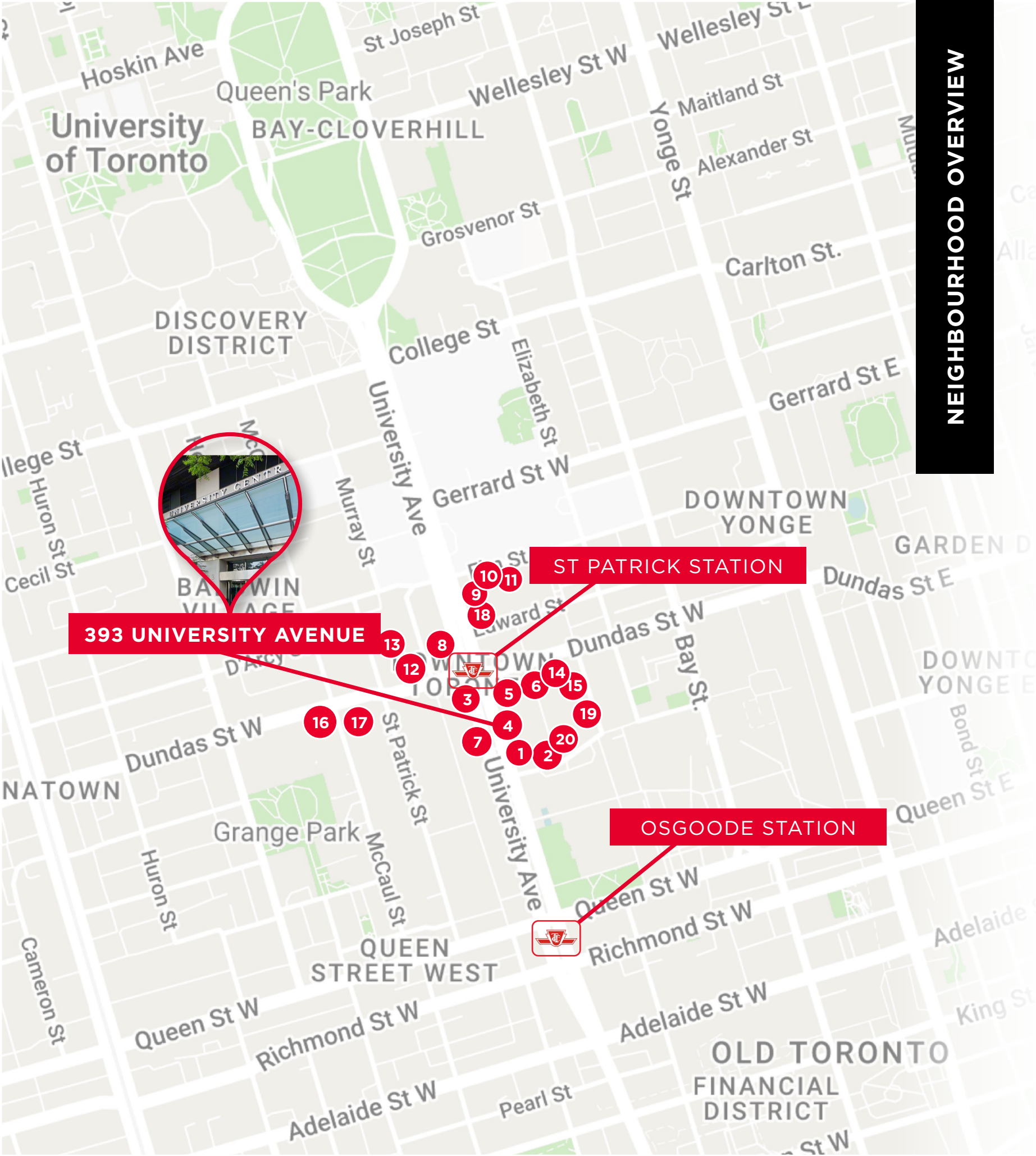
## SITE PLAN



## INTERIOR PHOTOS







NEIGHBOURHOOD OVERVIEW

Neighbourhood Amenities

- 1. Staples
- 2. Mos Mos Coffee
- 3. Starbucks
- 4. Pi Co
- 5. Rolltation
- 6. Ali Baba's
- 7. Duke of Cornwall
- 8. Avenue Café + Bistro
- 9. Thai Express
- 10. Chipotle
- 11. Sweetie Pie
- 12. Tim Hortons
- 13. Café Plenty
- 14. Sansotei Ramen
- 15. Hemispheres Restaurant & Bistro
- 16. Pizzaiolo
- 17. The Library Specialty Coffee
- 18. The Printing House
- 19. DoubleTree by Hilton Hotel Toronto Downtown
- 20. Ontario Court of Justice

Demographics (5km)

|   |  |   |                               |
|---|--|---|-------------------------------|
|  | <b>Population</b><br>580,753               |  | <b>Traffic Score</b><br>100   |
|  | <b>Daytime Population</b><br>1,087,018     |  | <b>Pedestrian Score</b><br>95 |
|  | <b>Average Household Income</b><br>115,357 |  | <b>Transit Score</b><br>100   |
|  | <b>Median Age</b><br>39                    |   |                               |



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