



425 UNIVERSITY AVENUE

Toronto, ON

PRIME GROUND FLOOR RETAIL OPPORTUNITY ON UNIVERSITY AVENUE

WELCOME TO 425 UNIVERSITY AVENUE

Located in downtown Toronto, 425 University Avenue presents a premier ground floor retail leasing opportunity in a high traffic area. This location offers unparalleled visibility and is easily accessible by public transportation, making it ideal for attracting a diverse customer base. Surrounded by a dynamic mix of office buildings, government institutions, major hospitals, and established retail co-tenants, this space is perfectly positioned to support a variety of retail uses.

Details

SIZE:	1,925 SF
NET RENT:	Contact Listing Agents
ADDITIONAL RENT:	\$22.00 PSF (Est. 2025)
TERM:	5-10 Years
AVAILABILITY:	Immediate

Highlights

- Prime visibility with excellent signage opportunities on University Avenue
- The space benefits from high ceiling heights and expansive windows
- Great natural light
- Clean open retail unit with little to no columns
- Excellent connectivity to public transit

PROPERTY OVERVIEW

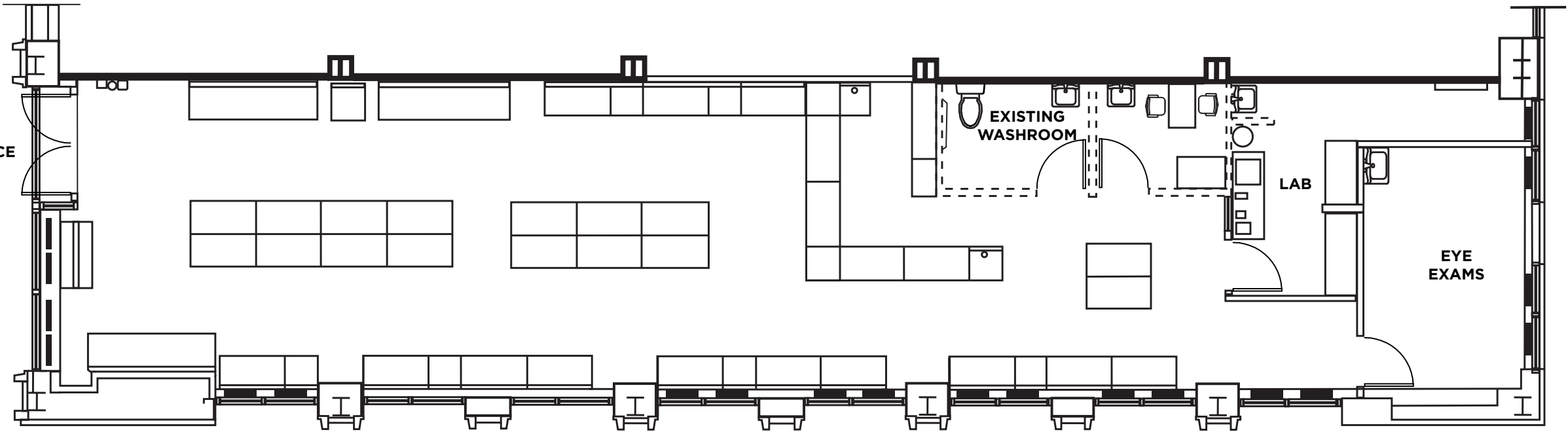


FLOOR PLAN

GROUND FLOOR - 1,925 SF

UNIVERSITY AVENUE

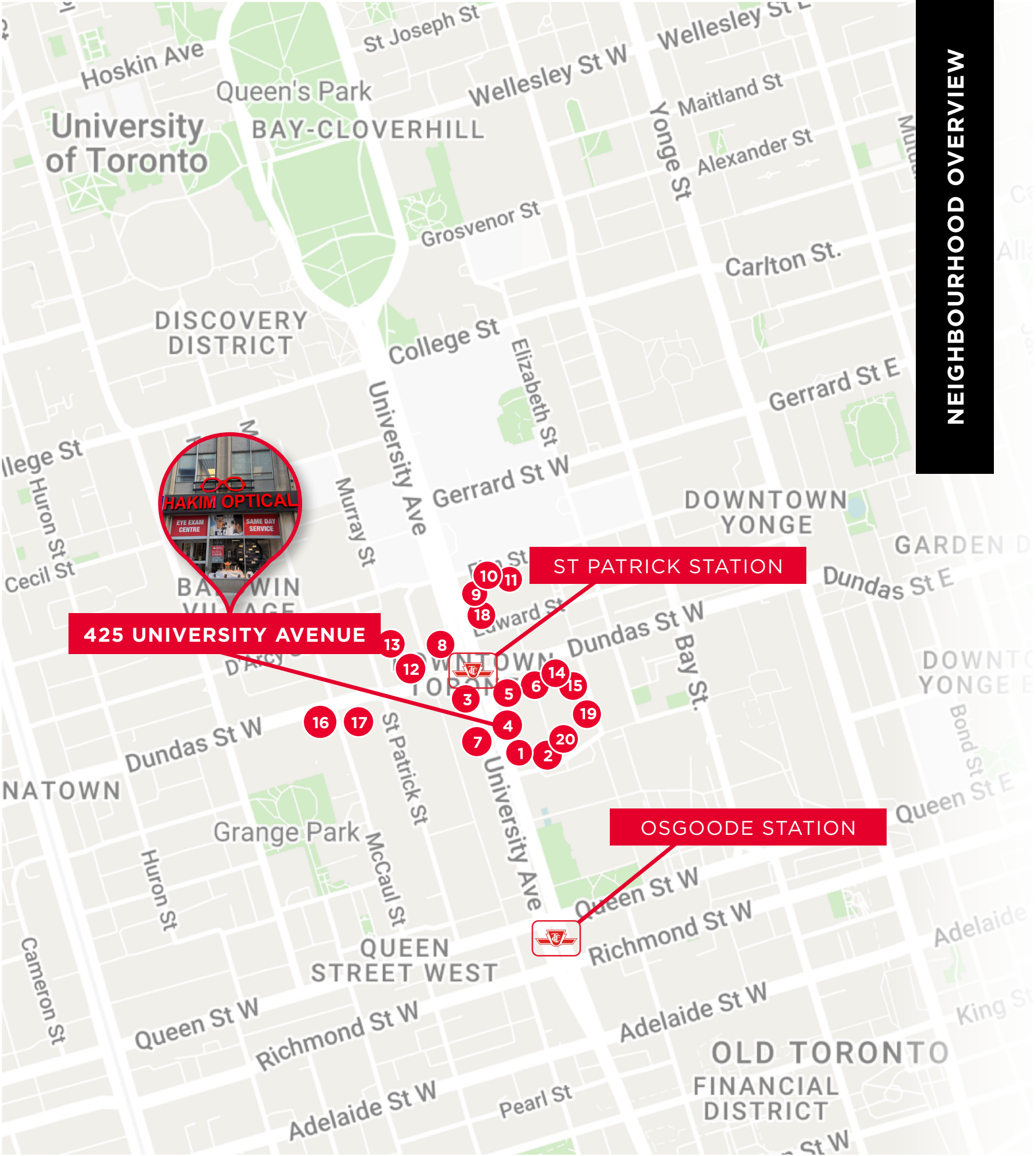
EXISTING
MAIN ENTRANCE



EXTERIOR

EXTERIOR












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)

	Population 580,753
	Daytime Population 1,087,018
	Average Household Income 115,357
	Median Age 39

	Traffic Score 100
	Pedestrian Score 95
	Transit Score 100



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