



# 154 UNIVERSITY AVENUE

Toronto, ON

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BOUTIQUE RETAIL FOR LEASE AT UNIVERSITY AND PEARL



# WELCOME TO 154 UNIVERSITY AVENUE

154 University Avenue offers a prime retail opportunity at the corner of University Avenue and Pearl Street. Located at the base of a fully leased boutique 10-storey tower in the heart of Toronto’s Downtown Financial Core with direct PATH access and steps to the TTC. Positioned along one of the city’s busiest corridors, the space provides exceptional visibility and consistent foot traffic. The premises is well suited for a variety of uses, including food & beverage, service-based businesses, or other retail concepts.

## Details

SIZE:	759 SF
NET RENT:	Contact Listing Agents
ADDITIONAL RENT:	\$29.95 PSF (Est. 2025)
TERM:	5-10 Years
AVAILABILITY:	Immediate

## Highlights

- Located at the corner of University Avenue and Pearl Street
- Located at the base of a fully leased boutique 10-storey building
- Steps from the TTC and direct PATH access
- Former QSR space well suited for food and beverage

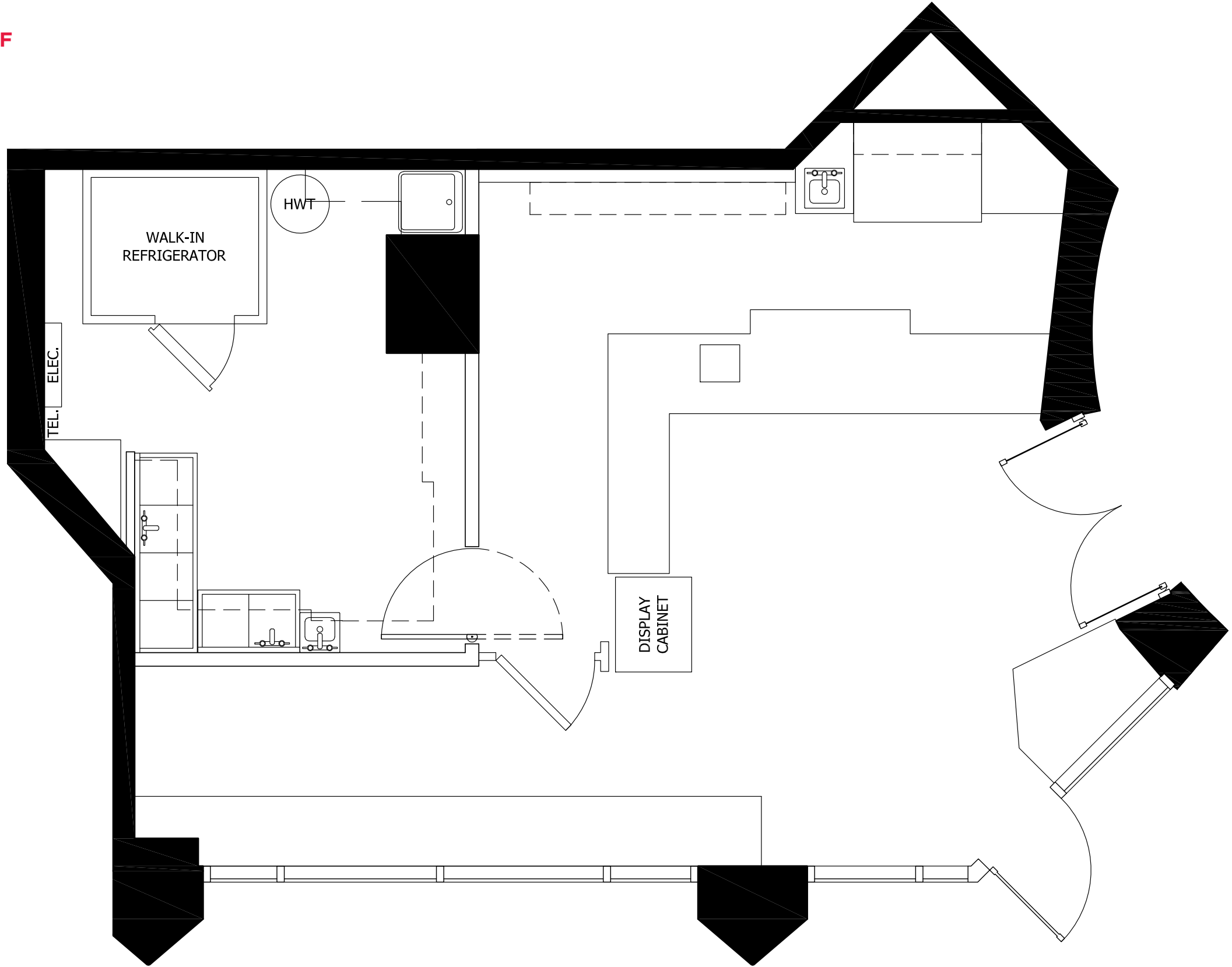
### PROPERTY OVERVIEW

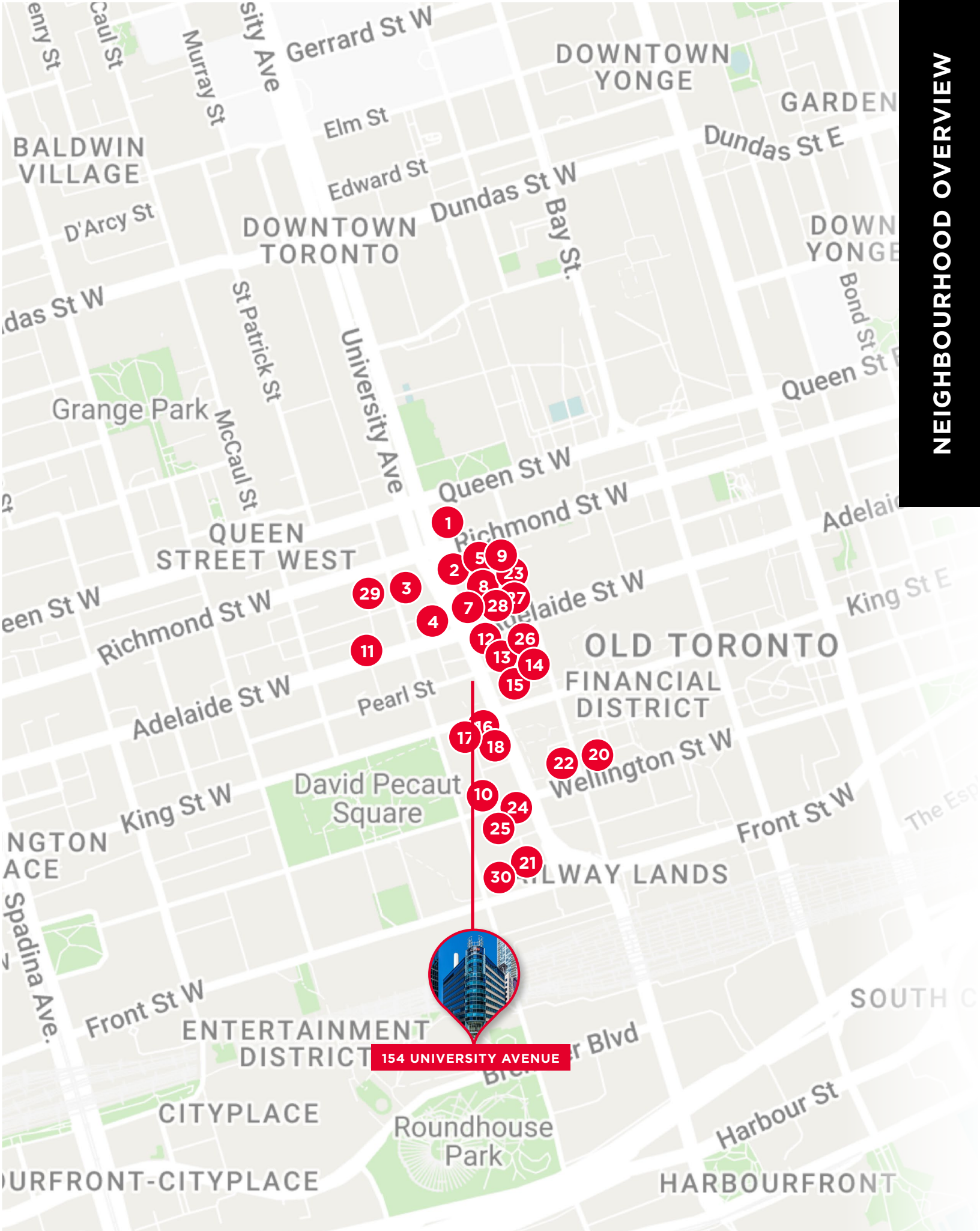




# FLOOR PLAN

GROUND FLOOR - 759 SF







NEIGHBOURHOOD OVERVIEW


## Neighbourhood Amenities


1. Four Seasons Centre for the Performing Arts
2. Ruth's Chris Steak House
3. Mott 32
4. Shangri-La Toronto
5. Hilton Toronto
6. Dentistry on University
7. Chop Steakhouse & Bar
8. Alobar
9. The Keg Steakhouse
10. RBC
11. Soho House
12. Café Landwer
13. Pizzeria Libretto
14. Dineen Coffee Co
15. Earls Kitchen + Bar
16. F45 Training
17. CIBC
18. Brandor Coffee
19. Modus Ristorante
20. Mofer Coffee
21. Moxies Toronto
22. Hello Nori
23. Local Public Eatery
24. Orangetheory Fitness
25. Beertown Public House
26. Bready Café
27. Goldstruck Coffee
28. Volos Greek Cuisine
29. Tim Hortons
30. Jack Astors


## Demographics (1km)


**Population**  
56,254


**Daytime Population**  
209,369

**Average Household Income**  
115,895

**Median Age**  
36

**Traffic Score**  
94

**Pedestrian Score**  
100

**Transit Score**  
100





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