



299 CAMPBELL AVENUE

Toronto, ON

Retail for Lease in The Junction Triangle

WELCOME TO 299 CAMPBELL AVENUE

299 Campbell Avenue is located in the heart of the Junction neighbourhood which is a vibrant and trendy neighbourhood in the west end of Toronto. The Junction is home to a variety of restaurants, cafes, galleries, and independent shops attracting a diverse group of residents. The Junction offers endless connectivity to the rest of the city with access to multiple TTC stops and The UP Express. The Junction is continuing to experience exponential residential growth making it an ideal opportunity for a variety of retail uses.

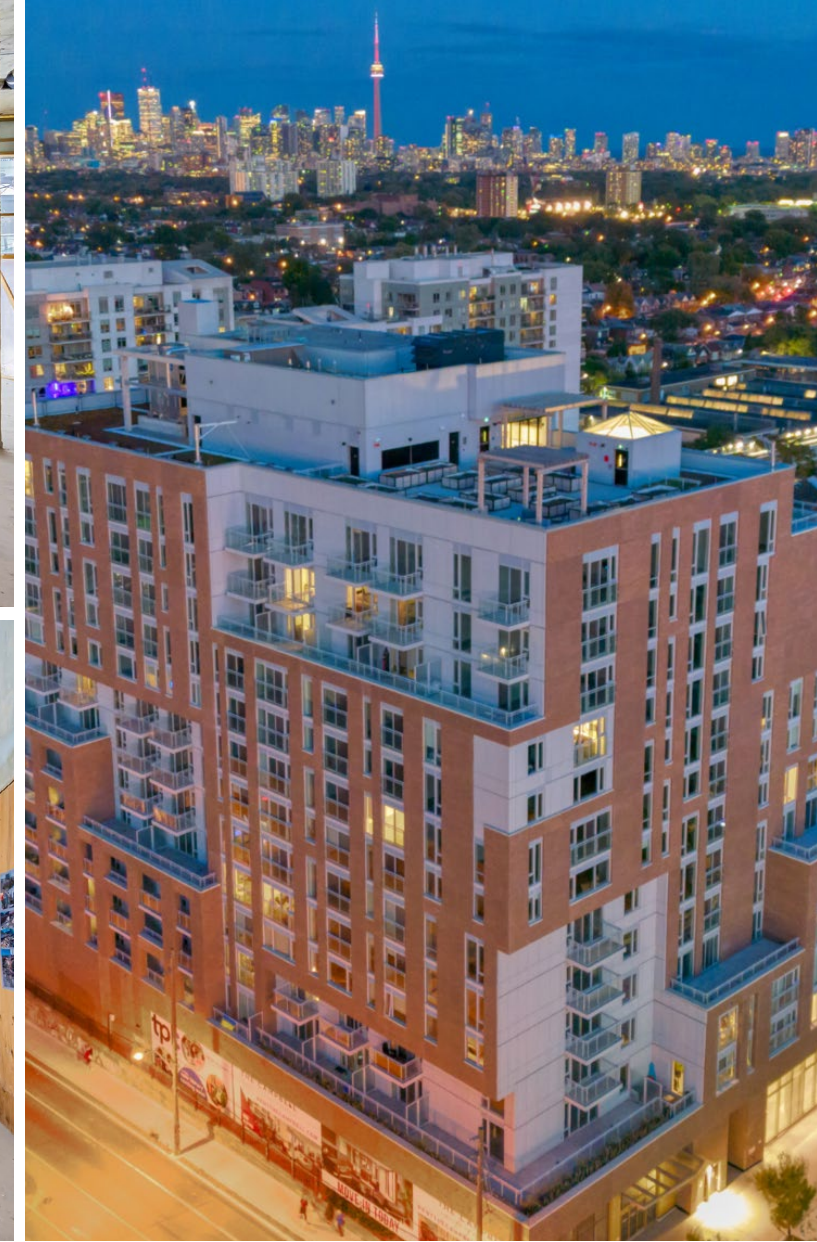
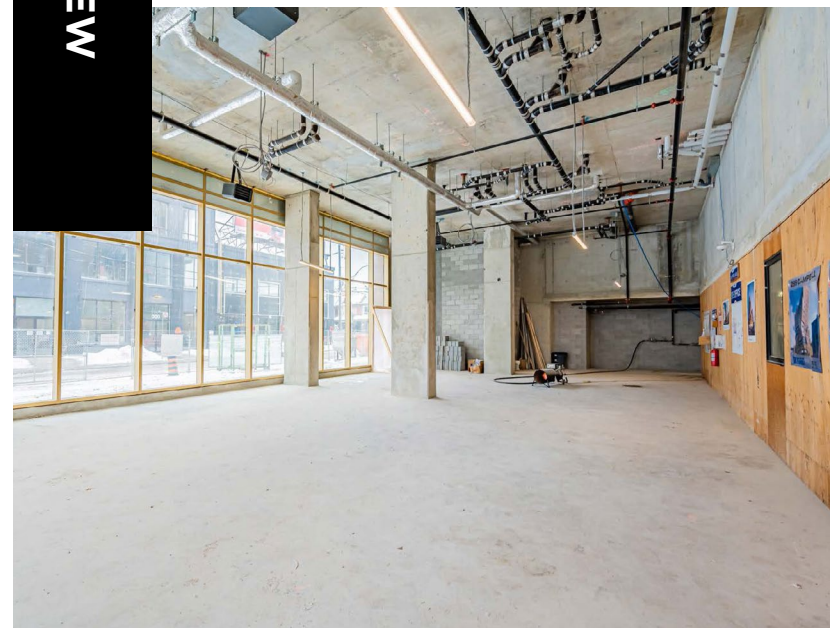
DETAILS

SIZE	3,212 SF Divisible
NET RENT	Contact Listing Agents
ADDITIONAL RENT	\$14.66 PSF (Est. 2024)
TERM	5-10 years
AVAILABILITY	Immediate

HIGHLIGHTS

- Bright open space with floor to ceiling windows with exceptional ceiling heights
- Potential patio opportunity along Campbell Avenue
- Ability to demise the space into two smaller units
- Located at the base of a 14-storey purpose built rental development with 236 residential units
- Adjacent to a future brand new 10,000 SF Toronto Public Library Branch within the same building on the ground floor

PROPERTY OVERVIEW



CLICK FOR WEBSITE
299 CAMPBELL AVENUE

FLOOR PLAN

SITE PLAN

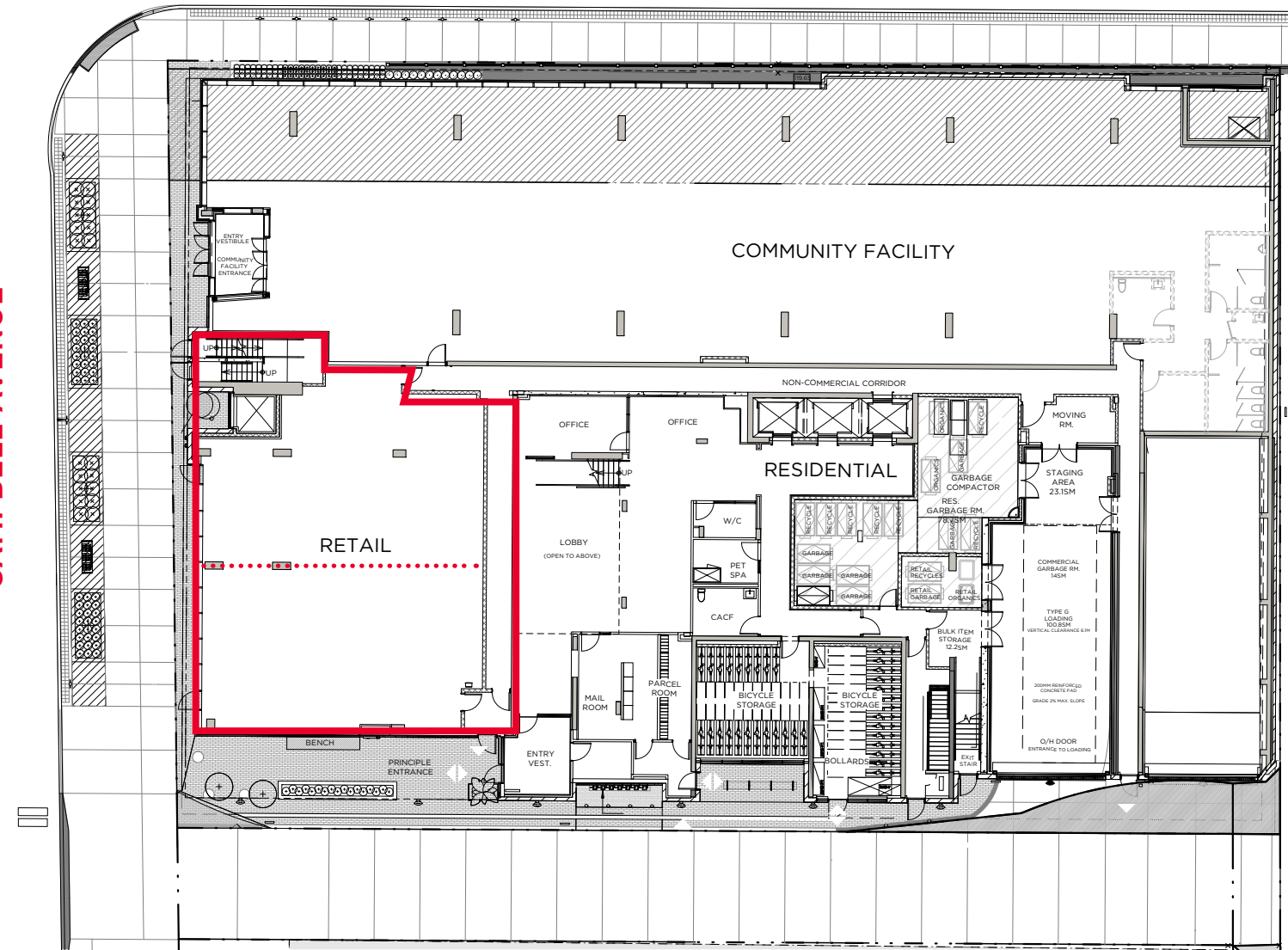
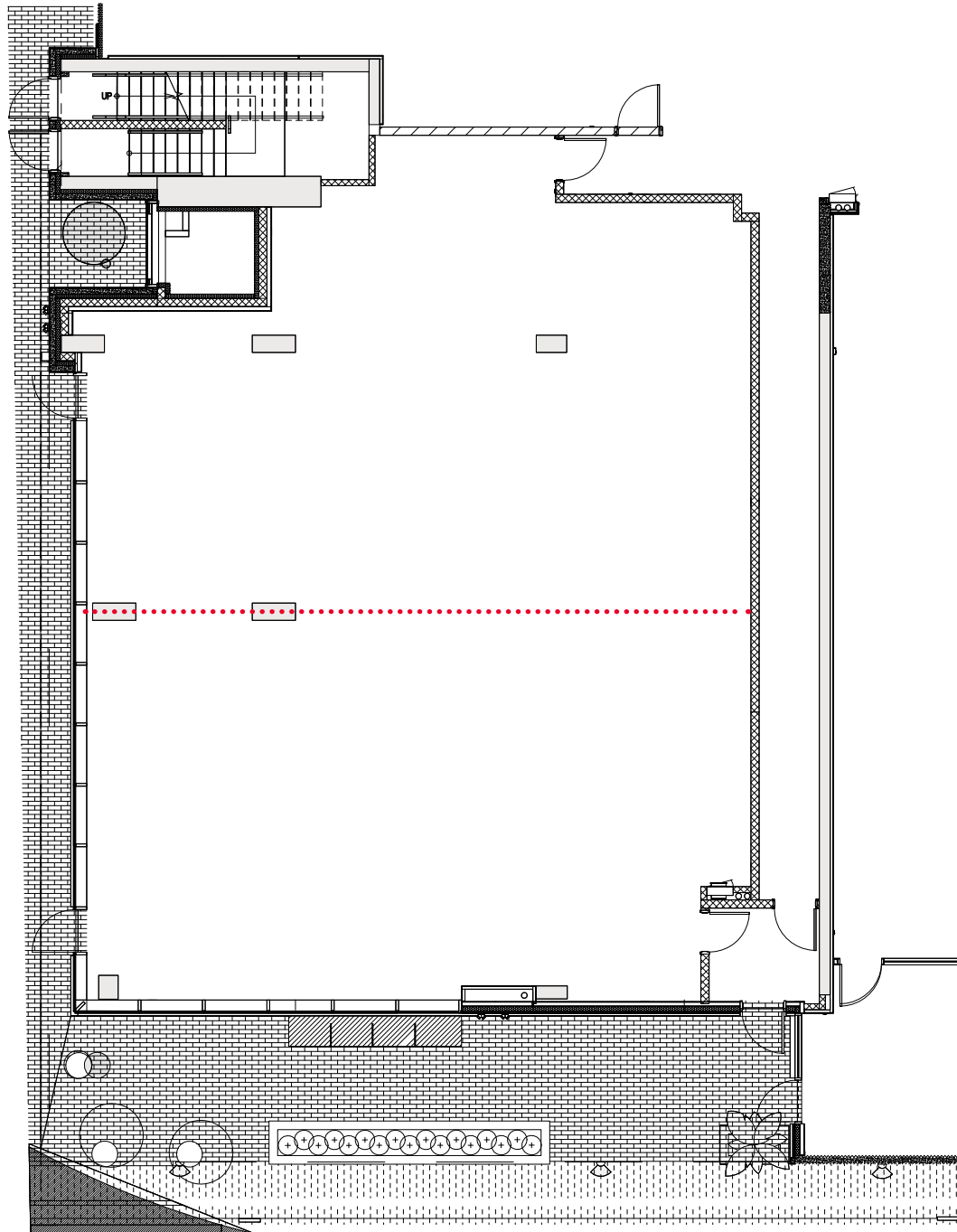
GROUND FLOOR | 3,212 SF

DUPONT STREET

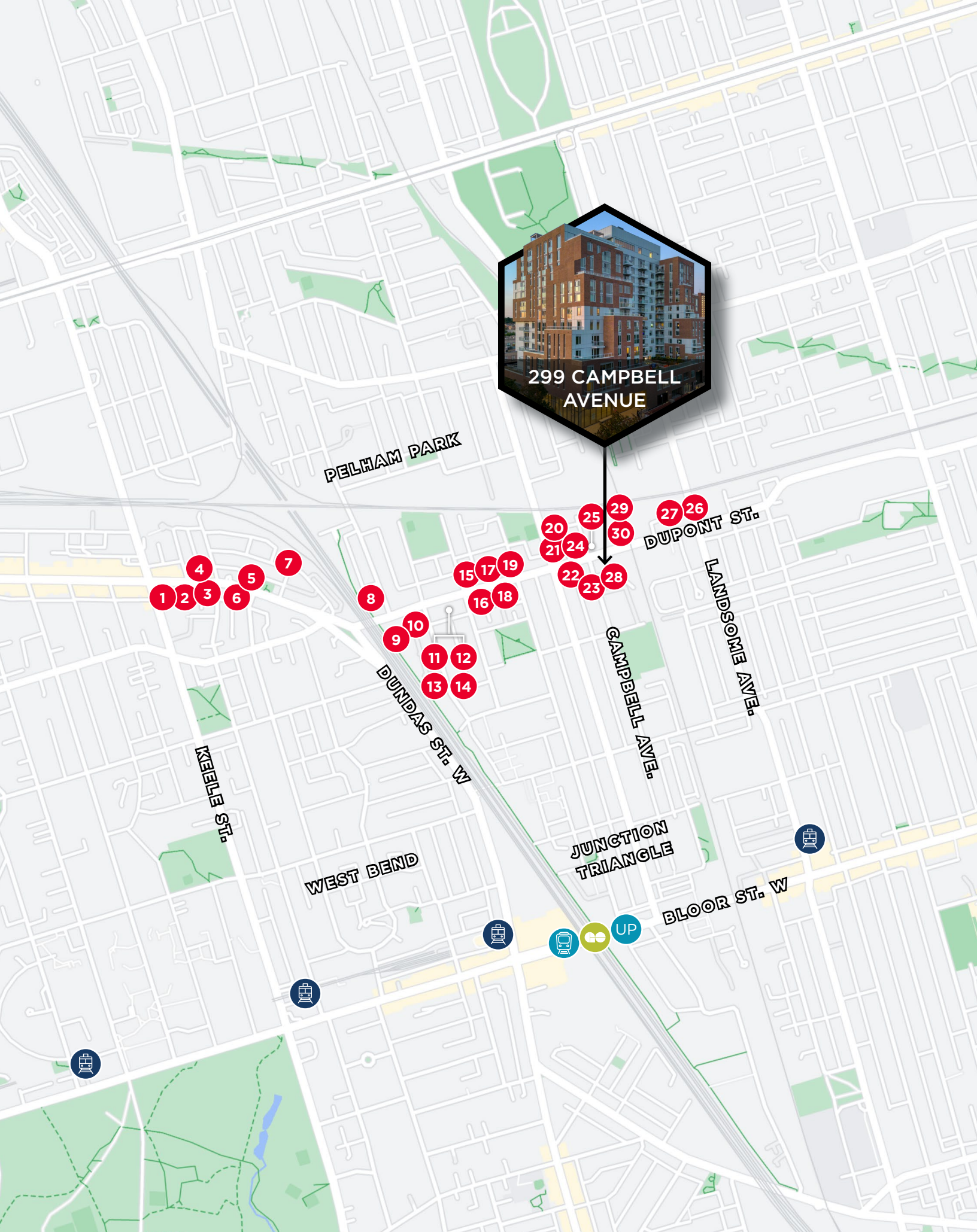
DUPONT STREET

CAMPBELL AVENUE

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NEIGHBOURHOOD OVERVIEW











299 CAMPBELL AVENUE

NEIGHBOURHOOD AMENITIES

- 1. Chica's Chicken
- 2. Shoxs Billiard Lounge
- 3. LCBO
- 4. Luna Junction
- 5. Honest Weight
- 6. Mabel's Bakery & Specialty Foods
- 7. Breathe Yoga Studio
- 8. Osler Fish Market
- 9. F45
- 10. Saving Mondays
- 11. Farmhouse Tavern
- 12. Mattachioni
- 13. Pictus Goods
- 14. Lucia
- 15. Dotty's
- 16. Boires
- 17. Tokki
- 18. Cafe Con Leche Espresso Bar
- 19. Gus Tacos
- 20. The Beer Store
- 21. BMO
- 22. The Boho Lab
- 23. Hale Coffee
- 24. Boo Radley's
- 25. Piri Piri Grill
- 26. Shoppers Drug Mart
- 27. Food Basics
- 28. Toronto Public Library
- 29. Queens Fitness Studio
- 30. Pink Tartan

DEMOGRAPHICS (1KM)

-  **Population**
31,934
-  **Median Age**
40
-  **Daytime Population**
25,170
-  **Traffic Score**
85
-  **Total Households**
14,382
-  **Pedestrian Score**
92
-  **Avg. Household Income**
99,082
-  **Transit Score**
88



161 Bay Street, Suite 1500
Toronto, ON M5J 2S1 | Canada
cushmanwakefield.ca

CARMEN SIEGEL

Associate Vice President
Retail Services
+1 416 359 2365
carmen.siegel@cushwake.com

HANNAH KINNEY

Associate
Retail Services
Direct: +1 416 359 2390
Mobile: +1 647 294 0367
hannah.kinney@cushwake.com

CONTACT

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