



FOR LEASE

# 320-328 Bloor St West Toronto

Prime Retail in High-Traffic Urban Hub



**VALUE INSIGHT**  
REALTY  
REAL ESTATE ADVISORY GROUP

# Welcome to the Neighbourhood.

**320-328 Bloor Street West** presents a rare retail opportunity along one of Toronto's most established and community-driven commercial corridors.

**The Annex** is a dense, affluent, and highly walkable downtown neighbourhood anchored by the University of Toronto and adjacent to Yorkville. It features strong pedestrian traffic, a high concentration of students and young professionals, and above-average household incomes. Bloor Street West serves as the primary retail spine, supporting a mix of national brands, food & beverage, specialty retail, and service uses. Excellent transit connectivity (Line 1 & 2 subway access) and limited retail vacancy make it a tightly held, high-demand urban retail node.



# The Property

Multiple Retail & Restaurant Configurations,  
Suitable for Variety of uses

Address	Size (SF)	Base Rent (PSF)	TMI (PSF)	Current Condition
320 Bloor St W	1,120	\$110	\$34.80	Finished retail space
322 Bloor St W	3,465	\$75	\$34.80	Shell retail space
324 Bloor St W	1,495	\$100	\$34.80	Former Cafe
326 Bloor St W	2,500	\$90	\$34.80	2nd generation restaurant w/fully fixtured kitchen
328 Bloor St W	2,836	\$90	\$27.04	2nd generation restaurant - full buliding with 2nd floor available

## Highlights

- Premium multi-tenant retail asset with flexible configurations for flagship, anchor, and premium in-line concepts.
- Features prime retail and food & beverage opportunities, exceptional branding along high-traffic Bloor Street, and direct access to Spadina TTC Station.
- Strategically located between the University of Toronto, the Royal Ontario Museum, and the Bloor-Yorkville district, with immediate Green P public parking nearby.

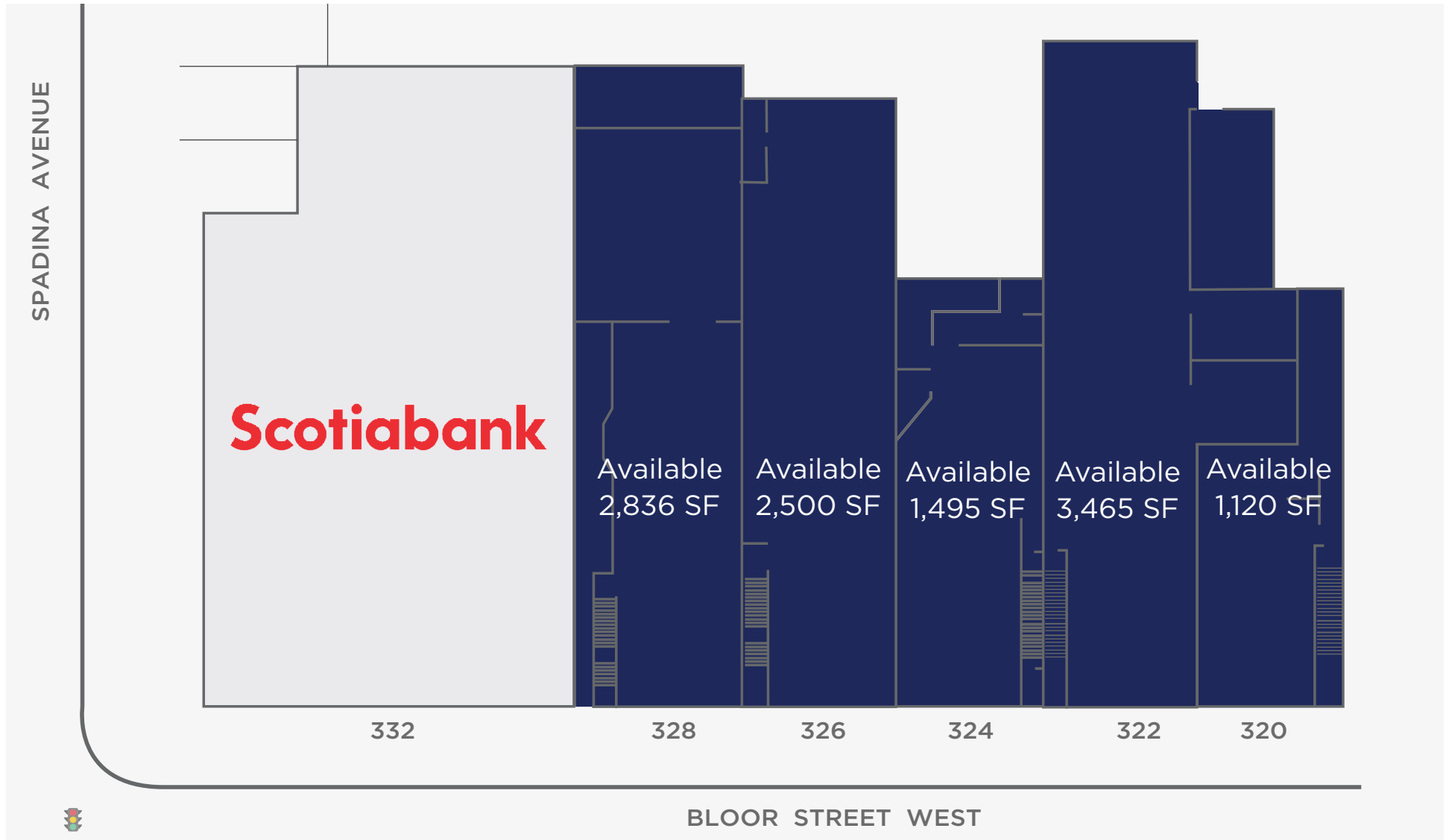


# 320-328 Bloor St W, Toronto

Type: **Retail**

Size: **~1,100 - 3,500 SF (varies)**

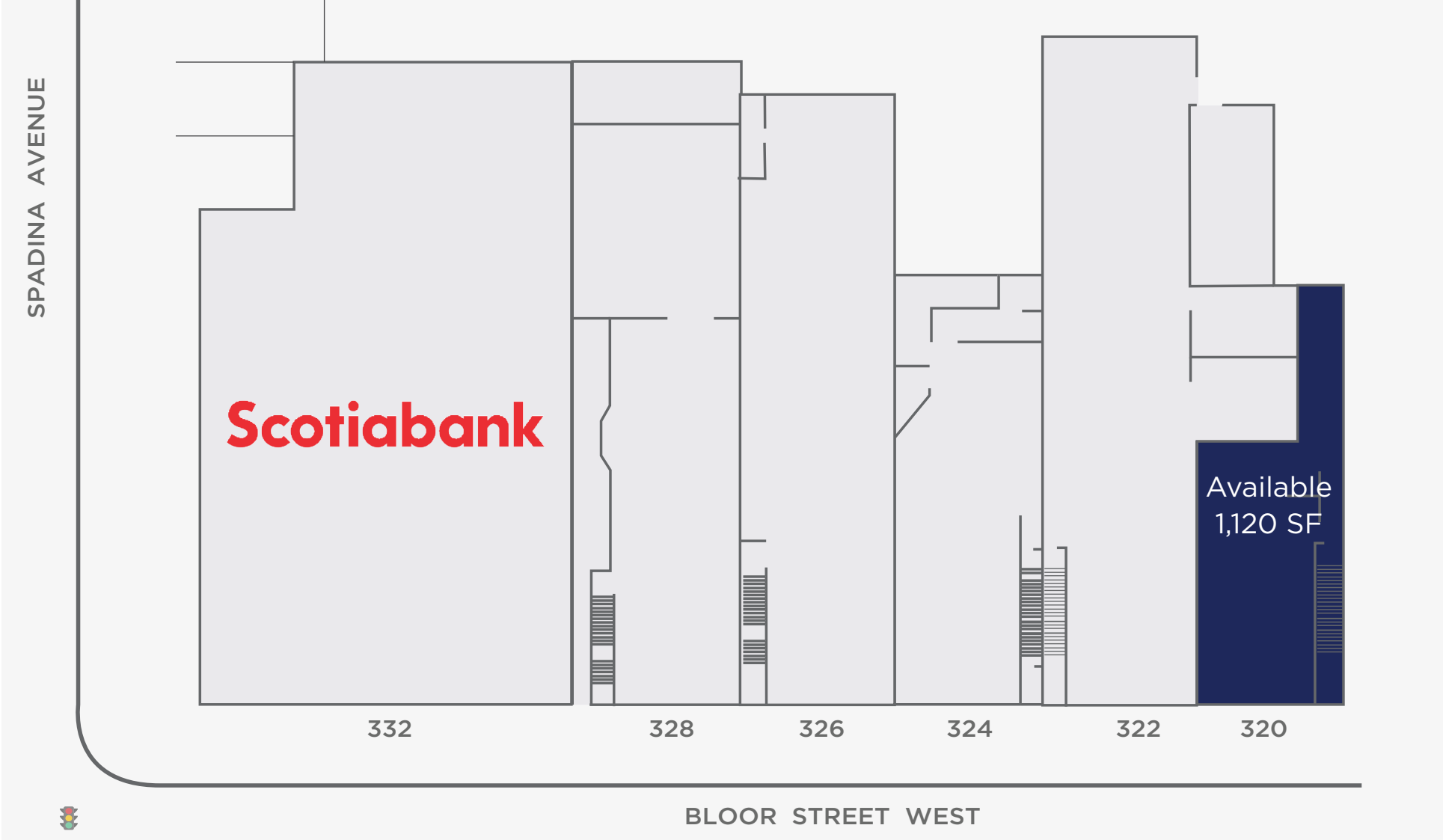
**Ground floor and Basement available for all units.**



# 320 Bloor St W, Toronto

Size: **1,120 SF**

Current condition: **Finished retail space**



# 320 Bloor St W, Toronto

Size: **1,120 SF**

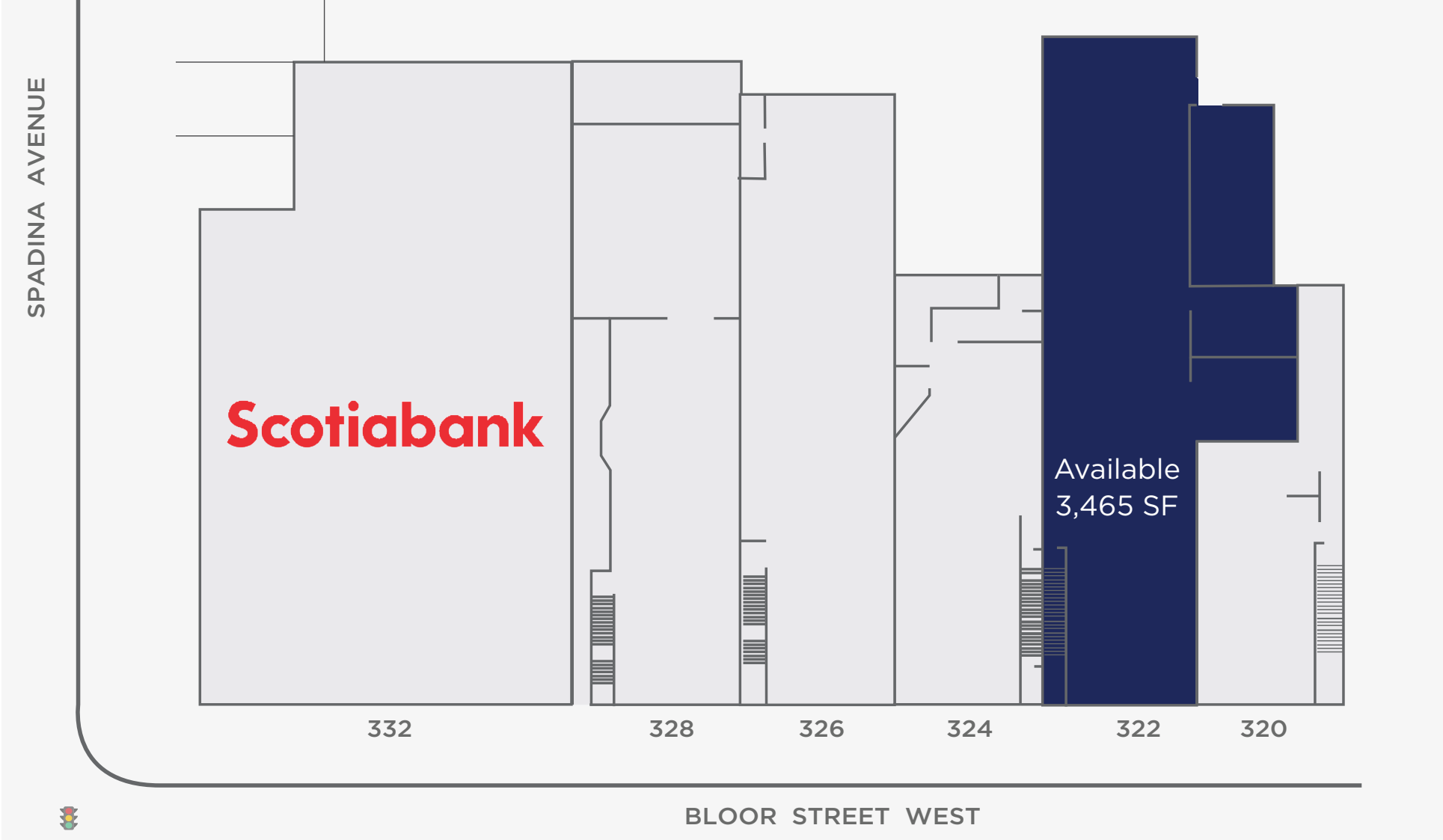
Current condition: **Finished retail space**



# 322 Bloor St W, Toronto

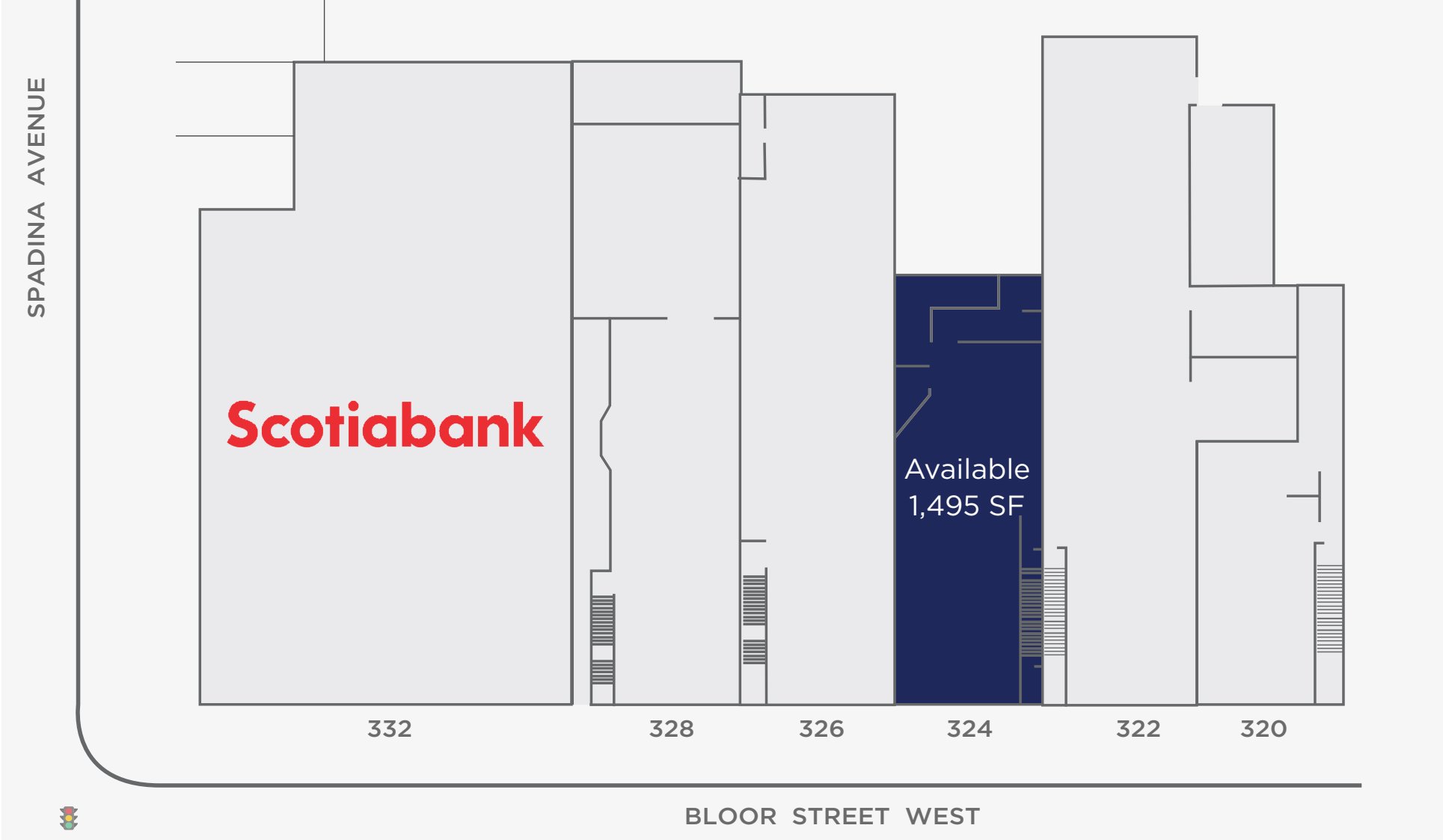
Size: **3,465 SF**

Current condition: **Shell retail space**



# 324 Bloor St W, Toronto

Size: **1,495 SF**  
Current condition: **Former Cafe**



# 324 Bloor St W, Toronto

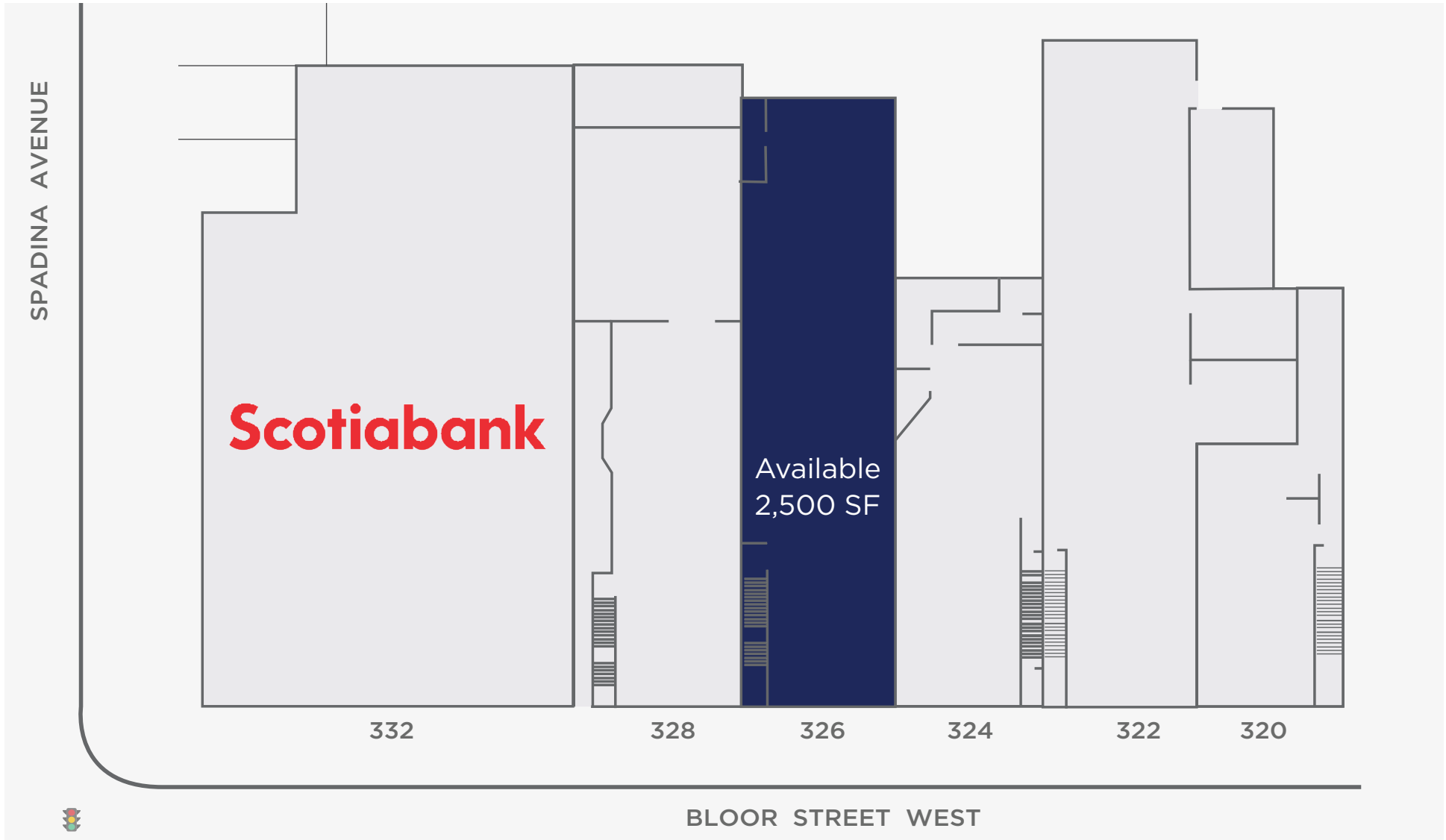
Size: **1,495 SF**  
Current condition: **Former Cafe**



# 326 Bloor St W, Toronto

Size: **2,500 SF**

Current condition: **2nd generation restaurant w/fully fixtured kitchen**



# 326 Bloor St W, Toronto

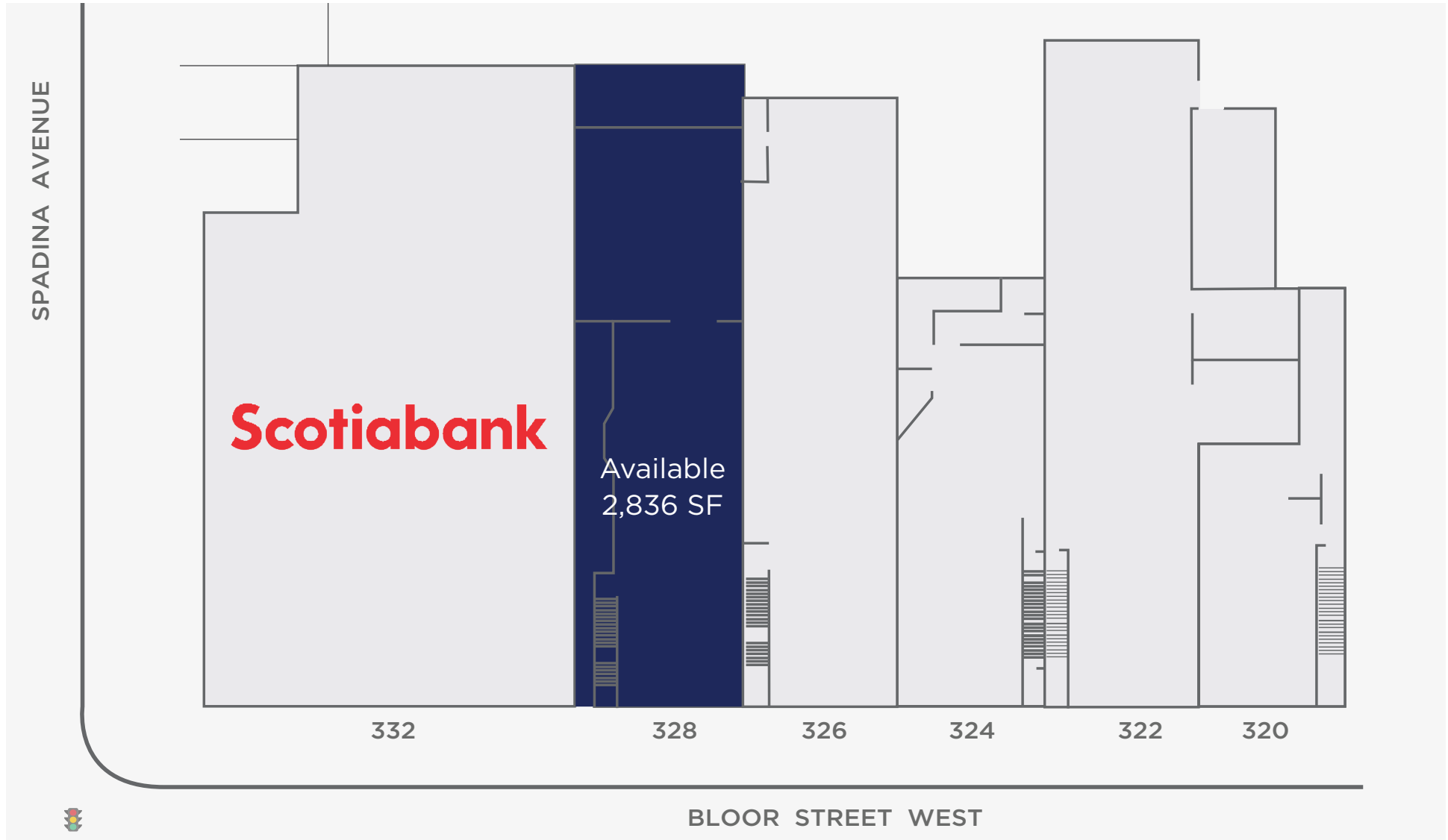
Size: **2,500 SF**

Current condition: **2nd generation restaurant w/fully fixtured kitchen**



# 328 Bloor St W, Toronto

Size: **2,836 SF**  
Current condition: **2nd generation restaurant - full building with 2nd floor available**



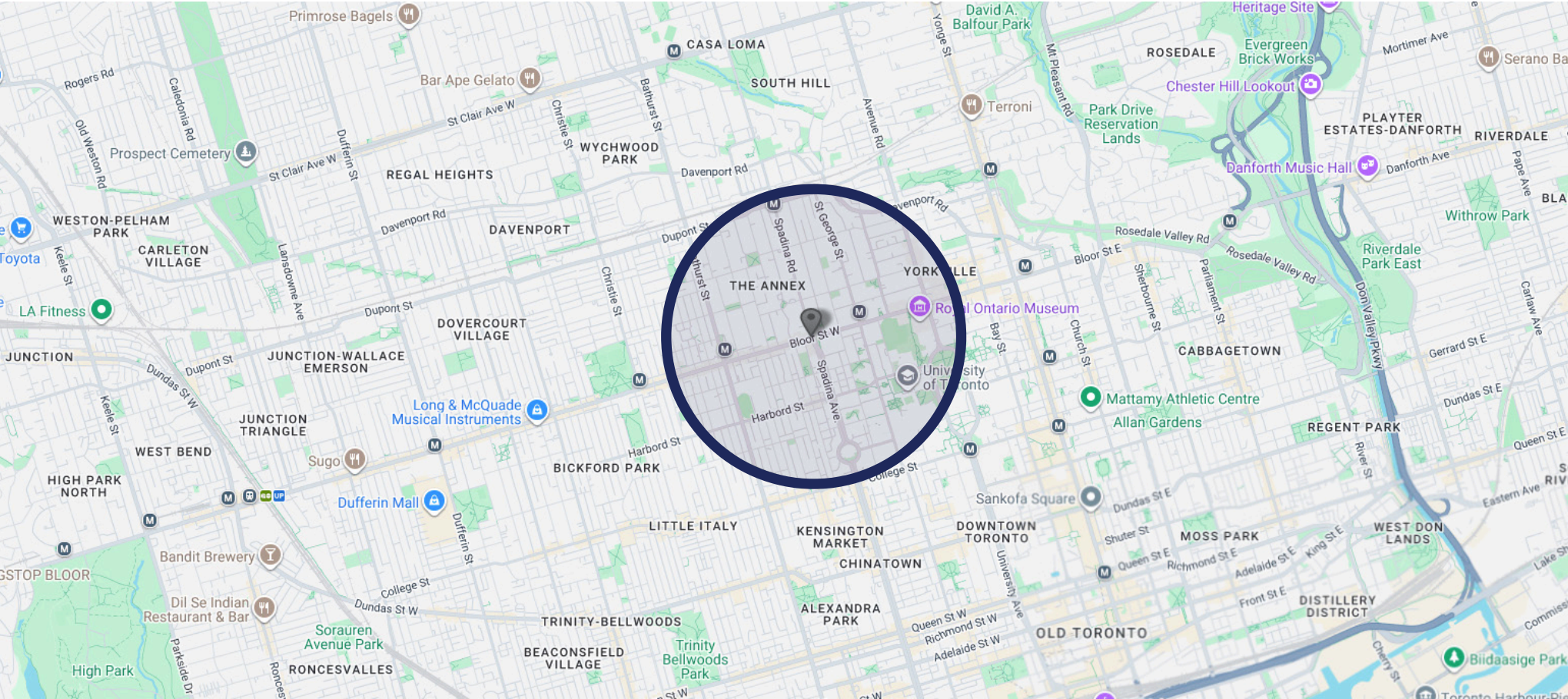
# 328 Bloor St W, Toronto

Size: **2,836 SF**  
Current condition: **2nd generation restaurant - full building with 2nd floor available**



# Area Demographics

320-328 Bloor Street West is situated in one of Toronto's most accessible and dynamic retail corridors, seamlessly integrating daily needs retail, luxury shopping, direct TTC access, and established cycling infrastructure, all within steps.



**POPULATION**  
**33,818**

**AVERAGE INCOME**  
**\$199,676\***

\* Annually per household

**MEDIAN AGE**  
**37.3**

**TRANSIT SCORE**  
**98**

**WALK SCORE**  
**99**

**BIKE SCORE**  
**100**

*Within 1 km radius of property*

# The Listing Team



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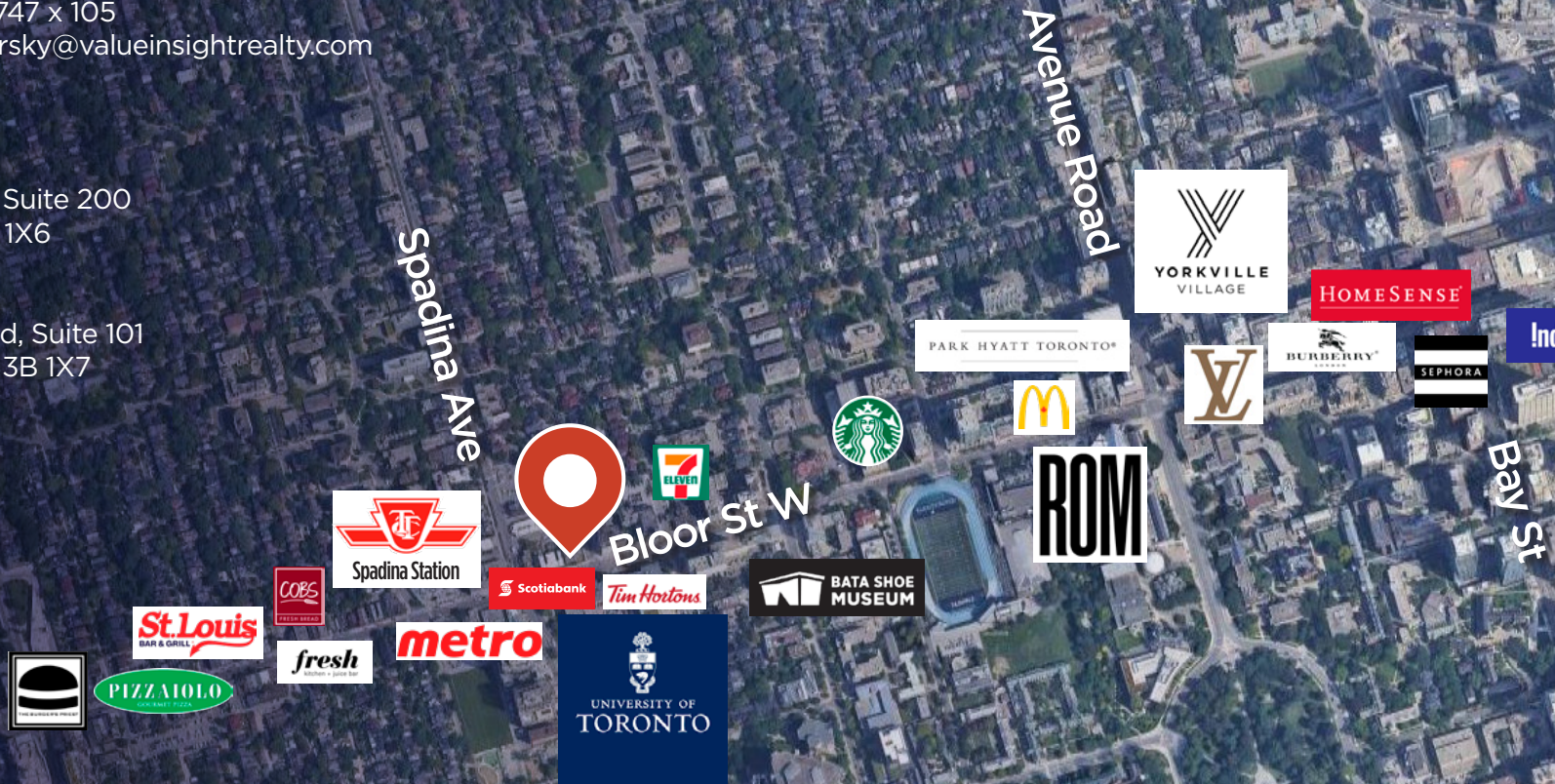
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