

1925

CBRE

VICTORIA PARK AVENUE,
TORONTO, ON



Nicholas Regan*
Senior Sales Associate
416 801 1658
nicholas.regan@cbre.com

Adam Occhipinti*
Vice President
416 798 6265
adam.occhipinti@cbre.com

Matthew Pieszchala*
Vice President
905 234 0376
matthew.pieszchala@cbre.com

Karlyn Knafo*
Associate Vice President
905 234 0381
karlyn.knafo@cbre.com

SUBURBAN RETAIL TEAM

CBRE Limited, Real Estate Brokerage | 5935 Airport Rd, Suite 700, Mississauga, ON L4V 1W5 | www.cbre.ca

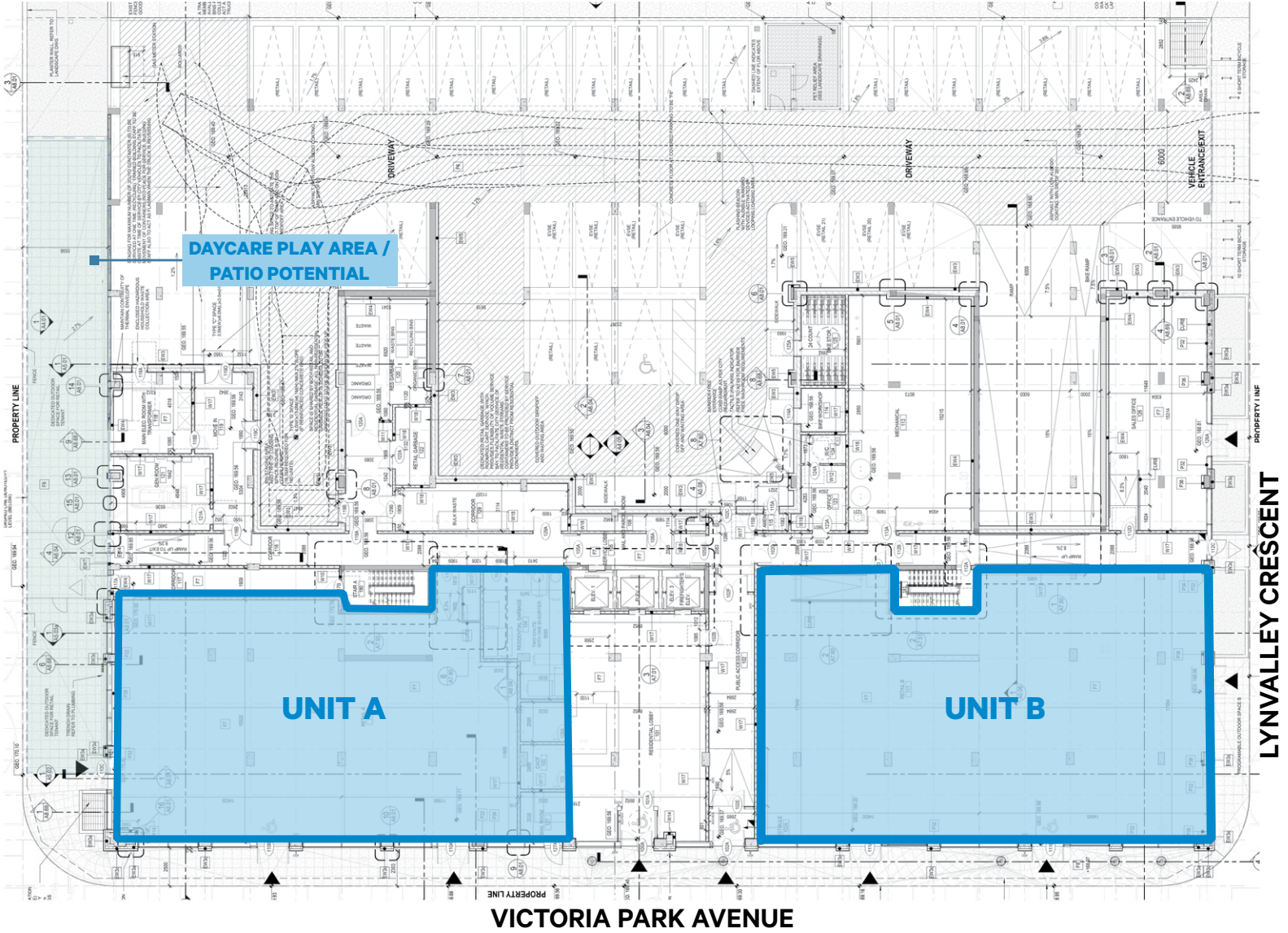
ABOUT THIS DEVELOPMENT

1925 Victoria Park is more than a mixed-use development: it's a new model for sustainable, family-oriented urban living. This 12-storey, hybrid mass timber building features 185 purpose-built rental units and approximately 10,625 sq. ft. of high-visibility, demisable retail space at grade. Thoughtfully designed to support long-term housing needs and community connection, 1925 Victoria Park is seeking exceptional retail partners whose businesses enhance resident life and contribute to a thriving, residential neighbourhood. Join a project that reflects responsible development and forward-thinking city-building.

- Approximately 10,625 Sq. Ft. available retail space
- Flexible demising options for any use
- 29 surface parking spots
- Captive customer base over 185+ units and 350+ residents
- Flexible signage options
- Opportunity for day care outdoor area
- Completion Date: Q4 2027



SITE PLAN



VICTORIA PARK AVENUE

UNIT	ESTIMATED SIZE (SQ. FT.)	EST. TMI (2026)	PRICE (PER SQ. FT.)	CEILING HEIGHT	PARKING
UNIT A	4,752 +2,044 SF outdoor space	\$19.00	\$38.00	18 Ft.	29 Retail Spots at surface
UNIT B	5,873				



RETAIL ELEVATION ALONG VICTORIA PARK AVENUE

Please note that all renderings are conceptual, and the final storefront design is subject to modification.



RETAIL PERSPECTIVE ALONG VICTORIA PARK



SOUTHWEST VIEW FROM VICTORIA PARK

BUS ROUTE 95 - YORK MILLS

metro **DOLLARAMA** **petvalu** **fido** **tpl** Toronto Public Library
LCBO **CANADA POST** **POSTES CANADA**
TD **McDonald's** **STAPLES**

Victoria Park Collegiate Institute

Tim Hortons

BUS ROUTE 67 - PHARMACY

MARYVALE PARK

St. Kevin's Catholic Scholl

Senator O'Connor College School

ROWENA PARK

1925 VICTORIA PARK AVE

MR. LUBE

DEANVER PARK

Broadlands Community Centre

Wexford Collegiate School for the Arts

BUS ROUTE 91 - WOODBINE

DOLLARAMA
enterprise
BR baskin robbins **Starbucks**

NOFRILLS
Toys R Us
POPEYES

Sweeney Park

Osmo's

Esso

BUS ROUTE 324 - VICTORIA PARK

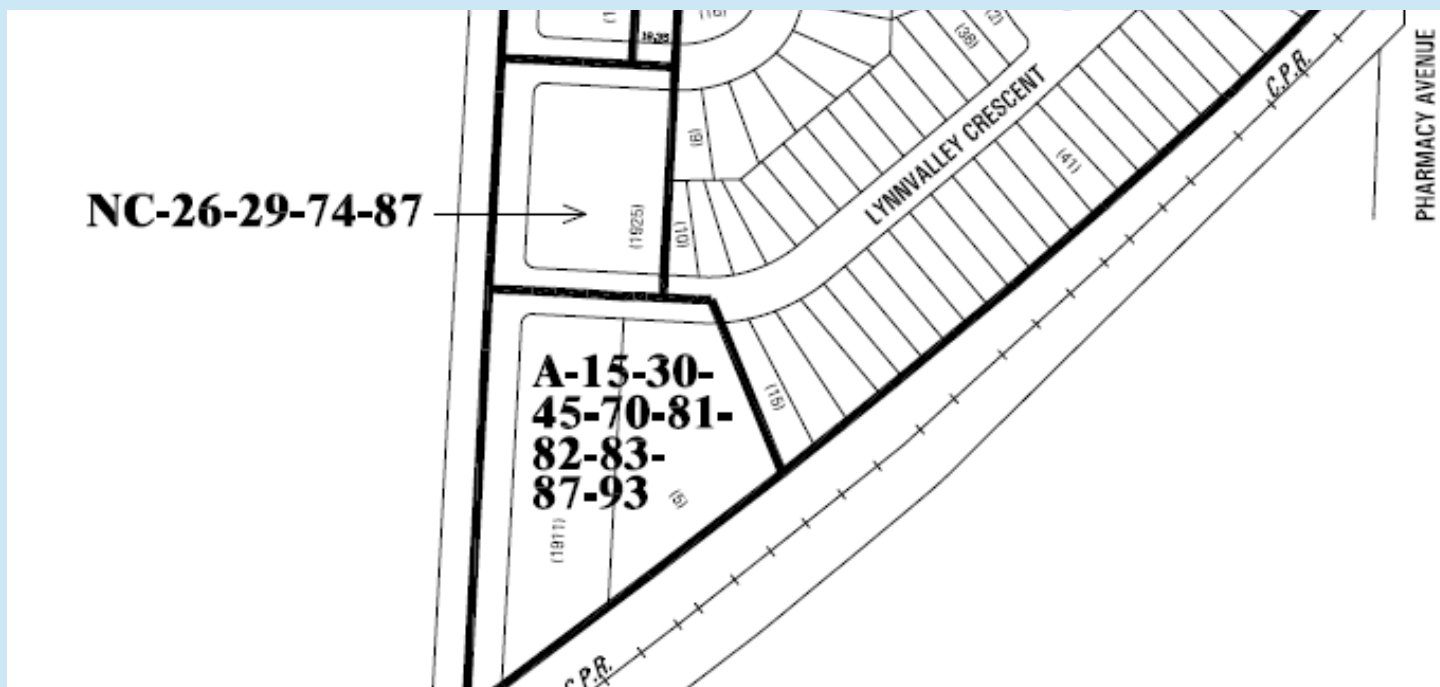
NOFRILLS
petvalu **Fit 4 Less**
JOE FRESH
value village
 Your **Dollar Store** with More

Charles Sauriol Conservation Area

Wigmore Park

EGLINTON - SCARBOROUGH
CROSSTOWN

ZONING & PERMITTED USES







NC-26-29-74-87 (NEIGHBOURHOOD COMMERCIAL)

PERMITTED USES (INCLUDING BUT NOT LIMITED TO):

- » DAY NURSERIES
- » NEIGHBOURHOOD COMMERCIAL USES
- » BANKS
- » MEDICAL CENTRES
- » PERSONAL SERVICE SHOPS
- » CAFE
- » RETAIL STORE AND OFFICES
- » SMALL GROCERY STORE

*BUYERS/TENANTS ARE RESPONSIBLE FOR CONFIRMING ZONING AND PERMITTED USES.

DEMOGRAPHICS

	 TOTAL POPULATION 2025	 POPULATION GROWTH 2020-2025	 DAYTIME POPULATION 2025	 HOUSEHOLD INCOME 2025
1 KM	17,269	2.8%	15,137	\$112,248
3 KM	117,893	4.7%	122,697	\$116,300
5 KM	366,518	8.8%	385,687	\$115,904

1925

VICTORIA PARK AVENUE,
TORONTO, ON

FOR MORE INFORMATION, PLEASE CONTACT

*Sales Representative



Nicholas Regan*
Senior Sales Associate
416 801 1658
nicholas.regan@cbre.com



Adam Occhipinti*
Vice President
416 798 6265
adam.occhipinti@cbre.com



Matthew Pieszchala*
Vice President
905 234 0376
matthew.pieszchala@cbre.com



Karlyn Knafo*
Associate Vice President
905 234 0381
karlyn.knafo@cbre.com

CBRE

SUBURBAN RETAIL TEAM

CBRE Limited, Real Estate Brokerage | 5935 Airport Rd, Suite 700, Mississauga, ON L4V 1W5 | www.cbre.ca

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth