

Prime Retail Plaza & Commercial Condominium Investment Opportunity

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**FOR SALE: 3560 & 3590 LAKE SHORE BOULEVARD WEST,
ETOBICOKE**

PROPERTY BREAKDOWN



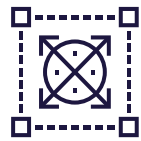
9

Total Retail Units



19,829 sf

Total Net Rentable Area



698-6,023 sf

Unit Size Range



\$31.79 psf

Current Average Net Rental Rate



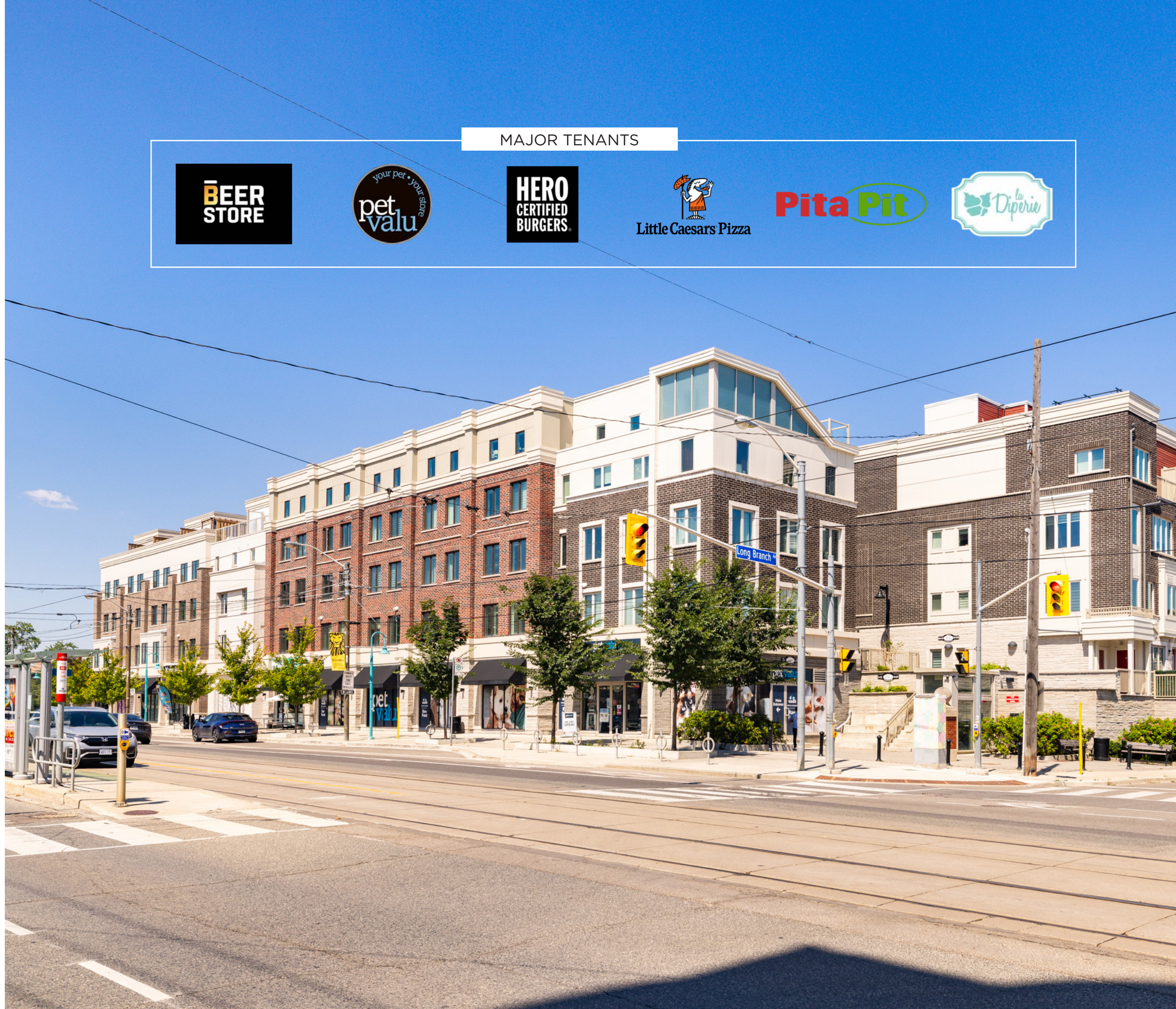
63

Parking Stalls at 3560

5

Parking Stalls at 3590

MAJOR TENANTS



INVESTMENT HIGHLIGHTS



Prime, High-Traffic Location

High-traffic location on a major east-west arterial road – estimated daily vehicular traffic of 25,000 cars and 7,500 pedestrians per day.



Prominent Exposure

High-visibility retail asset with prominent exposures on both Lake Shore Boulevard West and Long Branch Avenue in an established residential community.



Robust Local Trade Area

Located within Toronto's established Long Branch neighborhood, within walking distance of three elementary and high schools with total enrollment of 2,000+ students as well as Humber College's Lake Shore Campus with a total enrollment of 7,200 full-time students. The estimated daytime population within a three kilometer radius of the Properties is 55,000.



Diversified Tenant Mix

The Properties are 100% leased to a diverse mix of high-covenant essential national and local retailers, including The Beer Store and Pet Valu, as well as fast-service restaurants, medical and personal service businesses that serve the local community as well as attracting customers from a wider radius.



Stable Cashflow with Revenue Growth

The properties have a combined weighted average remaining lease term of 7.5 years, with revenue growth throughout the term from contractual rental increases. The current combined average net rental rate is \$31.79 per square foot, providing strong net operating income on closing.



New Construction Assets

Built in 2016 and 2019 respectively, the Properties are less than 10 years old and will require minimal repairs / replacements in the near-term.



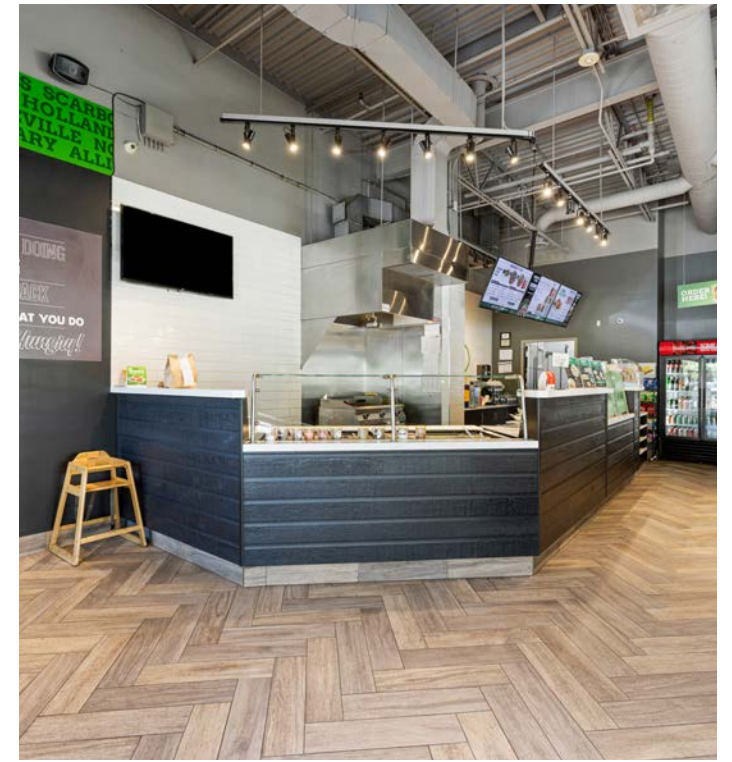
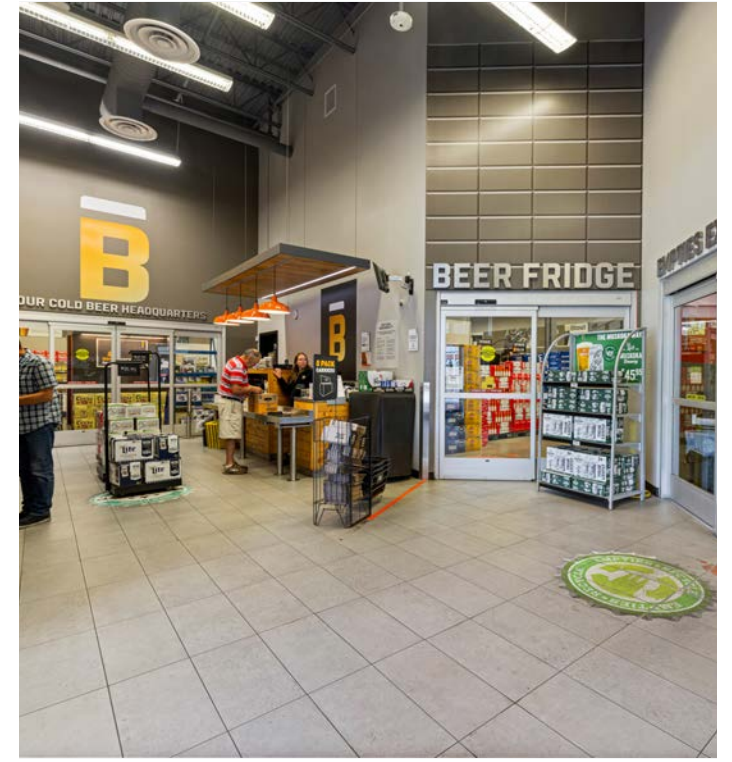
///// Property Overview

PROPERTY DETAILS

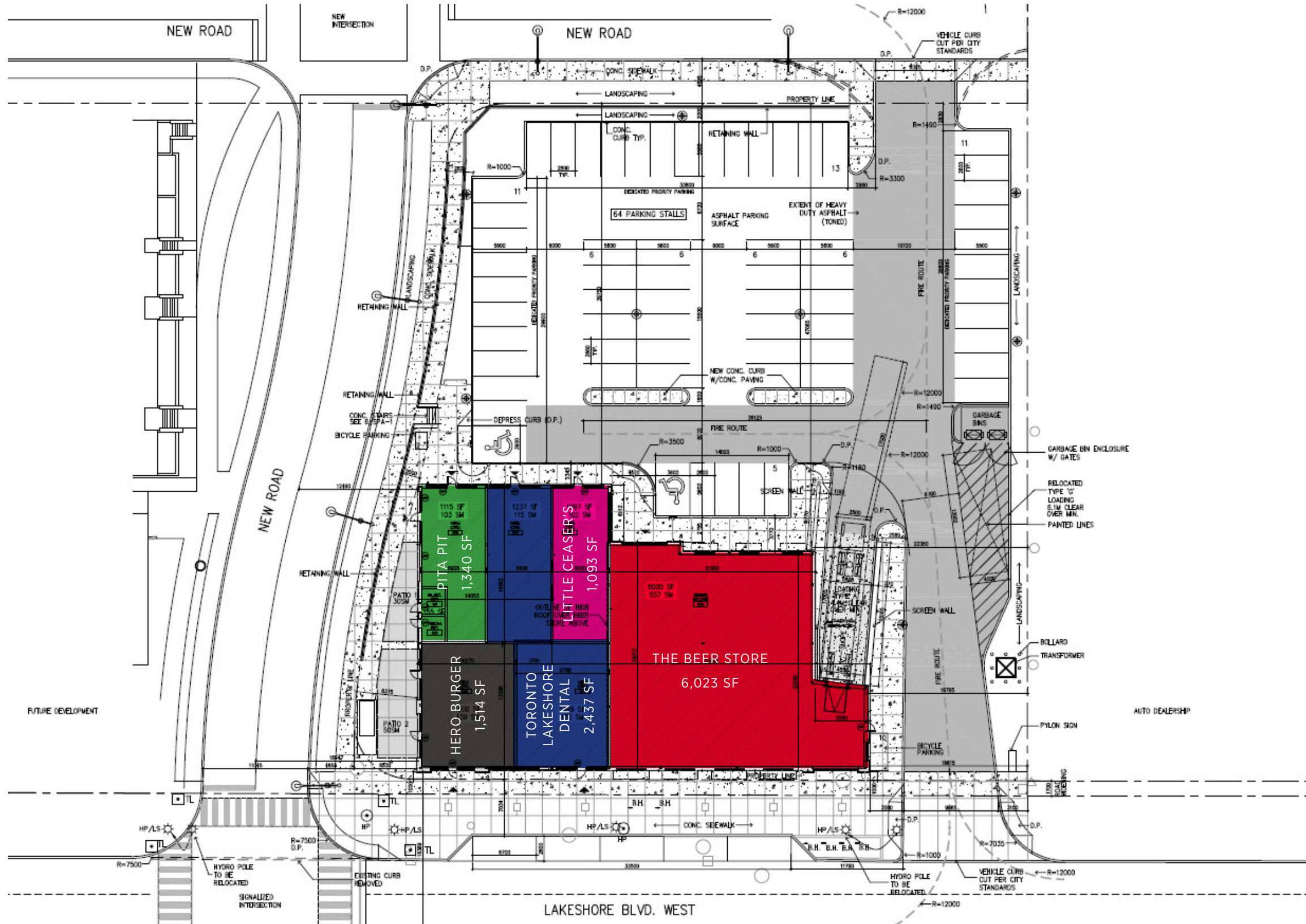
Address	3560 Lake Shore Boulevard West, Etobicoke
Frontage	Approx. 240 ft along Lake Shore Boulevard West
Building Area	12,407 sf
Number of Units	5
Unit Breakdown	Unit 1: 2,437 sf (Toronto Lakeshore Dental) Unit 2: 1,514 sf (Hero Burger) Unit 3: 1,340 sf (Pita Pit) Unit 4: 1,093 sf (Little Ceaser's) Units 5: 6,023 sf (The Beer Store)
Year Built	2016
Parking	63 parking stalls
Occupancy	100%
Avg. In-place Net Rent	\$30.54 psf



PHOTO GALLERY - 3560 LAKE SHORE BOULEVARD WEST



FLOOR PLAN



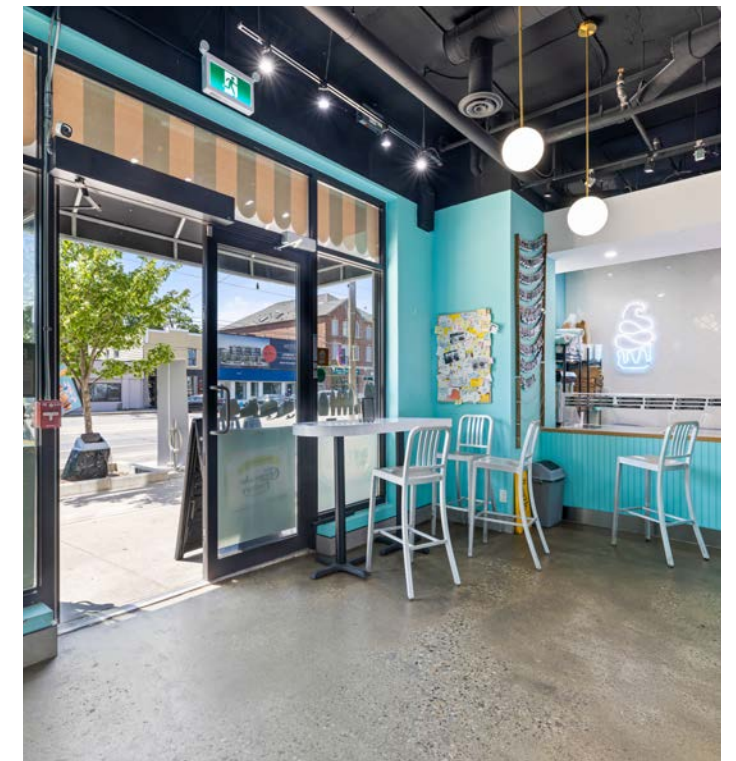
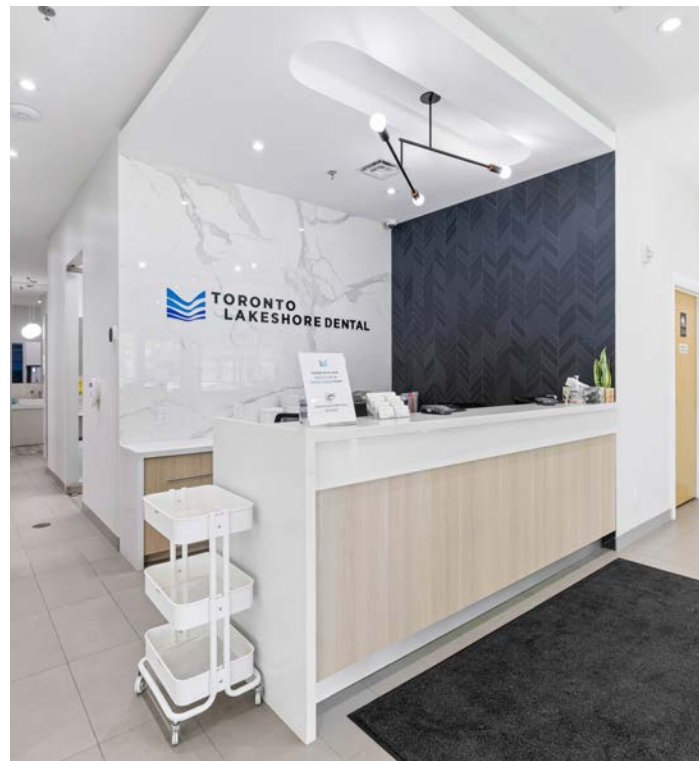
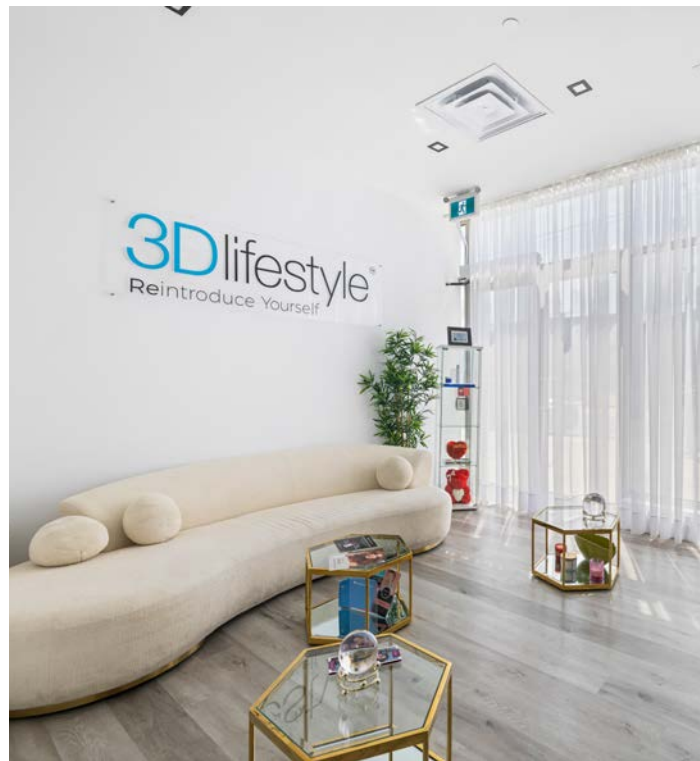
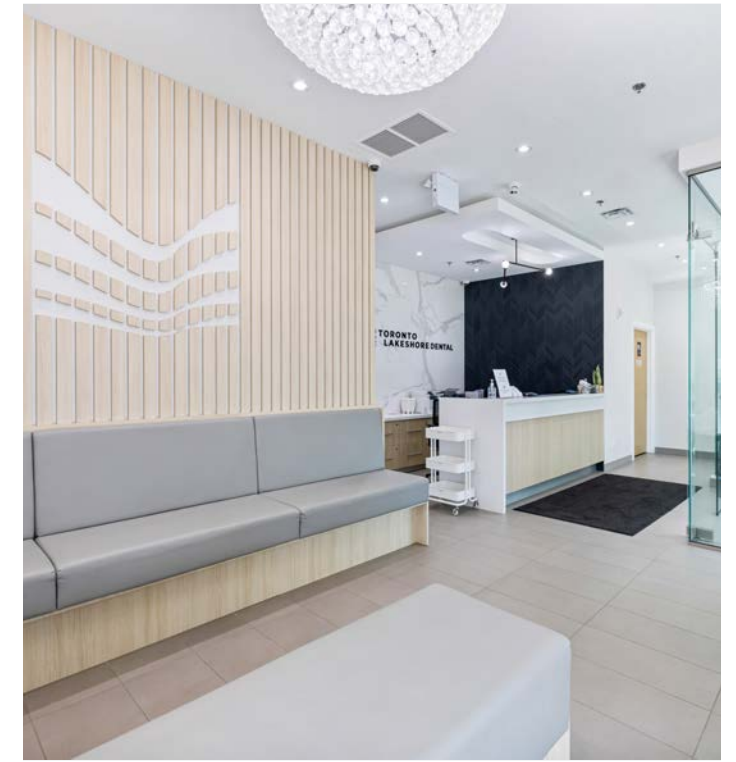
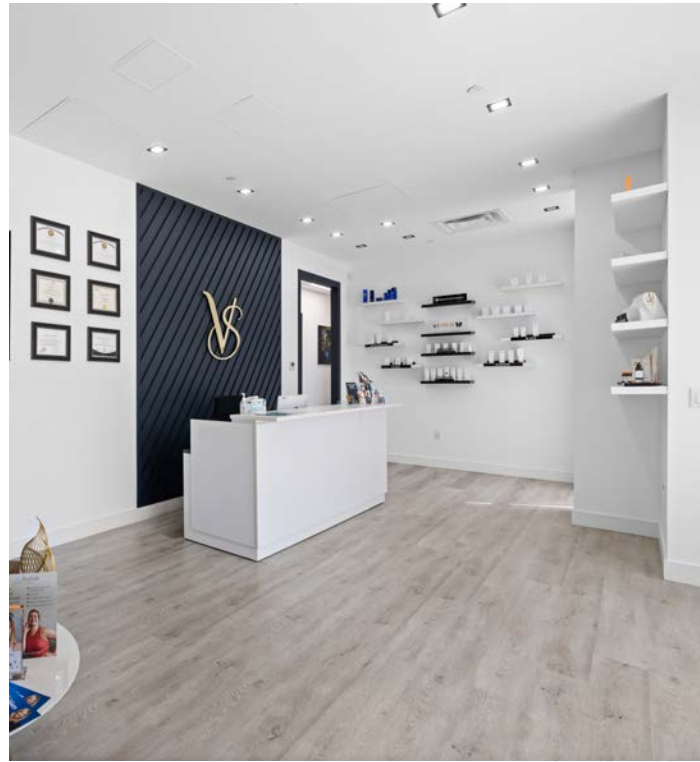
///// Property Overview

PROPERTY DETAILS

Address	3590 Lake Shore Boulevard West, Etobicoke
Frontage	Approx. 275 ft along Lake Shore Boulevard West
Building Area	7,422 sf
Number of Units	4
Unit Breakdown	Unit 1: 1,645 sf (Pedi and Nails Inc.) Unit 2: 1,670 sf (Viva Beauty) Unit 3: 698 sf (La Diperie) Unit 4: 3,409 sf (Pet Valu)
Year Built	2019
Parking	5 exclusive use underground spaces
Occupancy	100%
Avg. In-place Net Rent	\$33.88 psf

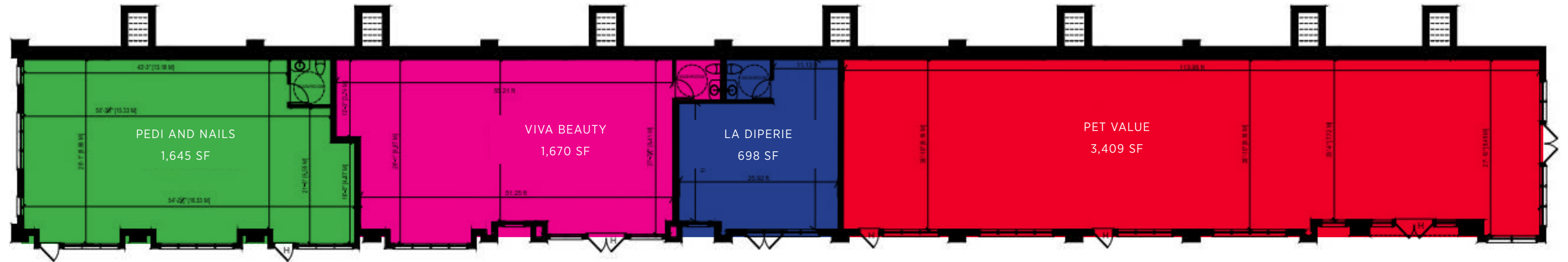


PHOTO GALLERY - 3590 LAKE SHORE BOULEVARD WEST



FLOOR PLAN

Ground Floor



BLOCK 15
GROUND LEVEL (COMMERCIAL)

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GROUND LEVEL (COMMERCIAL)

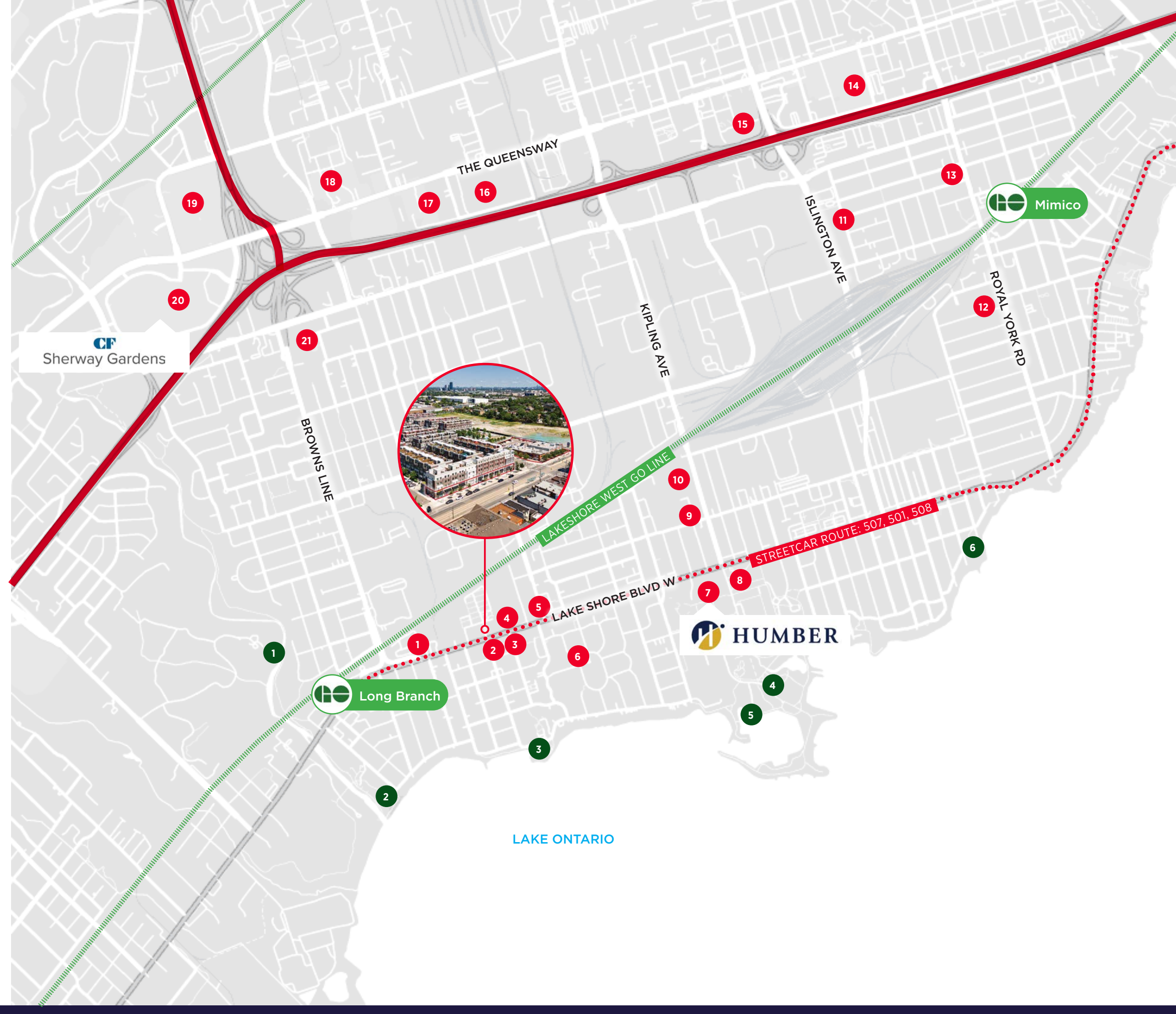
//// Location Overview

LOCAL AREA CONTEXT

- 1 LCBO
- 2 Long Branch Social House
- 3 Beer Store
- 4 Starbucks
- 5 Dollarama
- 6 Long Branch Arena
- 7 Humber College
- 8 Assembly Hall
- 9 Lakeshore Collegiate
- 10 Ford Performance Centre
- 11 Ourland Community Centre
- 12 NoFrills
- 13 Sanremo Bakery
- 14 Costco
- 15 Cineplex Cinemas
- 16 IKEA
- 17 Golf Town
- 18 Canadian Tire
- 19 SmartCentres Etobicoke
- 20 CF Sherway Gardens
- 21 Farm Boy

PARKS & RECREATION

- 1 Toronto Golf Club
- 2 Marie Curtis Park
- 3 Long Branch Park
- 4 Samuel Smith Park
- 5 Lakeshore Yacht Club
- 6 Prince of Whales Park



///// Offering Process

SUBMISSION GUIDELINES

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) to seek proposals for the disposition of 3560 & 3590 Lake Shore Boulevard West, Etobicoke, Ontario. Interested purchasers will be required to execute and submit the Vendor’s form of Confidentiality Agreement (“CA”) prior to receiving detailed information on the Offering which may be accessed by an online data room. Submission of offers will be reviewed on an as received basis.

ASKING PRICE

Please enquire with agents.

SUBMISSIONS

Offers are to be submitted to the listing team at:

Amir Nourbakhsh, Jesse Roth & Matthew Rakhit

Cushman & Wakefield ULC
161 Bay Street, Suite 1500
Toronto, ON M5J 2S1 | Canada

National Capital Markets Group

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