

# 75 | ON THE ESPLANADE

SIGNATURE RETAIL FOR SALE



# EXECUTIVE SUMMARY

Jones Lang LaSalle Real Estate Services, Inc. (herein referred to as "JLL" and/or the "Advisor") is pleased to offer for sale a premium freehold retail offering at the gateway of St. Lawrence Market and the Financial District.

Situated on the southwest corner of The Esplanade and Church Street at the base of Carterra Private Equities and Harhay Developments' 75 on The Esplanade (the "Property"), the Property is a rare opportunity to acquire a signature commercial asset in one of Toronto's original and most iconic neighbourhoods. The prominent mixed-use development features 308 luxury residential condo units.

Featuring a double height glass façade and ceiling heights of 22+ feet at grade, the Property offers approximately 11,797 square feet of new construction retail space over the ground and mezzanine levels. The retail unit boasts over 150 feet of prominent wraparound frontage and potential for a dedicated patio area on the South side of The Esplanade.



**11,797 SF**

Retail/Commercial Space

3



**150+ FT**

Frontage



**22+ FT**

Ceiling Height at Grade



**308**

Residential Units

4



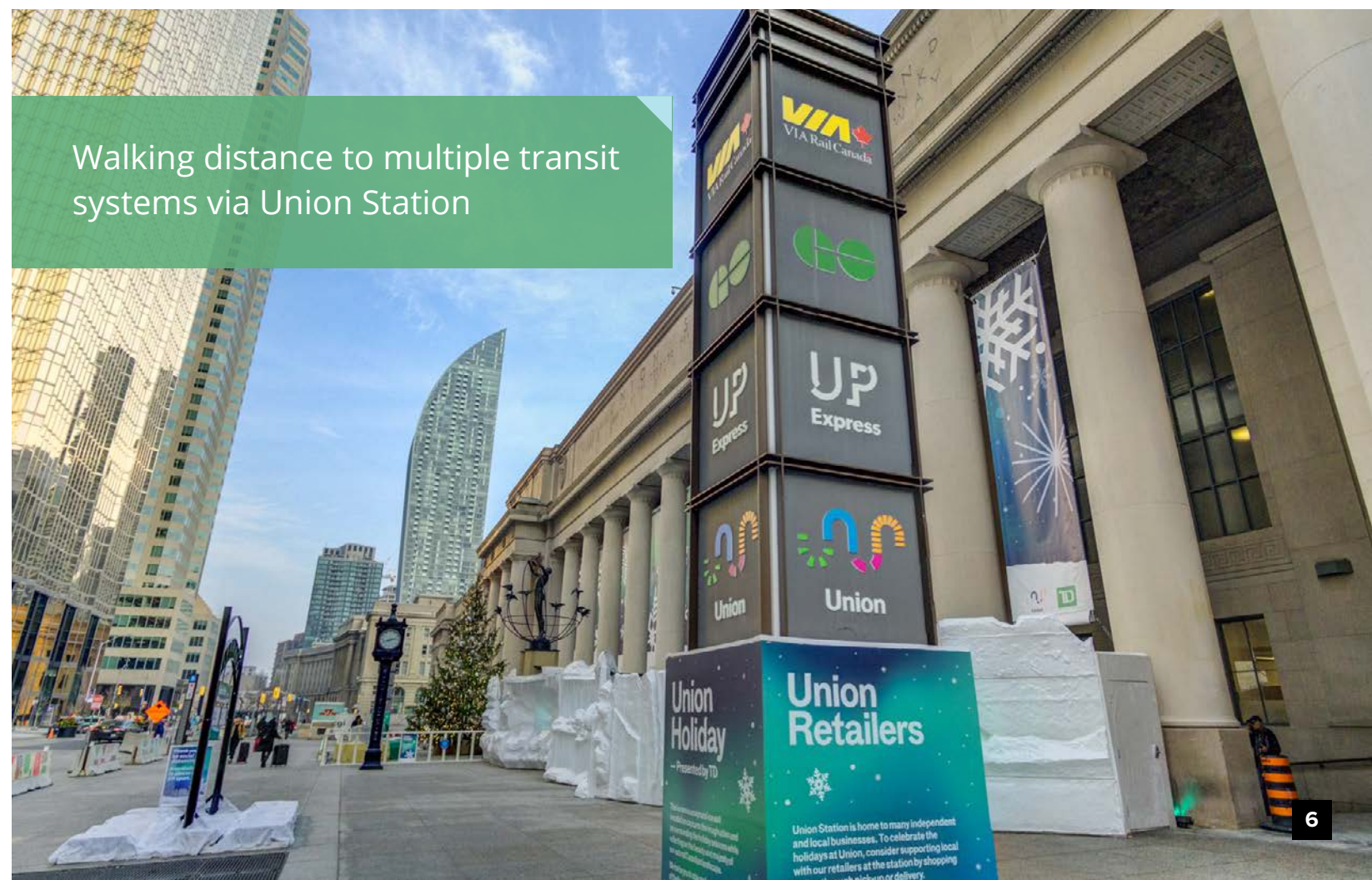
## INVESTMENT HIGHLIGHTS

Flagship, new construction retail on The Esplanade

Highly sought-after location adjacent to the Financial District and St. Lawrence Market



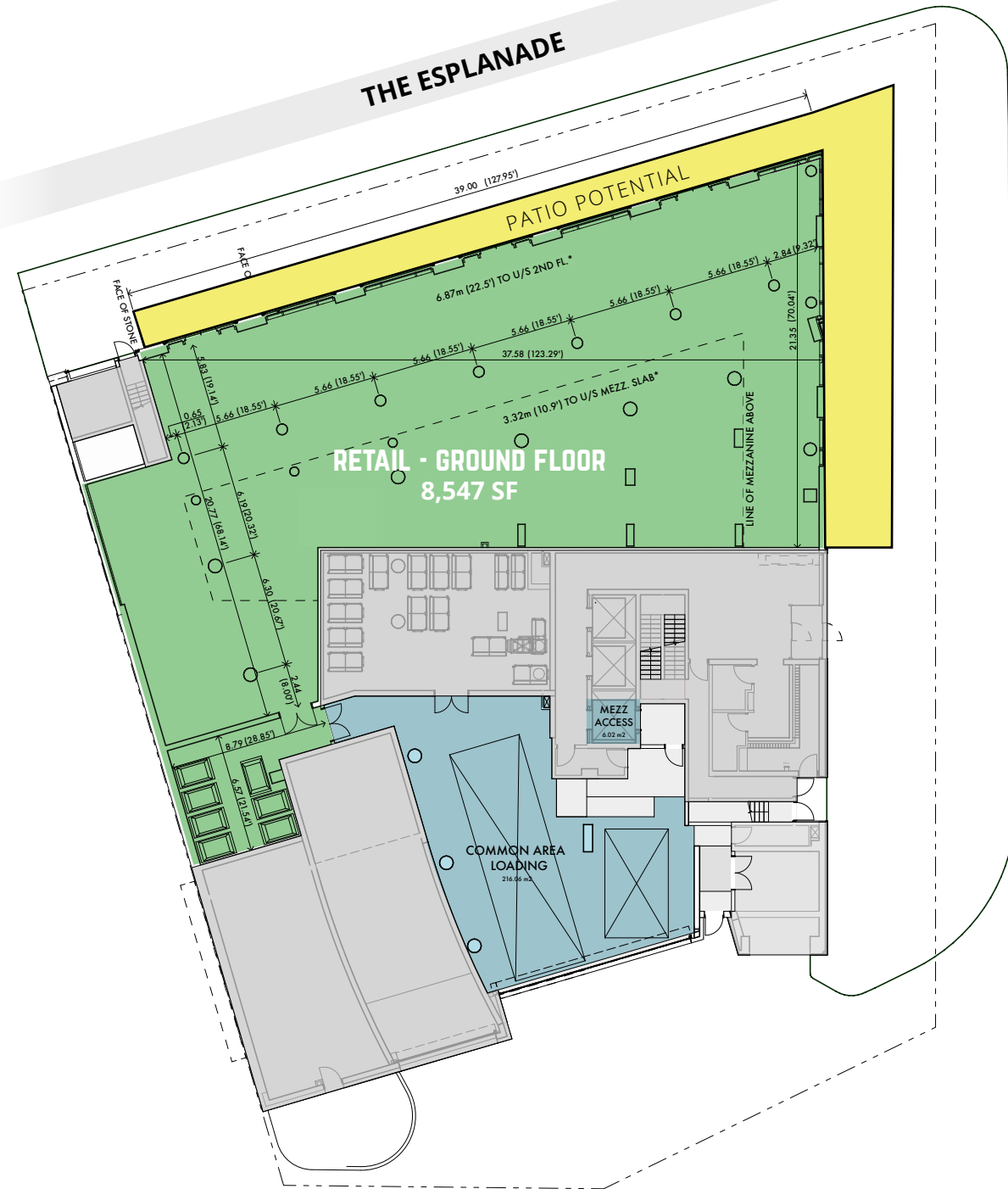
Walking distance to multiple transit systems via Union Station



# PROPERTY DETAILS

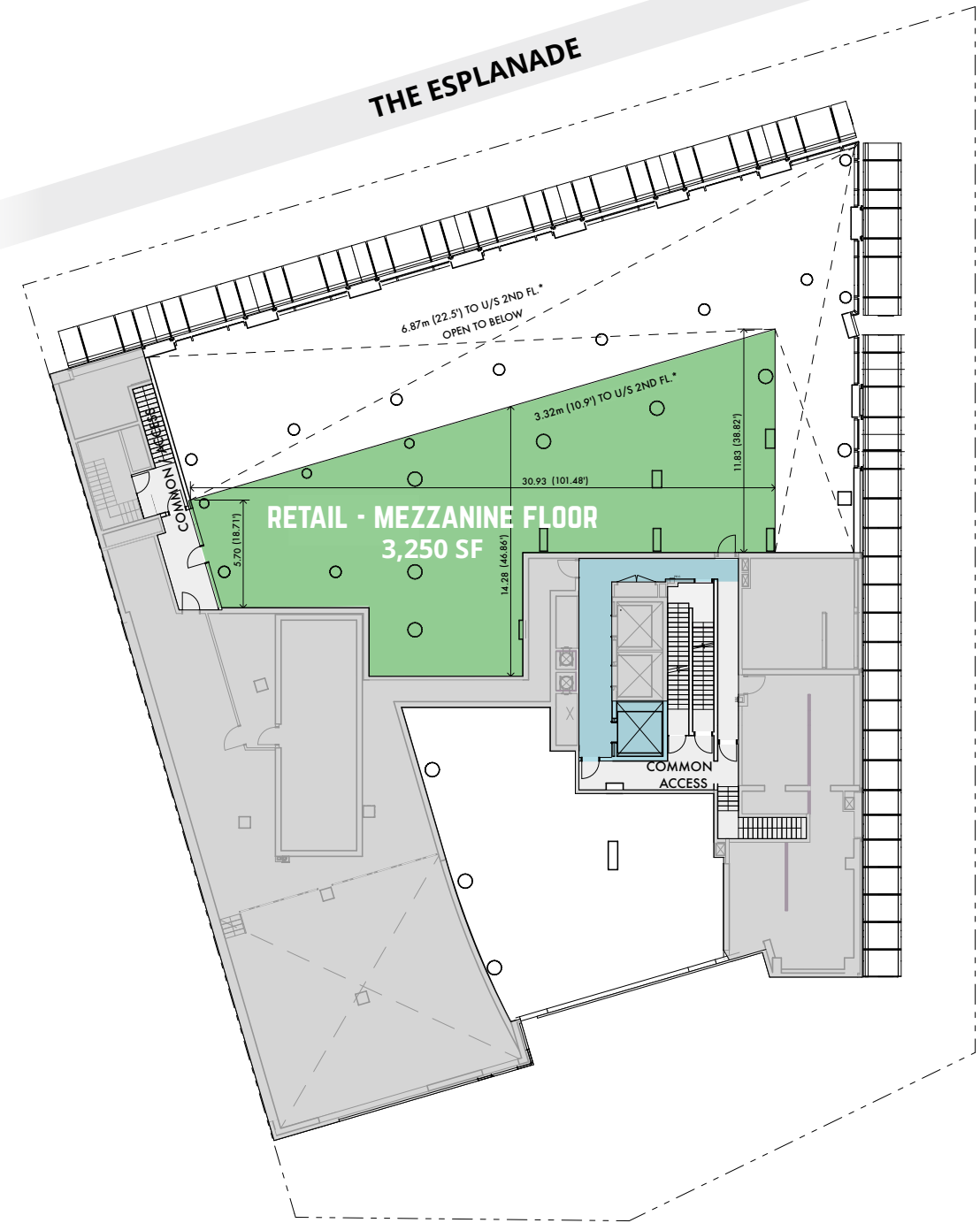
<b>Address</b>	75 The Esplanade
<b>Premises</b>	8,547 SF
<b>Ground</b>	3,250 SF
<b>Mezzanine</b>	
<b>Total</b>	11,797 SF
<b>Ownership</b>	Stratified Freehold
<b>Possession</b>	Immediately
<b>Patio</b>	869 SF (potential to expand with City approval)
<b>Taxes</b>	\$110,000 (\$9.32 PSF) – est 2023
<b>Shared Reciprocal Costs</b>	\$3.95 PSF (Est. 2023)
<b>Ceiling Heights</b>	22.5' FT at grade; 10.9' FT at mezzanine
<b>Frontage</b>	Approx. 150 FT on The Esplanade & Church Street
<b>Shipping / Receiving</b>	Shared Type G covered loading dock with direct access at grade
<b>Access</b>	Direct access at grade into Premises
<b>Traffic Generators</b>	Union Station, The Financial Core, the Air Canada Centre, St. Lawrence Market
<b>Zoning</b>	CR 4.0 (c4.0; r2.5)
<b>Utilities</b>	Separately metered

# FLOOR PLAN



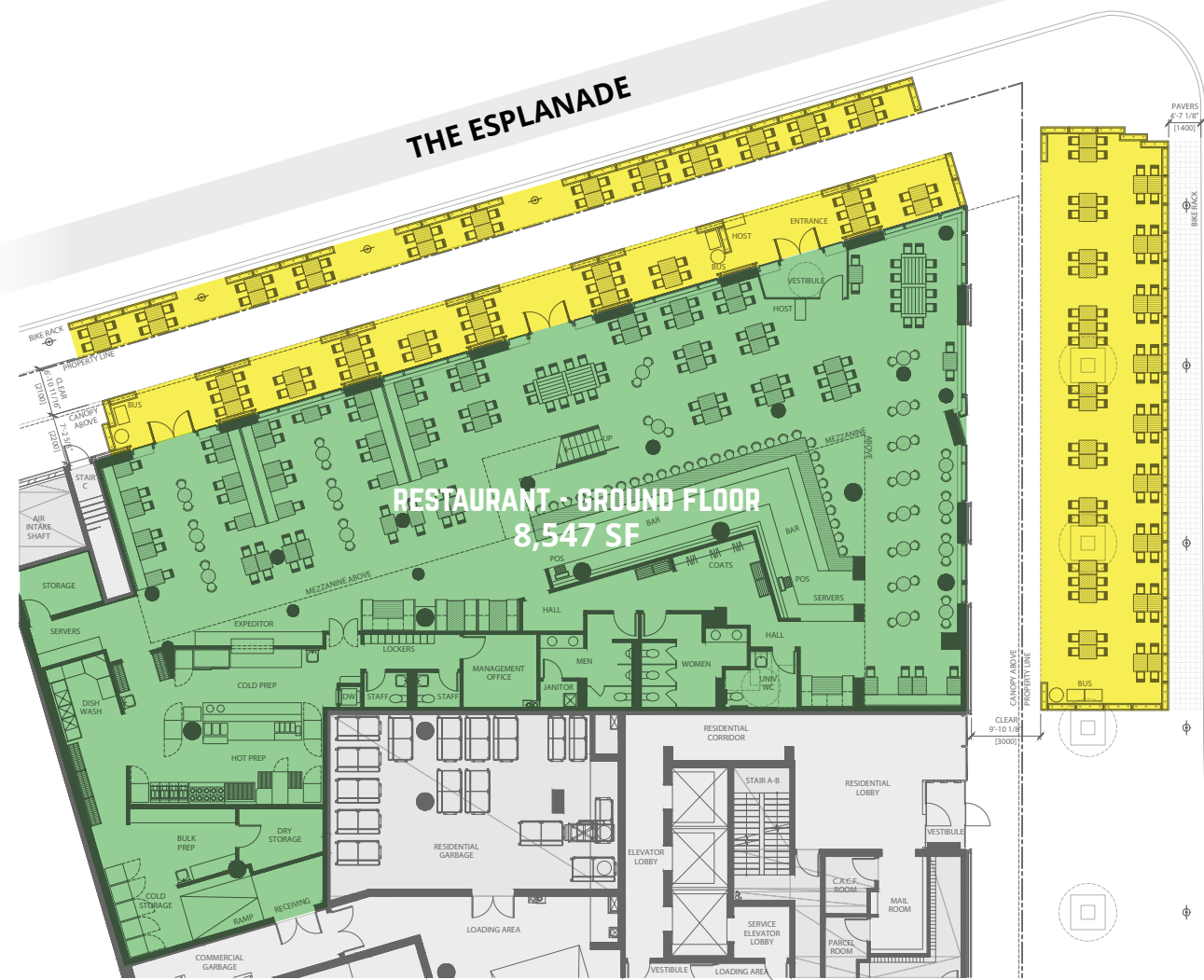
- Retail Premises
- Retail Patio
- Common Area Loading & Mezz Access Elevator

CHURCH STREET



- Retail Mezzanine
- Mezz Access Elevator & Common Hallway

# SAMPLE RESTAURANT LAYOUT



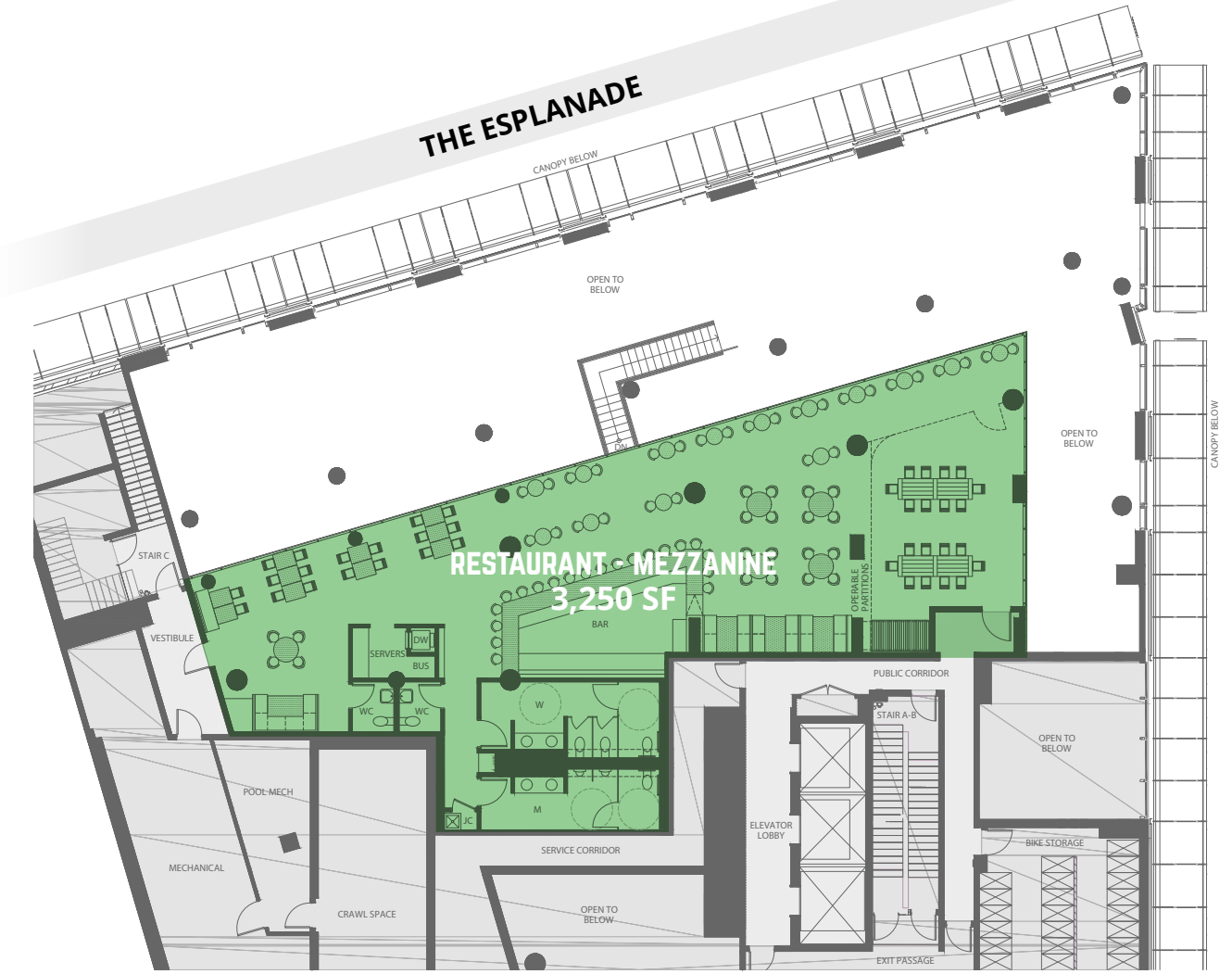
## SEATS SUMMARY

Level 1	235 Seats
Patio (On Site)	46 Seats
Patio (Curbside)	124 Seats
<b>Total</b>	<b>405 Seats</b>

■ Restaurant Premises    
 ■ Signature Large Format Patio



CHURCH STREET



## SEATS SUMMARY

Mezzanine	126 Seats
<b>Total</b>	<b>126 Seats</b>

■ Restaurant Mezzanine

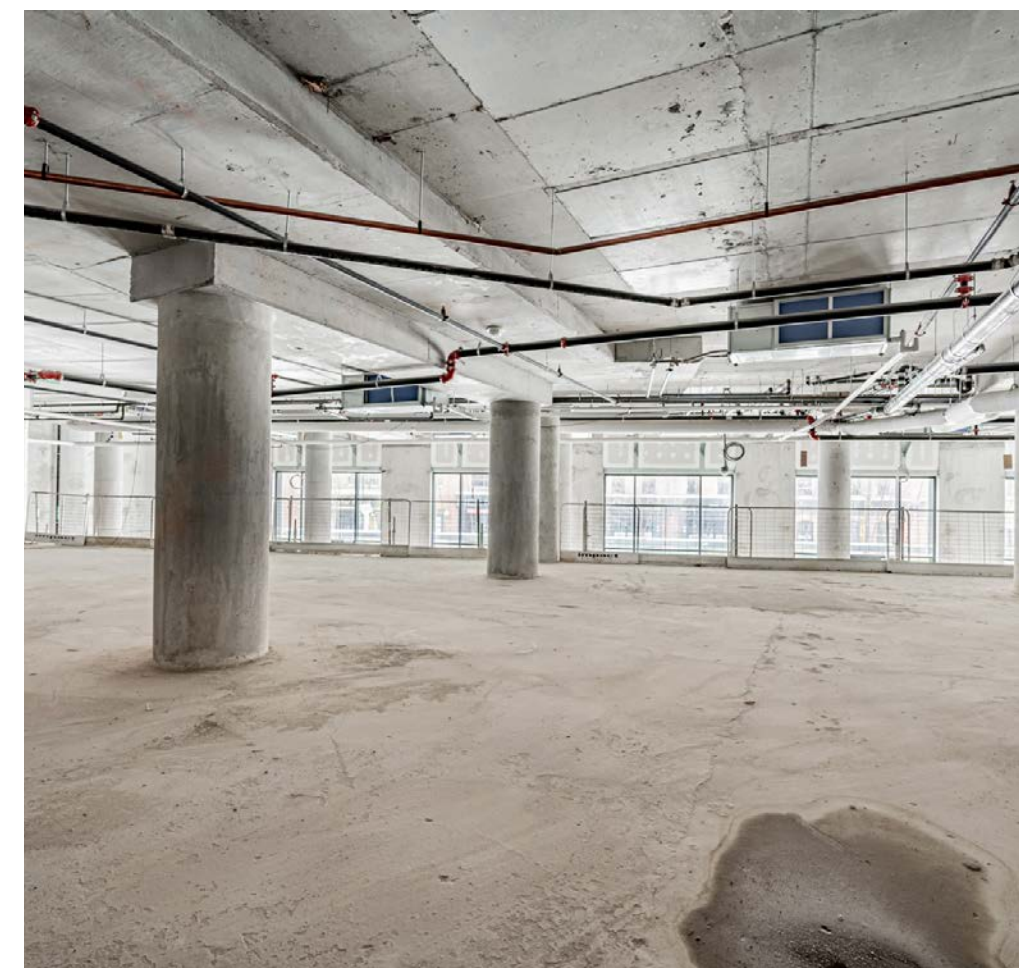
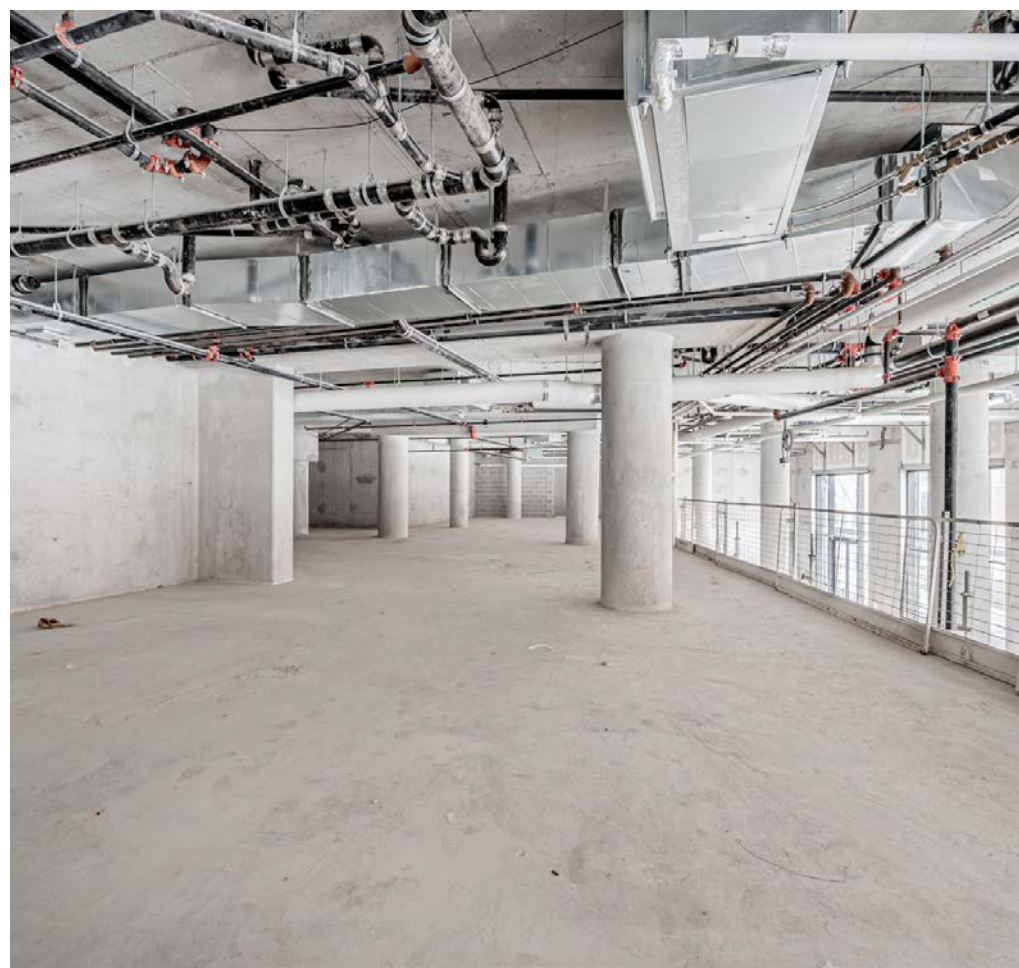
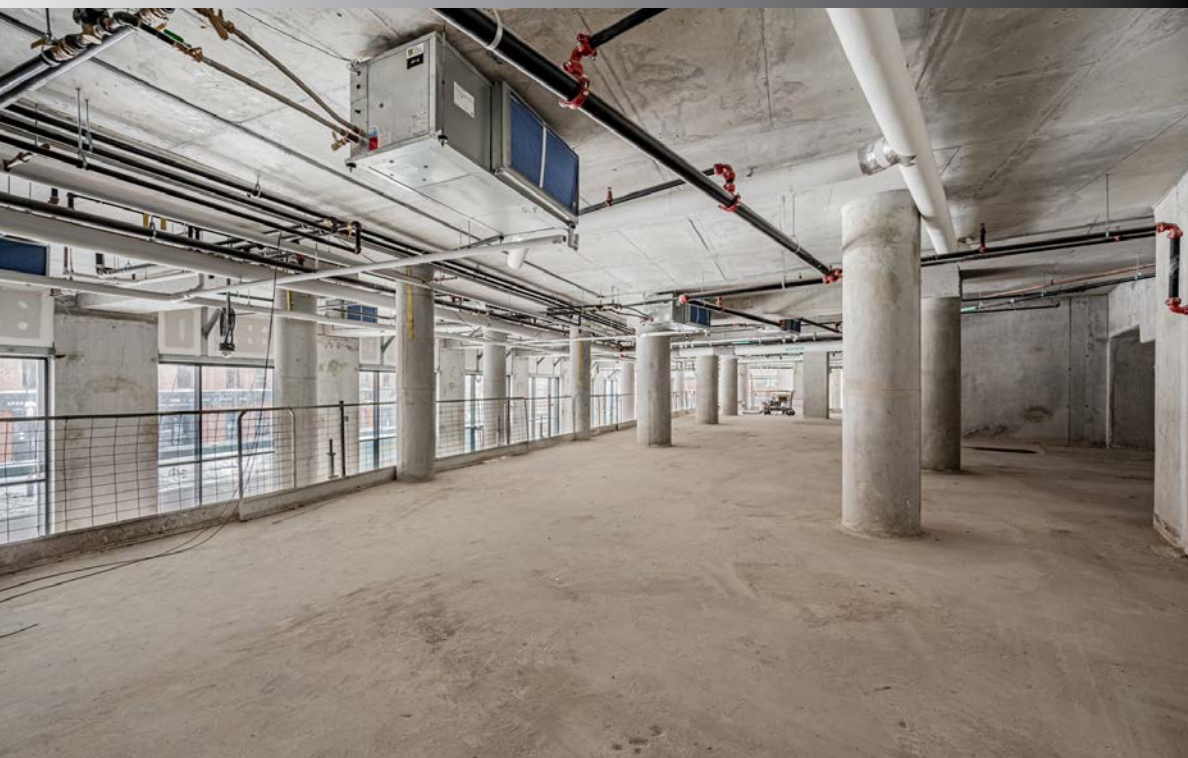


CHURCH STREET

# GROUND FLOOR



# MEZZANINE



# INTERIOR RENDERING





# INTERIOR RENDERING





# NEIGHBOURHOOD OVERVIEW


Ideally situated adjacent to the Financial District, the Property is set in the gateway of the historic St. Lawrence Market neighbourhood. Home to the renowned St. Lawrence Market complex, this neighbourhood features the city's most historic architecture, exciting theatre, quaint shops, and charming restaurants. Notable landmarks in the area include St. James Cathedral, Sony Centre, Hockey Hall of Fame, Berczy Park, and the Gooderham Building. Visitors can easily access the TTC, GO Transit, UP Express, and VIA Rail at Union Station, just a 5-minute walk from the Property.


## DEMOGRAPHICS

Within 1km Radius | Statistics Canada, 2022


 **49,794**  
Total Population

 **28%**  
Growth Rate (2015-2020)

 **278,121**  
Daytime Population

 **\$133,878**  
Average Household Income

 **35**  
Median Age

 **49%**  
Education (Bachelor Degree or Higher)



St. Lawrence Market



Bier Markt



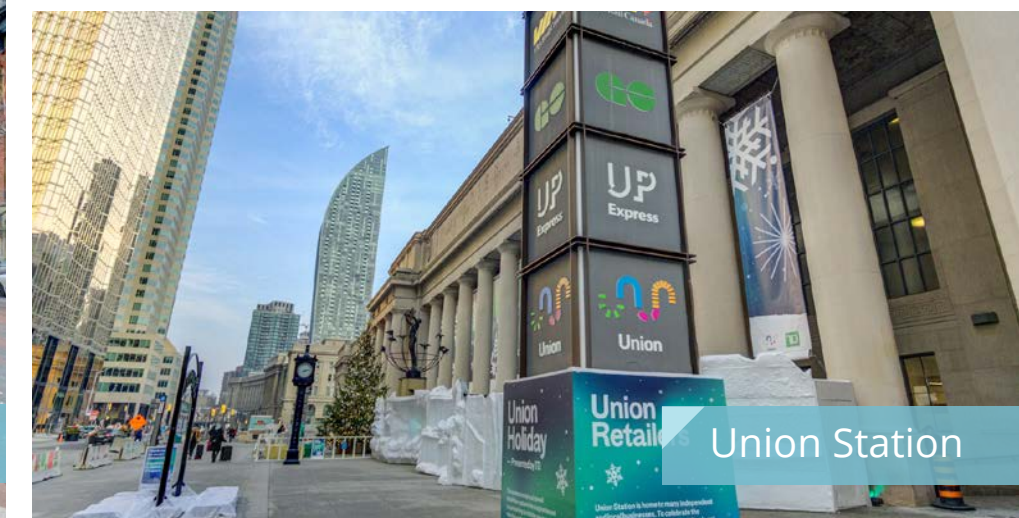
Berczy Park



Gooderham Building



Goose Island



Union Station

# NEIGHBOURING RETAILERS



- 1 The Casablanca Tobacconist
- 2 Irish Embassy
- 3 Cantina Mercatto
- 4 Aroma Espresso Bar
- 5 Green Box
- 6 Tim Hortons
- 7 East Thirty-Six

- 8 Uncle Tony's Pizzeria
- 9 Pravda
- 10 SukhoTHAI
- 11 Altitude Athletic Training
- 12 Third Wave Coffee
- 13 PI CO.
- 14 HotHouse
- 15 Metro

- 16 St. Lawrence Market
- 17 LCBO
- 18 Starbucks
- 19 Second Cup Coffee
- 20 Rexall
- 21 Tim Hortons
- 22 The Flatiron
- 23 CC Lounge & Whisky Bar

- 24 Fresh
- 25 Winners
- 26 St. Lawrence Centre for the Arts
- 27 Fran's Restaurant & Bar
- 28 Biff's Bistro
- 29 Oliver Bonacini
- 30 Hockey Hall of Fame

- 31 Brookfield Place
- 32 Meridian Hall
- 33 Eggspectation
- 34 The Keg Steakhouse & Bar
- 35 Tilted Kilt Pub and Eatery
- 36 The Old Spaghetti Factory
- 37 Scotland Yard Pub

- 38 Bier Markt
- 39 Goose Island Beer Co.
- 40 Shoppers Drug Mart
- 41 Pizza Hut
- 42 Tim Hortons
- 43 Farm'r

# AREA DEVELOPMENTS



75 ON THE ESPLANADE



13,309

Upcoming Residential Units



2.6M+ SF

Upcoming Office Space

## DEVELOPMENTS UNDER CONSTRUCTION


#	PROJECT	ADDRESS	STOREYS	# UNITS	OFFICE (SF)
1	Tower at Pier 27	7 Queens Quay East	35	336	—
2	100 Queens Quay at Sugar Wharf	100 Queens Quay East	25	—	763,000
3	Pinnacle One Yonge	1 Yonge Street	22, 35, 65, 80, 95	2,838	—
4	Sugar Wharf Condominiums (Phase 1)	95 Lake Shore Boulevard East	64, 70	1,500	—
5	65 King Street East		—	—	400,000
6	Yonge & Rich Condominiums	25 Richmond Street East	46	682	—
7	St Lawrence Condos at 158 Front	158 Front Street East	26, 26	490	—
8	Time and Space Condos	177 Front Street East	18, 29	1,586	—
9	Lakeside Residences	215 Lake Shore Boulevard East	14, 39, 49	1,148	—
10	Waterfront Innovation Centre	155 Queens Quay East	—	—	90,000

## PRE-CONSTRUCTION & PROPOSED DEVELOPMENTS


11	Pinnacle One Yonge Commercial	1 Yonge Street	40	—	1,146,098
12	Sugar Wharf Condominiums (Phase 2)	55 Lake Shore Boulevard East	77, 87, 90	1,927	—
13	34-50 King East	34 King Street East	33	219	106,509
14	120 Church	120 Church Street	45	442	—
15	The Saint	89 Church Street	46	419	—
16	110 Adelaide Street East	110 Adelaide Street East	42	287	35,392
17	129-151 George Street	129 George Street	20	—	—
18	125 George	125 George Street	39	520	80,893
19	65 George	187 King Street East	17	16	—
20	33 Sherbourne	33 Sherbourne Street	38	439	—
21	Quay House	162 Queens Quay East	21	460	—

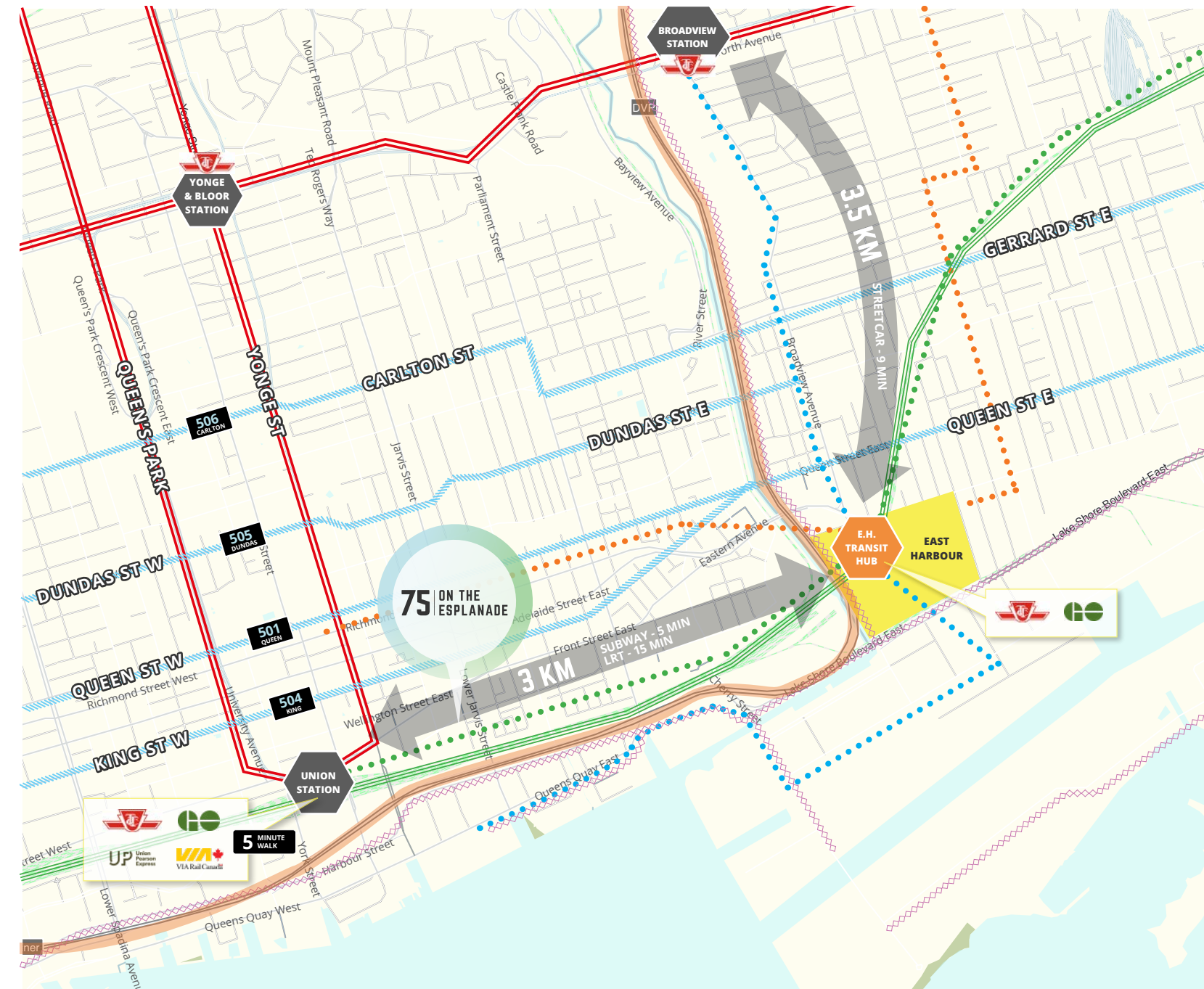
# TRANSIT & CONNECTIVITY

-  EXISTING SUBWAY LINE
-  FUTURE SUBWAY LINE
-  EXISTING LRT/STREET CAR
-  FUTURE LRT/STREET CAR
-  EXISTING GO TRAIN
-  FUTURE GO TRAIN/SMARTTRACK
-  BIKE TRAILS
-  MAJOR TRANSIT HUB / STATION
-  FUTURE EAST HARBOUR TRANSIT HUB

 **98**  
Walk Score

 **100**  
Transit Score

 **71**  
Bike Score



## SUBMISSION GUIDELINES

Interested parties will be invited to provide submissions for the Property in the form of an initial Letter of Intent (“LOI”) to the Advisor. Submissions should include, at a minimum, the information and terms outlined below:

- Purchase Price for the Property;
- Name of the ultimate beneficial owners of the prospective purchaser, including their respective percentage interests;
- Evidence of the prospective purchaser’s financial ability to complete the transaction, including the method of financing the purchase;
- Deposit structure;
- Terms and conditions of closing;
- Schedule of timing and events to complete closing;

Prospective purchasers should note that the Vendor is under no obligation to respond to or accept any proposal for the Property. The Vendor reserves the right to remove the Property from the market and to alter the process described above and timing thereof, at its sole discretion. The Property described herein is to be purchased on an “as is where is” basis.

## SUBMISSION DATE

Offers will be reviewed on an as received basis, submitted to the care of:

### **GRAHAM SMITH\***

Senior Vice President  
Agency Retail Group  
+1 416 855 0914  
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### **BRANDON GORMAN\*\***

Senior Vice President  
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Brandon.Gorman@am.jll.com

Submissions will be evaluated primarily on the consideration offered, the method of payment of the consideration, the prospective investor’s ability to complete the transaction and the proposed date and conditions of closing.

## CONFIDENTIALITY

By receipt of this Investment Summary, the recipient agrees that this document and its contents are confidential; that it will hold and treat it in the strictest of confidence; that it will not directly or indirectly disclose this document or its contents to any firm, person, or entity without the Vendor’s prior written consent and that it will not use or permit this document to be used in any manner detrimental to the interests of the Vendor, the Advisor, or their affiliates. This document is not to be reproduced, in whole or in part, without the prior written consent of the Vendor and the Advisor. The terms and conditions in this section will relate to all sections of this Investment Summary as if stated independently therein.

## EXCLUSIVE ADVISOR

All inquiries regarding the Property should be directed to:

### **GRAHAM SMITH\***

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\*\*Broker, \*Sales Representative

For more information on financing and debt related services please contact:

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## SIGNATURE RETAIL FOR SALE



HARHAY  
DEVELOPMENTS

*Carterra*



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\*\*Broker. \*Sales Representative.

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