

STREETCAR

dream

JLL

8 Gladstone Avenue

Retail space for lease
4,436 SF 647.308.3529

Space
for lease
647.308.3529

PREMIUM CONDO RETAIL OFFERING

The Opportunity

8 Gladstone Avenue

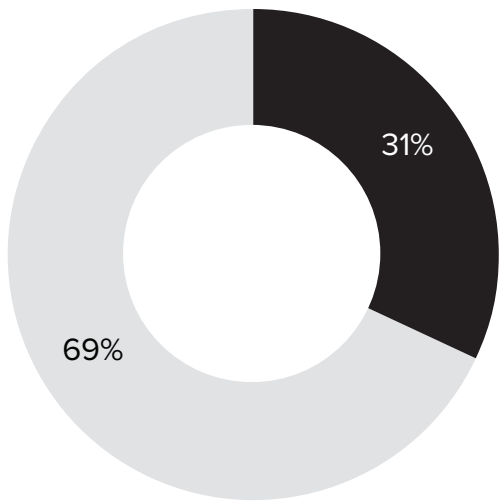
Partially occupied by well-known physiotherapist, The Running Physio, until Sept-2028, the Property offers a unique opportunity to secure 6,456 SF of premier retail space generating ancillary revenue to offset carrying costs in the City’s trendy West Queen West locale. This rare offering presents an opportunity for investors to create value by attracting new tenants to this flexible shell-space, or for owner-occupiers to take immediate occupancy with a contractual lease to an essential service medical tenant.

Developed in 2013, the Property benefits from unparalleled construction quality with soaring ceiling heights exceeding 15 FT, floor-to-ceiling curtain glass windows which maximize the Property’s 70 FT of frontage, and seamless rear shipping and receiving access. Shadow-anchored by Metro and FreshCo., this destination-retail location is equipped to service the bustling daytime population with ample off-site parking located on the P1 level of the development. As the immediate area continues to undergo significant revitalization and the path of development continues to move north from Liberty Village, the immediate area is primed to benefit from increased traffic flow, population density, and enhanced public amenity spaces in the near future.

Salient Details

PROPERTY	8 GLADSTONE AVENUE
TOTAL GLA	6,456 SF
OCCUPIED GLA	2,020 SF
AVAILABLE GLA	4,436 SF
IN-PLACE TENANT	The Running Physio Inc.
REMAINING TERM	7.3 Years
FRONTAGE(S)	70 FT
CEILING HEIGHT	15 FT
SHIPPING & RECEIVING	Rear Access Terminal
WALK & TRANSIT SCORE	93 / 89
STATUS	Stratified Freehold
REALTY TAXES	\$7.64 PSF
CAM	\$2.95 PSF

Occupancy by GLA



- The Running Physio - 2,020 SF
- Available Unit - 4,436 SF

Investment Highlights

PARTIAL OCCUPANCY BY A SECURE LONG-TERM IN-PLACE TENANT COVENANT

Occupying 31% of the available GLA until Sept-2028, the in-place tenant, The Running Physio, is an award-winning medical practitioner providing long-term cash flow certainty for investors or owner-occupiers. Currently undergoing extensive renovation, the tenant has demonstrated a commitment to this location along with strong historic sales performance and two contractual renewal options at an increased rent following the current term. The Property offers an opportunity for investors to create value by further diversifying the Property’s tenant profile through a strategic re-leasing program, or for owner-occupiers to secure high-quality shell-space while off-setting ownership expenses associated with the Property at the heart of this live, work, and play community.

BEST-IN-CLASS NEWLY CONSTRUCTED SHELL-SPACE

Developed in 2013 and maintained thereafter by Streetcar Developments and Dream Unlimited, the Property benefits from best-in-class construction quality and historic institutional property management by the Vendor. The Property offers flexible shell-space whereby a new owner will have the ability to customize or demise the space in a way that best meets their needs. The Property offers ceiling heights of approximately 15 FT, polished concrete flooring, floor-to-ceiling curtain glass windows, a rear shipping and receiving terminal, outdoor patio potential, and adequate ventilation to accommodate a variety of future uses including restaurants and industrial kitchens, retail showrooms, or open-format office spaces.

HYPER-URBAN LOCATION SURROUNDED BY DESTINATION-RETAIL AND RESIDENTIAL DEVELOPMENT

Located at the base of 8 Gladstone Avenue, an 89-unit, eight-storey condominium developed by Streetcar Developments and Dream Unlimited, the Property is well integrated into a vibrant and self-sustaining residential hub. The Property is shadow-anchored by COVID-proof destination-retailers Metro and Fresh Co., located directly across Gladstone Avenue and at the base of the 8 Gladstone condominiums, generating enhanced consumer draw to the Property. The broader commercial landscape of West Queen West is a rapidly gentrifying neighborhood with seven proposed high-profile projects that will deliver 1,628 new units all within a 2.5 KM radius of the Property. As this node continues to densify and be reinvigorated by new institutional development, investors in, or users of the Property will benefit from a growing base of affluent consumers.

Source: Urbanation; Q1-2021, Research Report

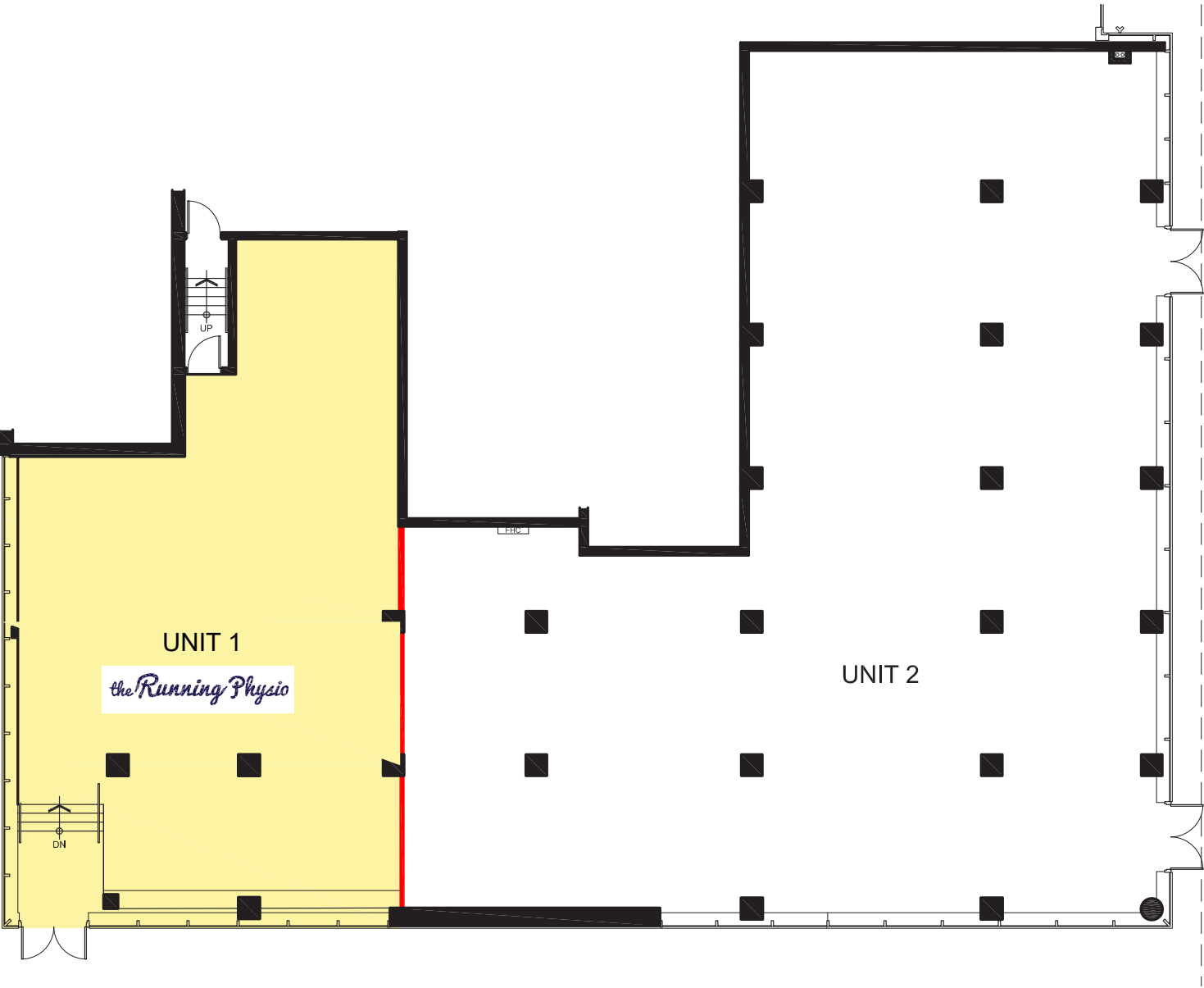
Positioning Map: West Queen West



Demographic source: <https://www.areavibes.com/toronto-on/west+queen+west/livability/>

8 Gladstone Avenue Floor Plan

LEASABLE AREA	UNIT 1 2,020 SF	UNIT 2 4,436 SF	TOTAL 6,456 SF
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LEASE EXTRACT: 8 GLADSTONE AVENUE			
TENANT COVENANT	The Running Physio Inc.		
COMMENCEMENT DATE	10-Sep-2018		
EXPIRATION DATE	9-Sep-2028		
REMAINING TERM	7.3 Years		
AREA	2,020 SF		
BASE RENT			
ESCALATION DATE	PSF	PER MONTH	PER ANNUM
10-SEP-2018	\$21.00	\$3,535	\$42,420
10-SEP-2020	\$23.00	\$3,872	\$46,460
10-SEP-2023	\$28.00	\$4,713	\$56,560
LEASE TYPE	Fully Net		
ADDITIONAL RENT	Tenant to pay their Proportionate Share of Additional Rent		
ADMINISTRATIVE FEE	15% of all Operating Costs; Realty Taxes excluded		
REPAIRS & MAINTENANCE	Tenant is responsible to make necessary maintenance, repairs and replacements to keep the Premises in good condition		
RENEWAL OPTIONS	Two Extension Options of five years; at the greater of the prior periods Base Rent or a Fair Market Rate		
DEPOSIT	Tenant required to provide \$15,857.66 to be applied against first and last months rent		

the Running Physio



Offering Guidelines

CONFIDENTIALITY

By receipt of these materials, 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 Vendors, 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 document as if stated independently therein.

Submission Process

Interested parties are invited to provide submissions for the Portfolio or individual Properties in the form of an initial Letter of Intent (“LOI”). Submissions should include, at a minimum, the information and terms outlined below:

- Purchase Price for a Property, the Portfolio, or a cluster thereof;
- 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 amounts and structure;
- Terms and conditions of closing;
- Schedule of timing and events to complete closing;

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.

Prospective purchasers should note that the Vendors are under no obligation to respond to or accept any offers. The Vendors reserves the right to remove any or all Properties in the Portfolio from the market and to alter the process described above and the timing thereof, at their sole discretion. The Portfolio described herein is to be purchased on an as-is-where-is basis.

Offer submissions will be reviewed and considered on an ongoing basis and on an as-received basis to the attention of:

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