

75 | ON THE ESPLANADE

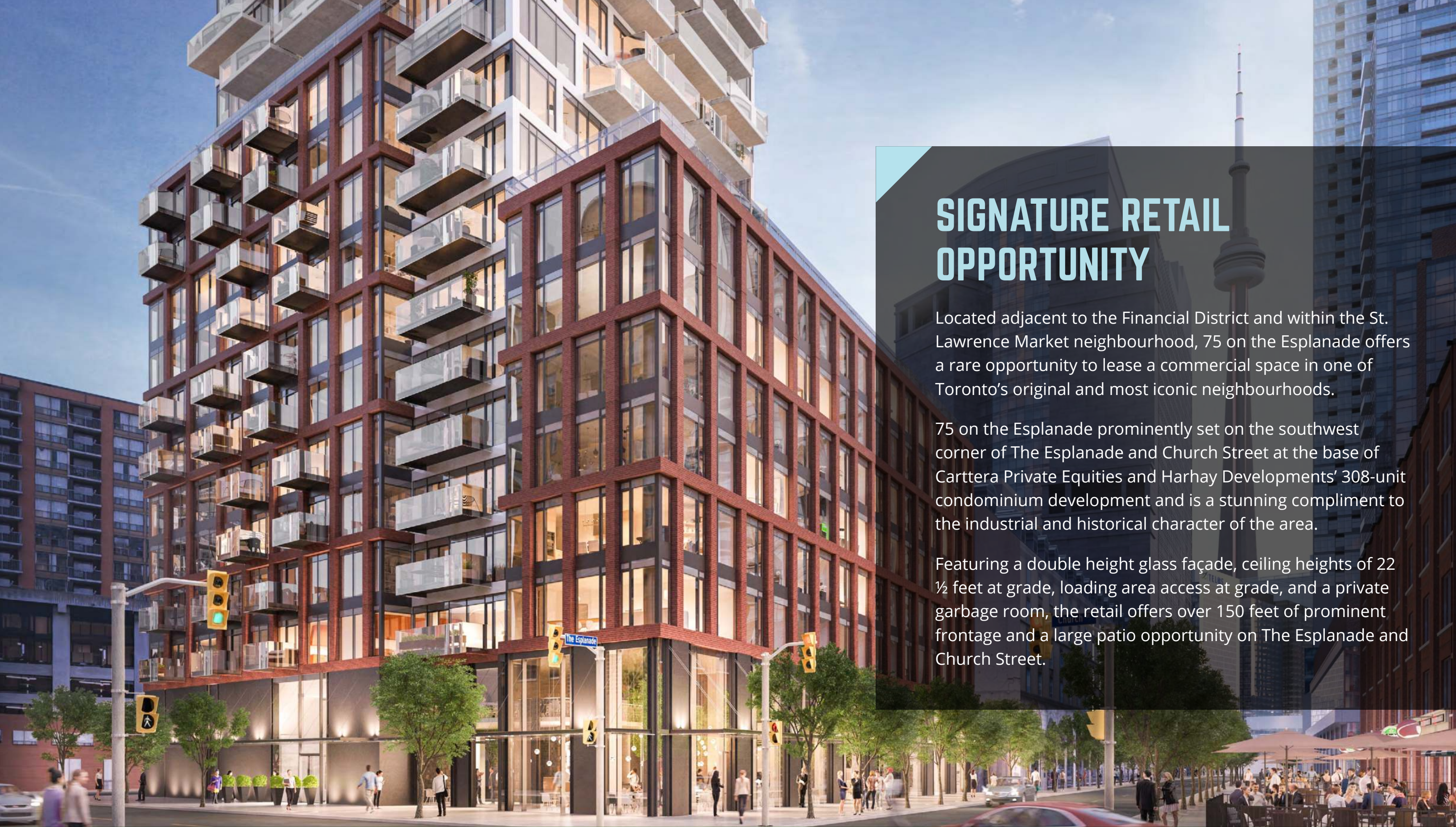
SIGNATURE RETAIL FOR LEASE



HARHAY
DEVELOPMENTS

Carterra





SIGNATURE RETAIL OPPORTUNITY

Located adjacent to the Financial District and within the St. Lawrence Market neighbourhood, 75 on the Esplanade offers a rare opportunity to lease a commercial space in one of Toronto's original and most iconic neighbourhoods.

75 on the Esplanade prominently set on the southwest corner of The Esplanade and Church Street at the base of Carttera Private Equities and Harhay Developments' 308-unit condominium development and is a stunning compliment to the industrial and historical character of the area.

Featuring a double height glass façade, ceiling heights of 22 ½ feet at grade, loading area access at grade, and a private garbage room, the retail offers over 150 feet of prominent frontage and a large patio opportunity on The Esplanade and Church Street.



11,797 SF

Retail/Commercial Space



150+ FT

Frontage



22+ FT

Ceiling Height at Grade



308

Residential Units



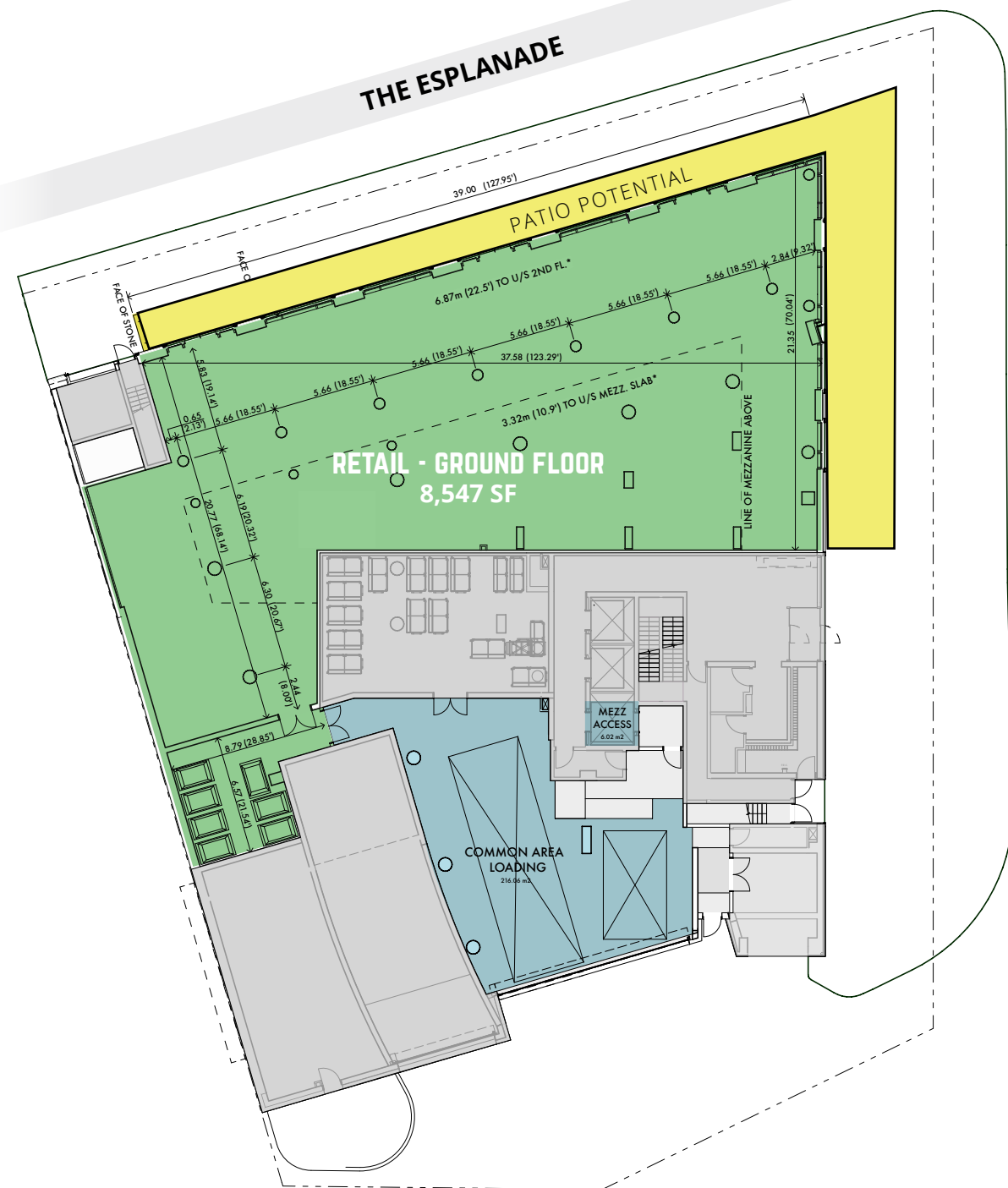
PROPERTY DETAILS

Ground Floor:	8,547 SF
Mezzanine:	3,250 SF
Total:	11,797 SF
Available:	Immediate
Term:	10 Years
Additional Rent:	\$22.16 PSF (est. 2021)

HIGHLIGHTS

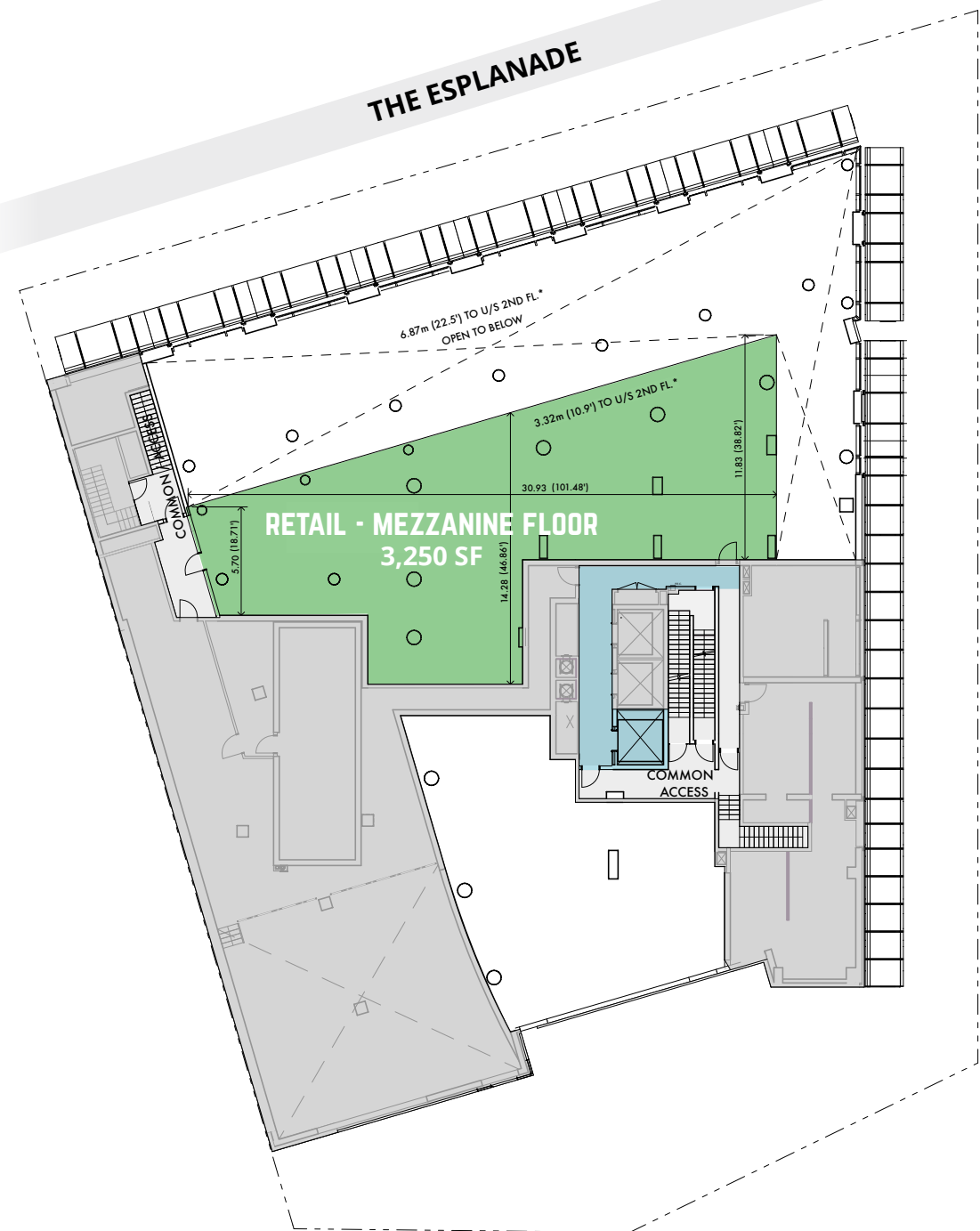
- Prominent corner exposure on The Esplanade & Church Street with over 150+ FT of frontage
- Signature wraparound patio opportunity of 869 SF with potential to expand with City approval
- Double height glass façade
- Shared Type G covered loading dock with direct access at grade into Premises
- Soaring ceiling heights of approximately 22.5 FT at grade; 10.9 FT mezzanine
- Walking distance to Union Station, with convenient access to TTC, GO Transit, UP Express, and VIA Rail transit systems
- Great co-tenants include The Keg and Bier Markt/Goose Island Brewhouse

DEMISING PLANS AVAILABLE



Retail Premises
 Retail Patio
 Common Area Loading & Mezz Access Elevator

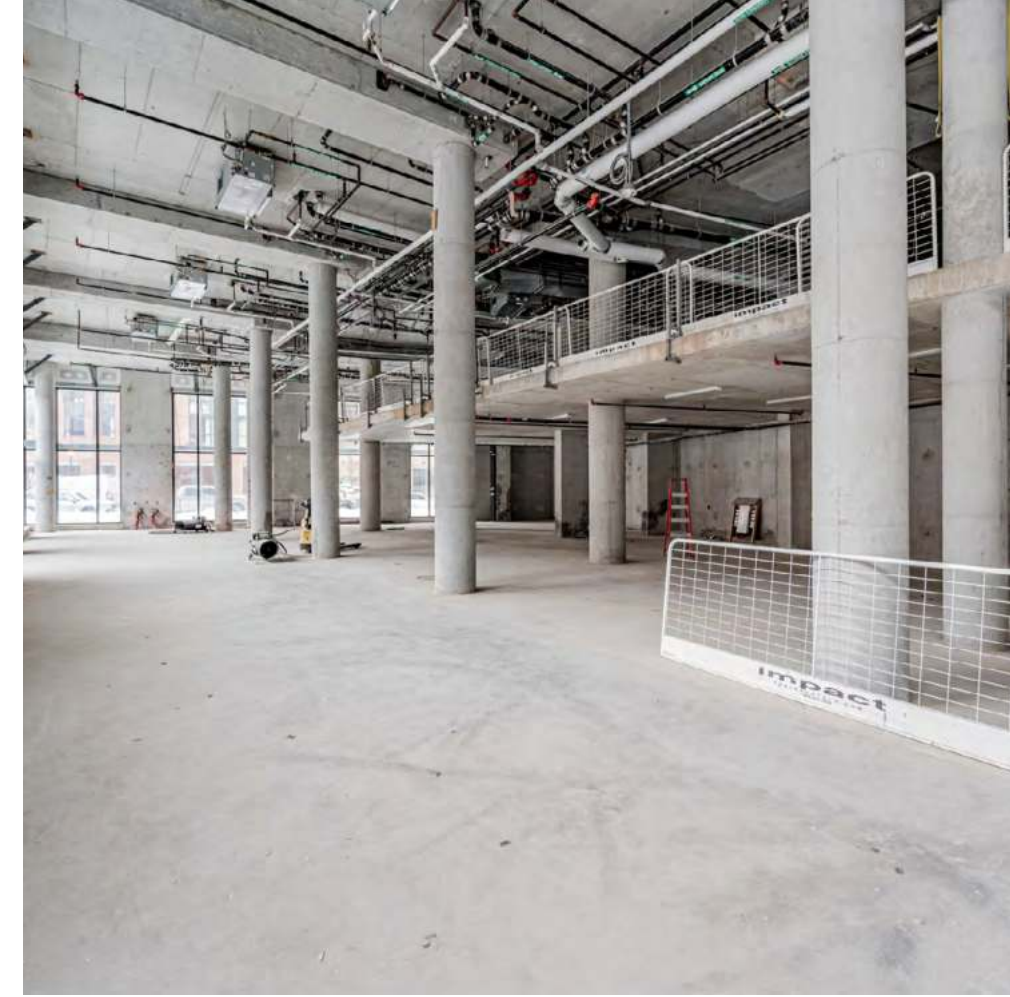
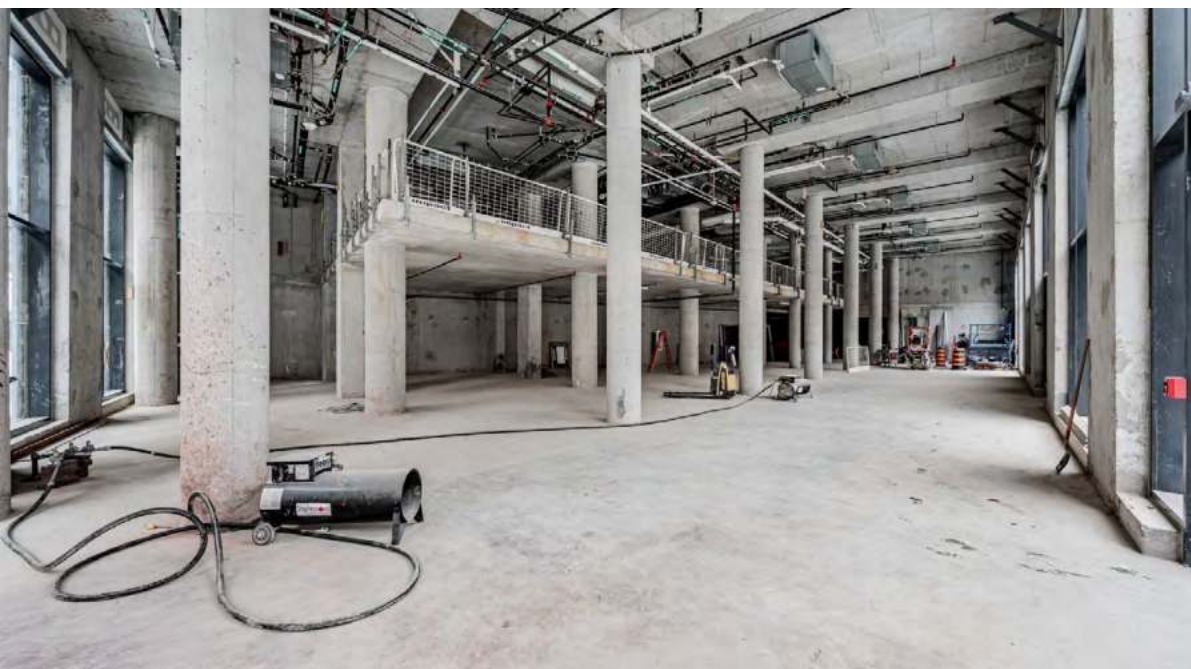
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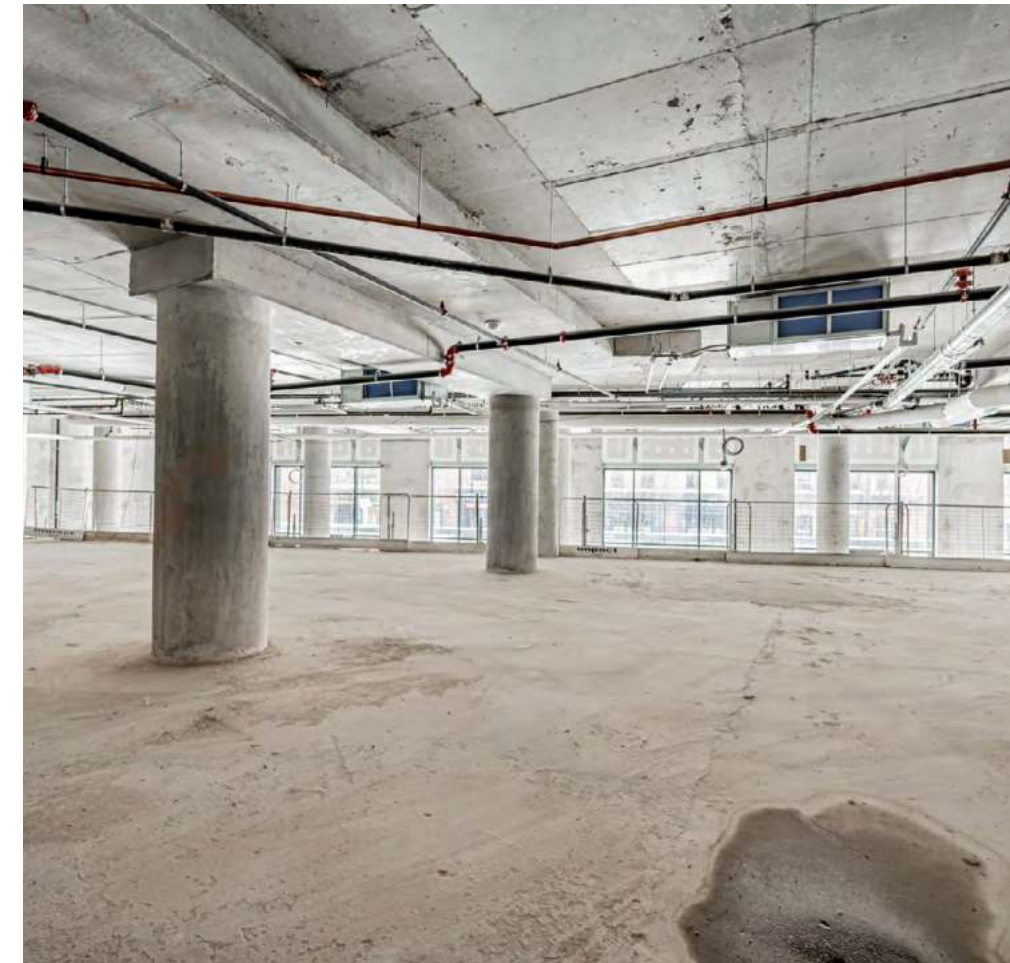
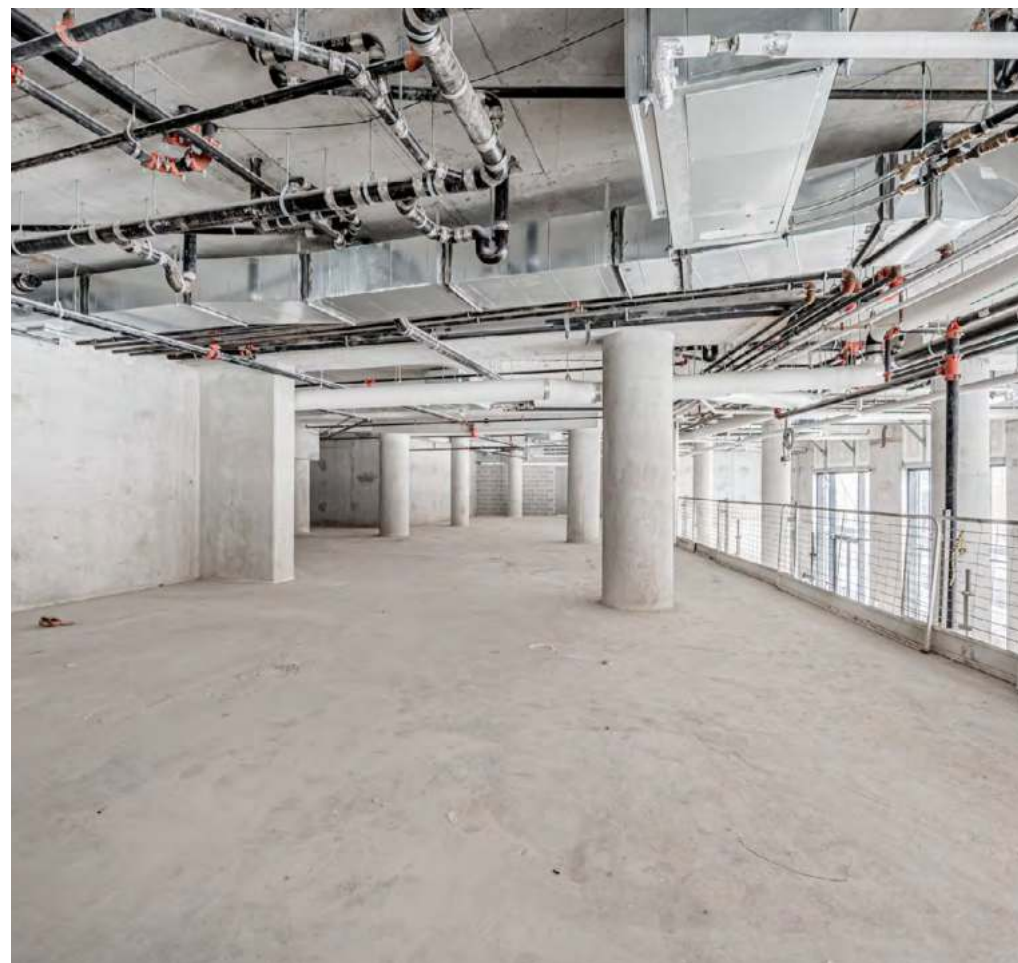
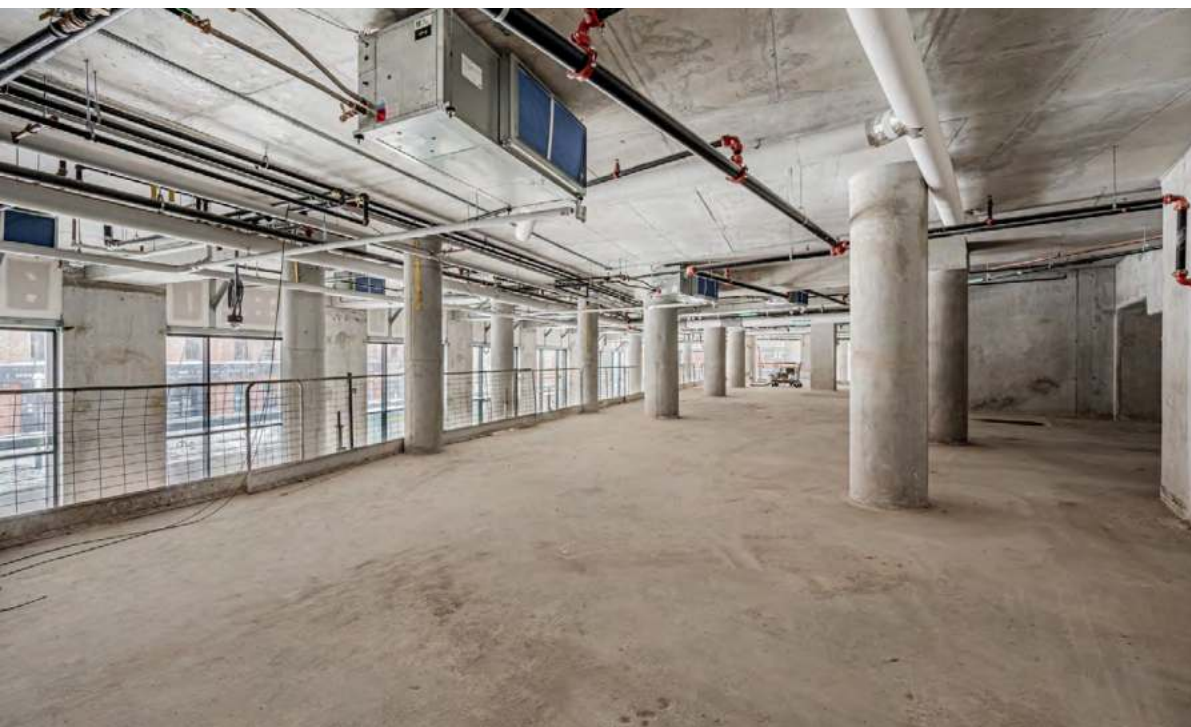
■ Retail Mezzanine ■ Mezz Access Elevator & Common Hallway

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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 | 8 Uncle Tony's Pizzeria | 16 St. Lawrence Market | 24 Fresh | 31 Brookfield Place | 38 Bier Markt |
| 2 Irish Embassy | 9 Pravda | 17 LCBO | 25 Winners | 32 Meridian Hall | 39 Goose Island Beer Co. |
| 3 Cantina Mercatto | 10 SukhoTHAI | 18 Starbucks | 26 St. Lawrence Centre for the Arts | 33 Eggspectation | 40 Shoppers Drug Mart |
| 4 Aroma Espresso Bar | 11 Altitude Athletic Training | 19 Second Cup Coffee | 27 Fran's Restaurant & Bar | 34 The Keg Steakhouse & Bar | 41 Pizza Hut |
| 5 Green Box | 12 Third Wave Coffee | 20 Rexall | 28 Biff's Bistro | 35 Tilted Kilt Pub and Eatery | 42 Tim Hortons |
| 6 Tim Hortons | 13 PI CO. | 21 Tim Hortons | 29 Oliver Bonacini | 36 The Old Spaghetti Factory | 43 Farm'r |
| 7 East Thirty-Six | 14 HotHouse | 22 The Flatiron | 30 Hockey Hall of Fame | 37 Scotland Yard Pub | |
| | 15 Metro | 23 CC Lounge & Whisky Bar | | | |

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



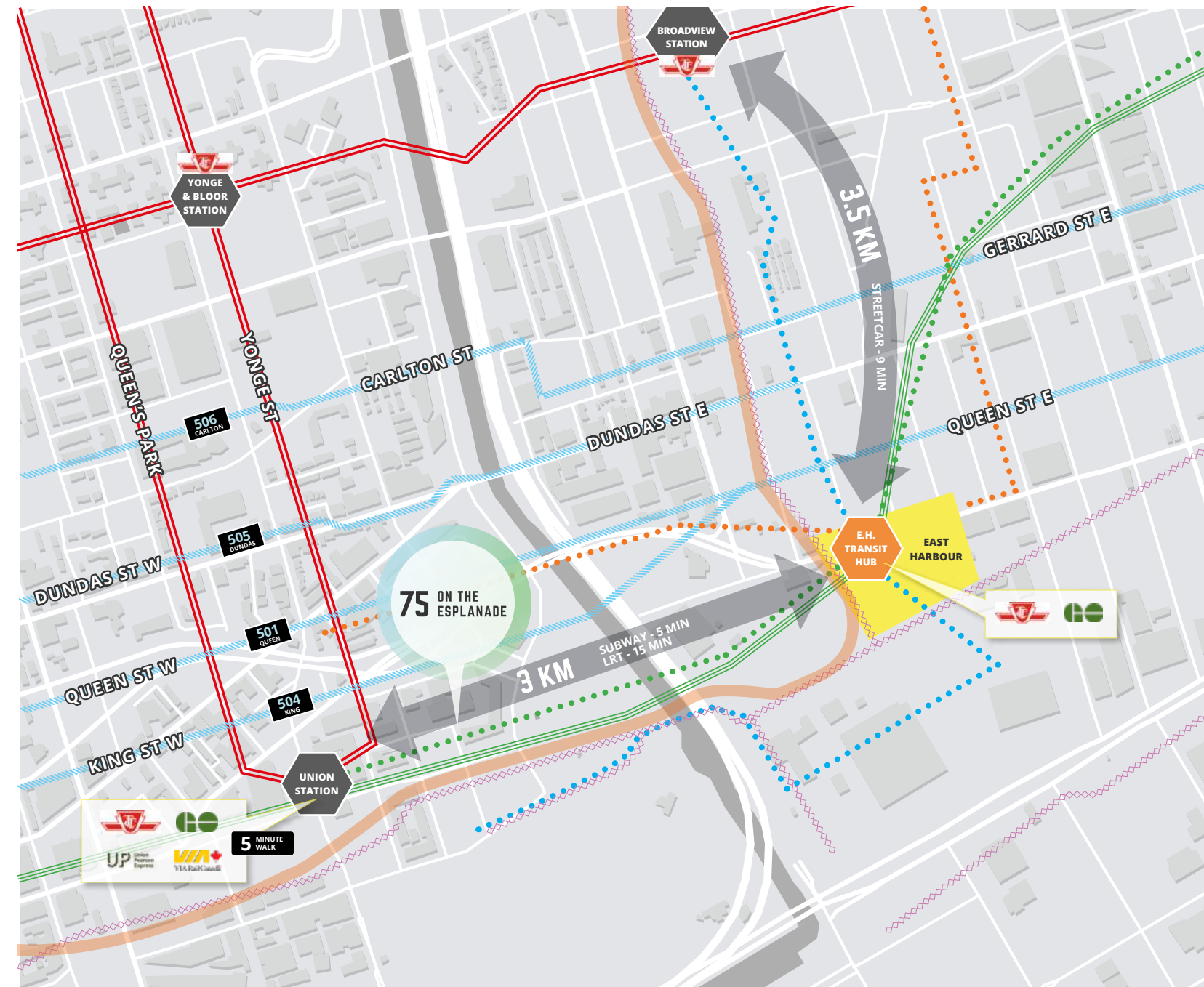
98
Walk Score



100
Transit Score



71
Bike Score



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