



422-430  
RONCESVALLES AVENUE



PREMIUM AAA

# Retail Investment Offering

INVESTMENT SUMMARY



# The Opportunity

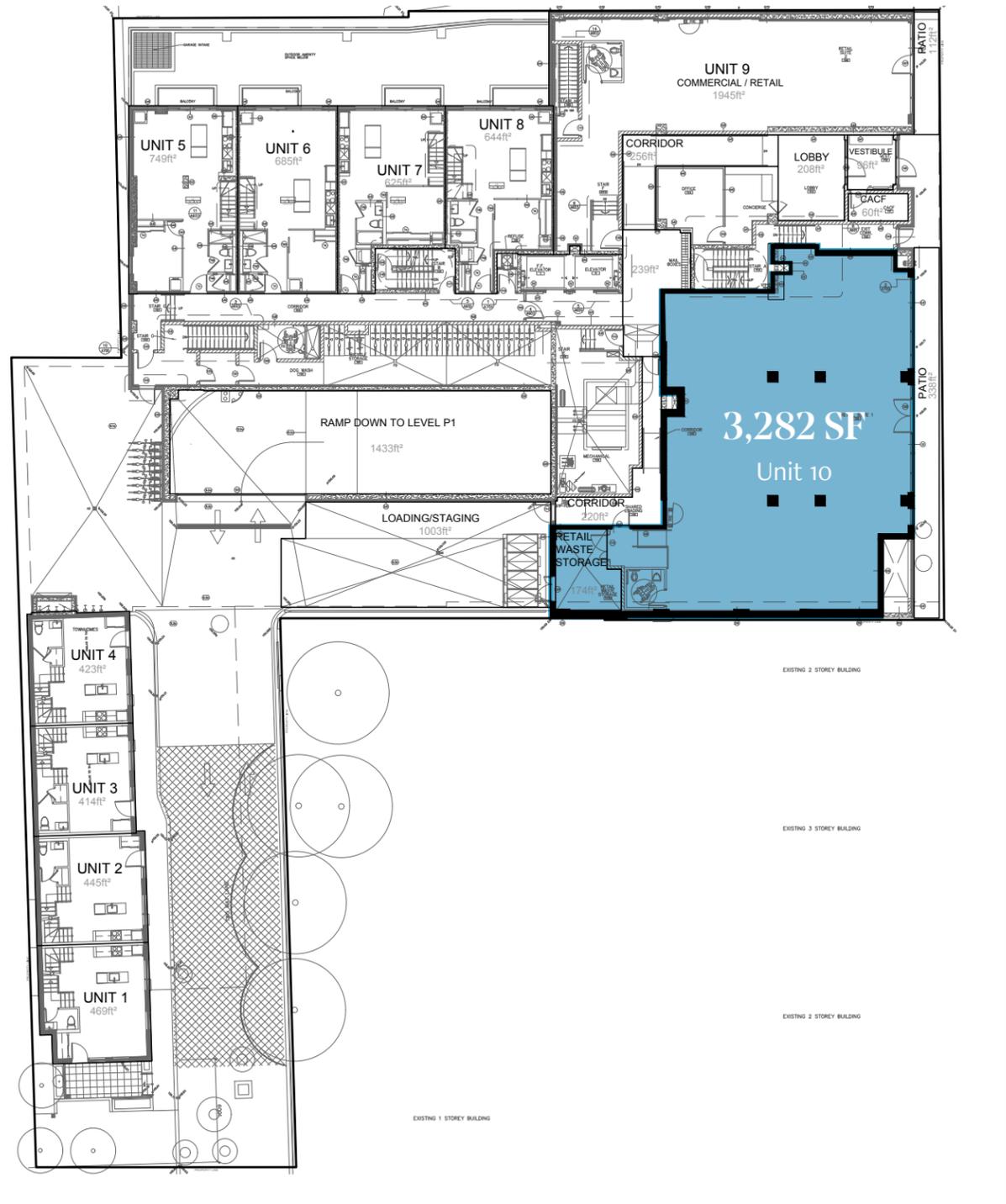
Jones Lang LaSalle Real Estate Services Inc. (“JLL” and / or the “Advisor”) is pleased to offer for sale a premier retail unit located at Unit 10, 422- 430 Roncesvalles Avenue (the “Property”). The Property features a 3,282 square foot premises, 100% occupied by Pet Valu Canada Inc. (“Pet Valu”) on a 10-year lease commencing Fall 2021. JLL is also offering Unit 9 for sale which is currently vacant and may be purchased together with Unit 10, or separately.

## Investment Highlights

- High quality retail condo totaling 3,282 square feet, 100% occupied by Pet Valu on a new 10-year lease agreement.
- Brand new construction below 90 residential units.
- Situated on Roncesvalles Street in the heart of Toronto’s intensifying Roncesvalles / Junction Triangle neighborhood.
- Hands-off net lease investment.
- Premium retail asset featuring over 45 FT of frontage and 15 FT ceiling heights.



# Floor Plan



HOWARD PARK AVENUE

# Salient Details

<b>Address:</b>	422 - 430 Roncesvalles Avenue
<b>Retail Premises:</b>	Unit 10
<b>Purchase Price:</b>	\$3,625,000
<b>Ownership:</b>	Condo Retail
<b>Tenant:</b>	Pet Value Canada Inc
<b>Commencement Date:</b>	Estimated October 1, 2021
<b>Leasable Area:</b>	3,282 SF
<b>Condo Fees (Est 2021):</b>	\$876.25 / Month - (\$2.75 PSF)
<b>Taxes (Est 2021):</b>	TBD - City has yet to assess taxes. Estimated at \$12.11 per Altus.
<b>Parking:</b>	Available for purchase - \$60,000 per stall
<b>Ceiling Height:</b>	15 FT
<b>Frontage:</b>	45+ FT
<b>Shipping / Receiving:</b>	Building loading bay accessible via rear corridor
<b>Signage:</b>	Exterior signage permitted subject to Declaration



## Tenant Overview

Pet Valu is Canada’s leading retailer of pet food and pet-related supplies with over 600 corporate-owned or franchised locations across the country. For more than 40 years, Pet Valu has earned the trust and loyalty of pet parents by offering knowledgeable customer service, a premium product offering and engaging in-store services. Pet Valu’s neighbourhood stores offer more than 7,000 competitively-priced products, including a broad assortment of premium, super premium, holistic and award-winning proprietary brands.

Its initial public offering to trade on the Toronto Stock Exchange under the symbol “PET”. As of early July 2021, Pet Valu had a total market capitalization of \$1.88 billion.

## Pet Valu Summary of Essential Terms

<b>Tenant:</b>	Pet Value Canada Inc.
<b>Premises:</b>	422 Roncesvalles Avenue, Toronto, Ontario
<b>Term:</b>	Ten (10) years
<b>Extension Period(s):</b>	Four (4) option(s) to extend the Term of the Lease for five (5) each at FMR
<b>Commencement Date:</b>	Estimated October 1, 2021
<b>Expiry Date:</b>	Ten (10) years following the Commencement Date, being August 31, 2031
<b>Rentable Area of the Leased Premises:</b>	3,282 square feet
<b>Minimum Rent:</b>	Please see data room for full financial disclosure.
<b>Use of Premises:</b>	The business of selling pet food, pet supplies, pets, any products and/or services relating directly or indirectly to the feeding, care, ownership or activities of any pets, wildlife or domestic animals, including grooming and pet wash facilities, and without limitation, all products, services, merchandising and/or marketing programs incidental to the above-mentioned uses.
<b>Parking</b>	No parking spaces available for use at or upon the Property by the Tenant or its visitors.
<b>Tenant’s Exclusive</b>	Any business that generates in excess of 10% of its revenue from the sale of pet food or pet-related products.
<b>Signs and Advertising</b>	The Tenant will not paint, fix, display, or cause to be painted, fixed or displayed, any sign, picture, awning, canopy, advertisement, notice or lettering on any part of the exterior without, in each instance, the prior written approval of the Landlord and the Condominium Corporation.



# Submission Process

Interested parties are invited to provide submissions for the Property 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 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 amounts and structure;
- Terms and conditions of closing; and
- 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 the Property from the market and to alter the process described above and the timing thereof, at their sole discretion. The Property 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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