



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.

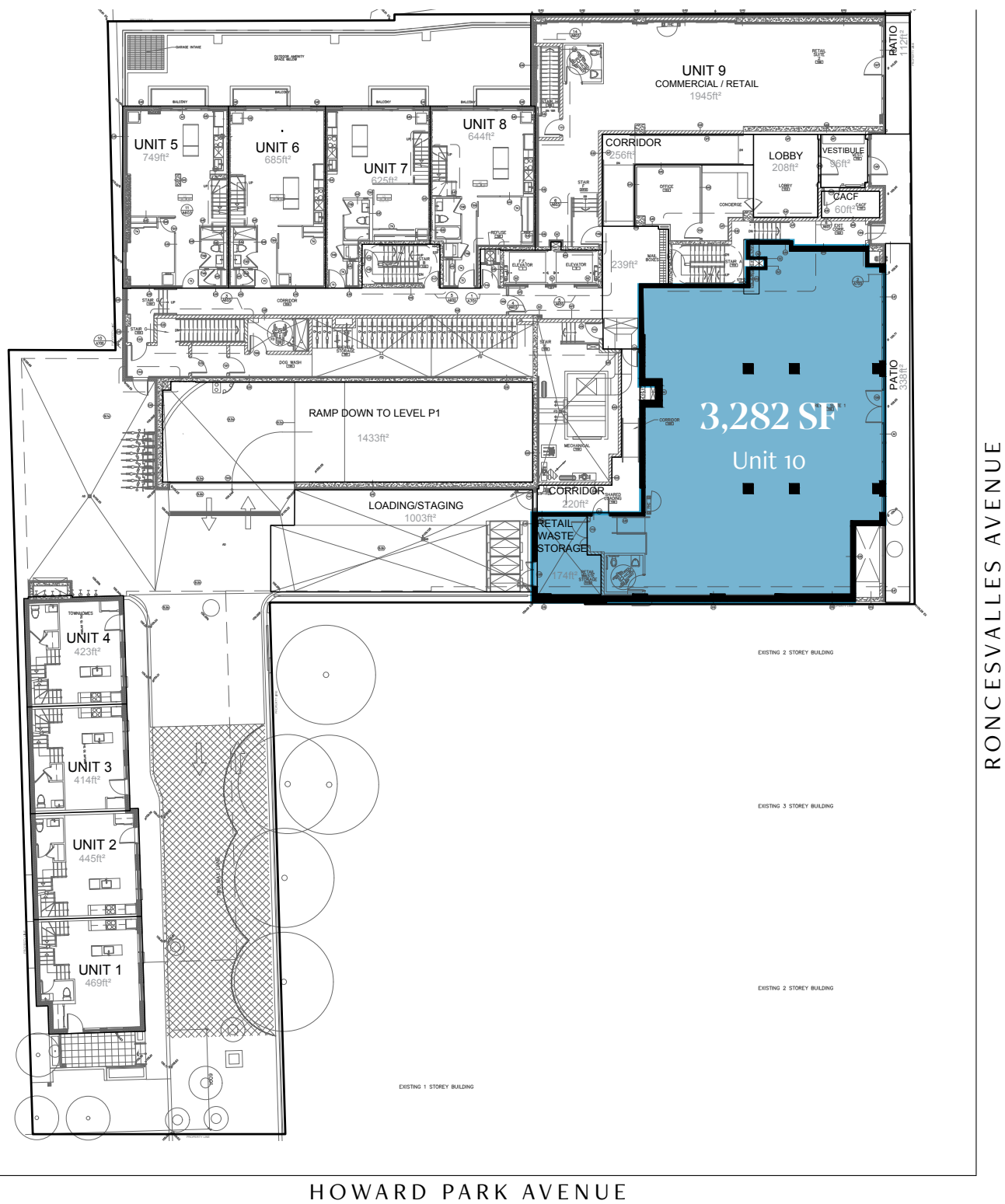
## Investment Highlights

- 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



# Salient Details

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



# Pet Valu

## Summary of Essential Terms

Tenant:	Pet Value Canada Inc.
Premises:	422 Roncesvalles Avenue, Toronto, Ontario
Term:	Ten (10) years
Extension Period(s):	Four (4) option(s) to extend the Term of the Lease for five (5) each at FMR
Commencement Date:	Estimated October 1, 2021
Expiry Date:	Ten (10) years following the Commencement Date, being August 31, 2031
Rentable Area of the Leased Premises:	3,282 square feet
Minimum Rent:	Please see data room for full financial disclosure.
Use of Premises:	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.
Parking	No parking spaces available for use at or upon the Property by the Tenant or its visitors.
Tenant's Exclusive	Any business that generates in excess of 10% of its revenue from the sale of pet food or pet-related products.
Signs and Advertising	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 Corporating.

## 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.



# Area Overview

The Property is located just one block south of the Roncesvalles Avenue and Dundas Street W intersection in the intensifying Roncesvalles / Junction Triangle neighborhood. The area is going through significant intensification led by well-known mixed-use developments including Junction House by Slate, Stockyards District by Marlin Spring and The Roncy by Worsley Urban. Development activity within the surrounding area is expected to bring an additional ~6,500 residential units to the market throughout the next +/- 5 years.

The Property is well positioned on Roncesvalles Avenue immediately north of Howard Park Avenue in the rapidly gentrifying Roncesvalles Village node, which has recently experienced an increase in density and influx of new residents. Surrounded by an extensive transit network centred at the Bloor & Dundas transit hub two blocks to the north, the Property benefits from exceptional connectivity and transit amenities including TTC subway and streetcar, GO Transit and Union-Pearson (UP) Express service.

## Demographics

27,616  
Population

37.8  
Median Age

12,684  
Total Households

90  
Walk Score

20,997

Daytime Population

8%

Growth Rate (2020-2025)

\$110,361

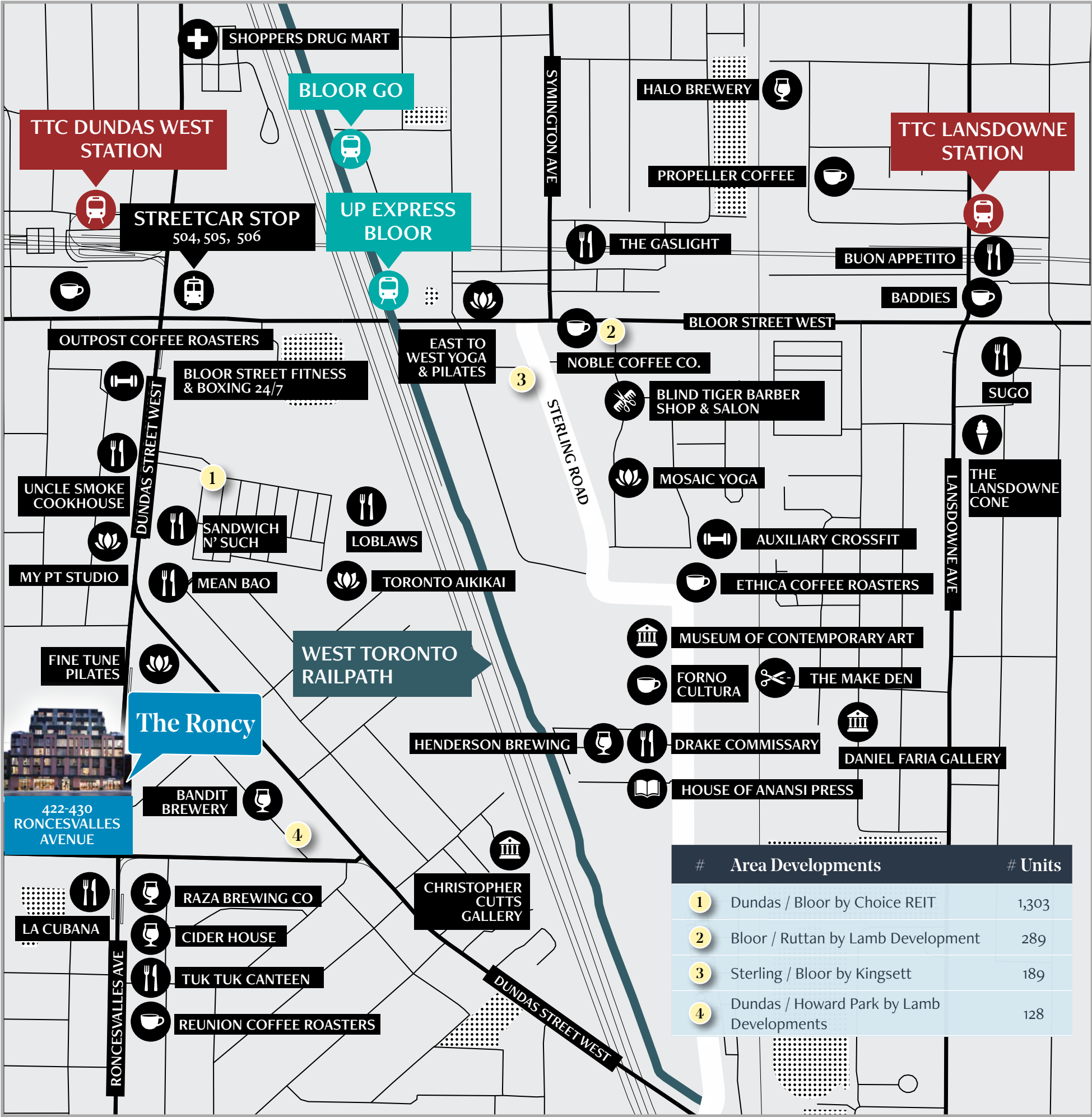
Average Household Income

97

Transit Score

Within 1km Radius

Source: Statistics Canada, 2021



# 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:

## Agency Retail Group

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