

# 300 FRONT

RETAIL FOR SALE | CORNER OF JOHN STREET & FRONT STREET WEST



**CBRE**

# 300 FRONT

## PROPERTY OVERVIEW

CBRE is pleased to offer for sale on behalf of the Vendor, 300 Front Street SG Inc., 3,769 sq. ft. of retail on the ground level of 300 Front Street West (The Property). The Property is a retail/condominium property located at the base of a 682-unit condominium at the corner of John Street and Front Street West. Built by Tridel, one of Toronto's premier condominium developers, 300 Front Street was completed in 2014. The Property is 100% leased to Starbucks and South St. Burger (MTY Food Group Inc.).

## INVESTMENT HIGHLIGHTS

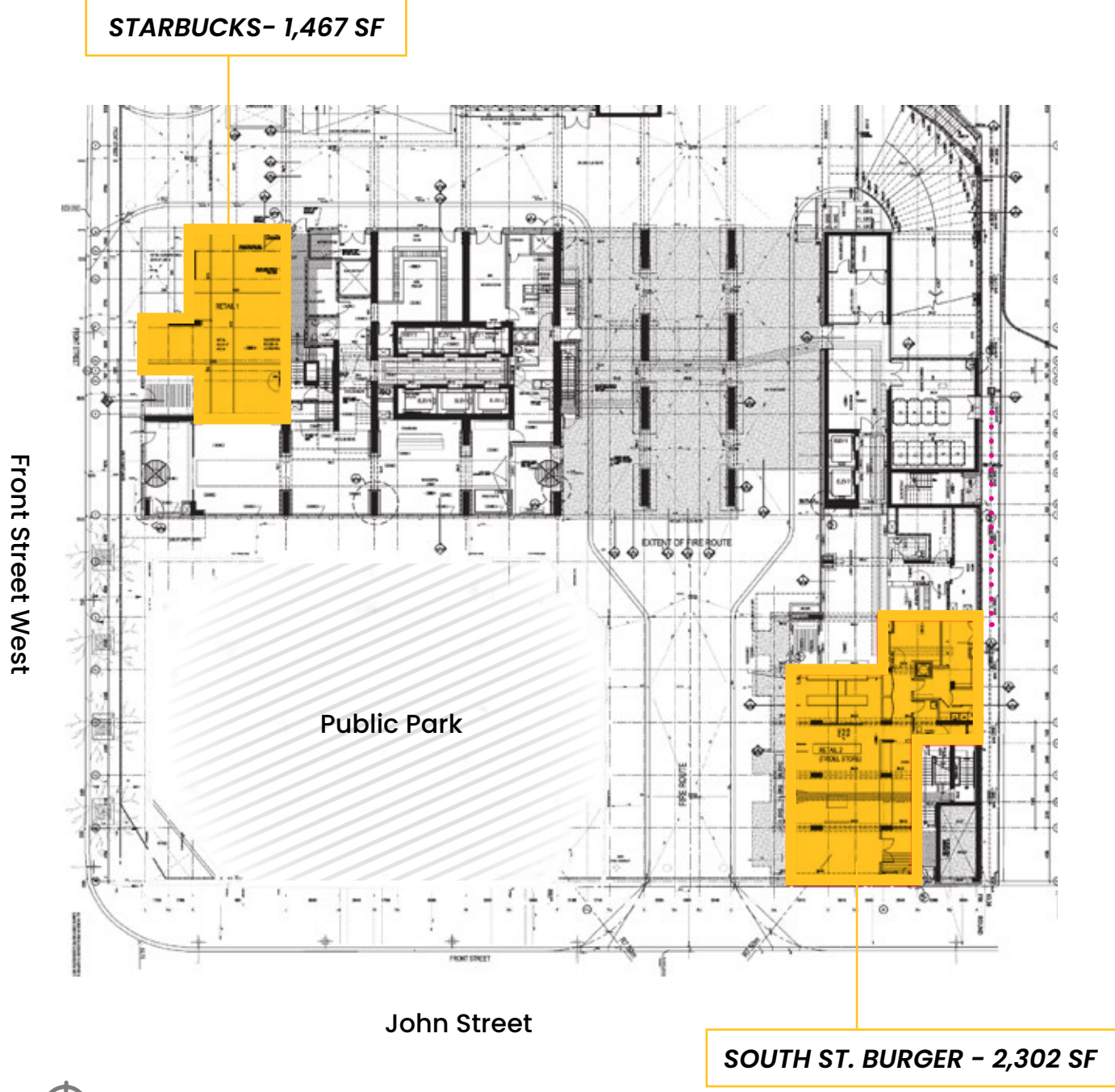
- Prime downtown corner location in a rapidly growing neighbourhood
- 100% leased to AAA publicly traded tenants
- Property is free and clear of financing
- WALT of approximately 8.5 years with contractual rent growth
- Both tenants are essential services and are currently open for business

**PRICE: \$4,650,000**



*Offers will be reviewed on or after  
June 15th, 2021 at 3:00 PM*



# 300 FRONT ST W FLOOR PLANS



**24-HOUR TRAFFIC COUNT**  
CORNER OF FRONT & JOHN

 <b>25,024</b> <b>VEHICLES</b>	 <b>36,590</b> <b>PEDESTRIANS</b>
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# IRREPLACEABLE LOCATION

300 Front Street West is centrally located in downtown Toronto at the corner of Front Street West and John Street. The Property is surrounded by Toronto's most popular tourist attractions including the CN Tower, Roger's Centre (Toronto Blue Jays), Scotiabank Arena (Toronto Maple Leafs/Raptors) and Ripley's Aquarium. Just north of the Property along King Street West is the Entertainment District, home to the city's largest concentration of restaurants, theatres and nightlife.



BILLY BISHOP AIRPORT  
(24 MINS WALK)

CITY PLACE



THE WELL  
DEVELOPMENT SITE

ROGER'S CENTRE  
(2 MINS WALK)

CN TOWER  
(3 MINS WALK)

300  
FRONT

RIPLEY'S AQUARIUM  
(4 MINS WALK)

METRO TORONTO  
CONVENTION CENTRE  
(1 MIN WALK)

CBC HEADQUARTERS

PRINCESS OF WALES THEATRE  
(5 MINS WALK)



Corner of John & Front

## AREA TRAFFIC GENERATORS



# IRREPLACEABLE LOCATION



## JOHN STREET CULTURAL CORRIDOR IMPROVEMENTS

The Property is located on a stretch of John Street which is currently undergoing pedestrian-focused improvements which will greatly improve the public realm. The project includes the widening of sidewalks and boulevards, installation of public art, roadway lane reductions and the creation of a slop curb to allow the street to be used as a plaza space for events. Once complete, John Street will become a destination in downtown Toronto that is pedestrian and bike-friendly and that hosts many festivals and special events.

Photo: John Street Corridor Rendering; City of Toronto



## CENTRAL & TRANSIT ORIENTED LOCATION

The site is less than 10 minutes walk to Union Station, Toronto's major transportation hub connecting all of the Greater Toronto and Hamilton Area (GTHA). Access to the Gardiner Expressway is a 4 minute drive away, providing access to the GTHA 400-series highway network. The Property is also easily accessible via the 504 King streetcar and the 510 Spadina streetcar.

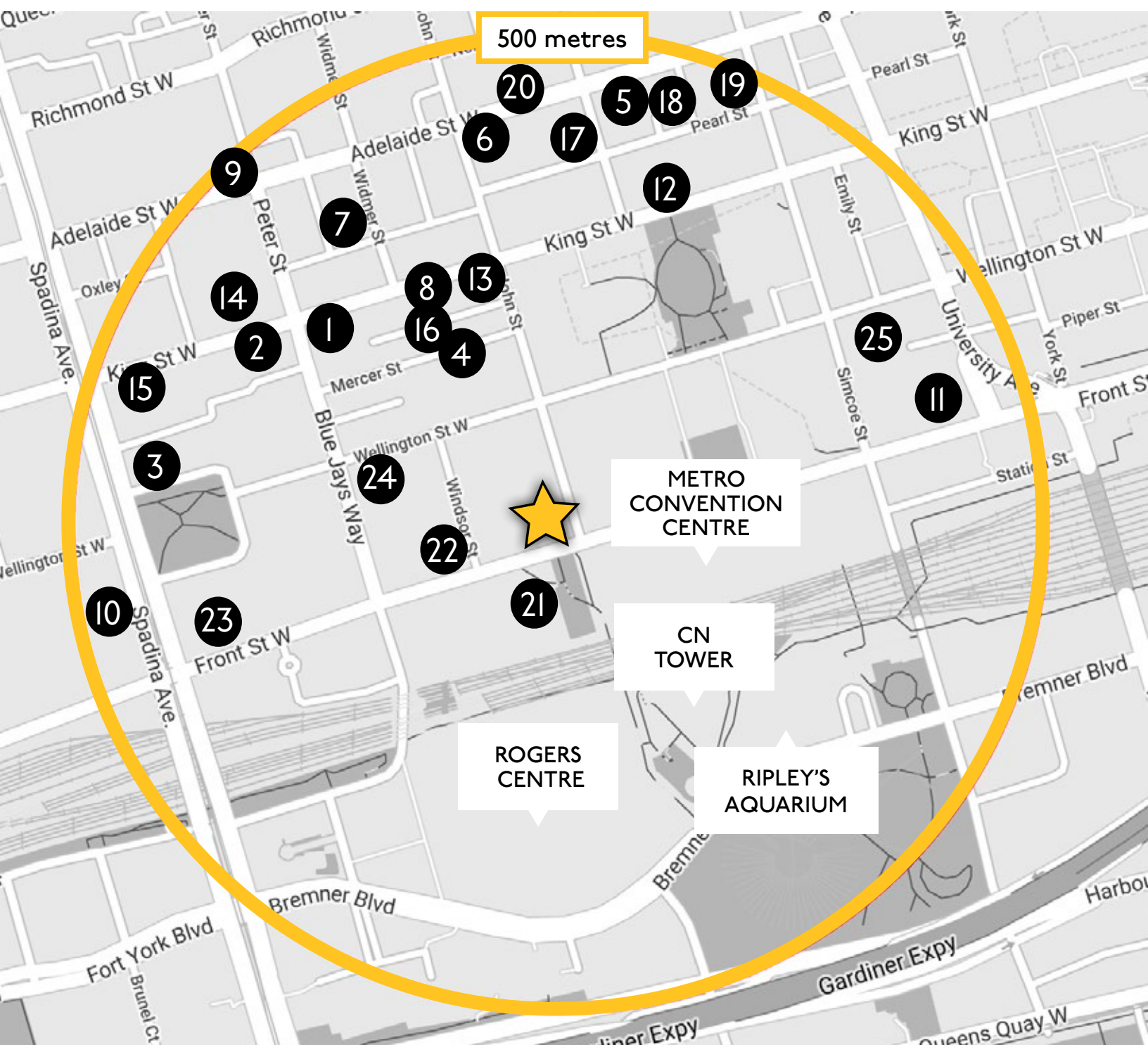


## EXCEPTIONAL NEIGHBOURHOOD GROWTH

The area surrounding 300 Front Street West is one of the most dense and fastest growing areas in Toronto. There are currently 11 developments underway and an additional 14 proposed developments with 500 metres of the Property. Most notably is Union Park, a proposed four tower development located directly across the street from 300 Front. The proposed developments will include 1.5 million and 1.8 million sq. ft. office towers, and 44 and 54-storey residential towers anchored to the street with 200,000 sq. ft. of retail space.



# INCOMING CONDO UNITS: 15,167



## NOTABLE ACTIVE DEVELOPMENTS

#	Condo	Status	Units
1	King Blue	Nearing Completion	807
2	357 King Street W	Under Construction	324
3	The Taylor	Under Construction	286
4	Nobu Residences	Under Construction	696
5	19 Duncan Street	Under Construction	462
6	PJ Condo	Under Construction	366
7	Theatre District Condos	Under Construction	131
8	Maverick	Under Construction	328
9	Peter & Adelaide	Under Construction	696
10	The Well	Under Construction	1700
11	160 Front St W (Office)	Under Construction	n/a

## NOTABLE DEVELOPMENT APPLICATIONS

#	Condo	Status	Units
12	Mirvish + Gehry	Pre-Construction	1,917
13	305-319 King Street W	Pre-Construction	402
14	400 King Street W	Pre-Construction	530
15	Four Eleven King	Pre-Construction	435
16	Bungalow on Mercer	Pre-Construction	12
17	14 Duncan Street	Pre-Construction	369
18	150 Pearl Street	Pre-Construction	610
19	100 Simcoe	Pre-Construction	524
20	Natasha Residences	Pre-Construction	353
21	Union Park	Pre-Construction	800
22	310 Front Street West	Pre-Construction	560
23	400 Front Street West	Pre-Construction	2,226
24	277 Wellington Street W	Pre-Construction	645
25	145 Wellington Street W	Pre-Construction	n/a



## ADVISORY TEAM

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Arlin Markowitz\*  
Executive Vice President  
416 815 2374  
arlin.markowitz@cbre.com

Alex Edmison\*  
Senior Vice President  
416 874 7266  
alex.edmison@cbre.com

Jackson Turner\*\*  
Vice President  
416 815 2394  
jackson.turner@cbre.com

Teddy Taggart\*  
Senior Sales Associate  
416 847 3254  
teddy.taggart@cbre.com

\*Sales Representative

\*\*Broker



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